

AGRICULTURAL

Type : Qualified

Number of Sales :	40	Median :	72	COV :	25.27	95% Median C.I. :	63.97 to 79.09
Total Sales Price :	21,390,552	Wgt. Mean :	70	STD :	18.72	95% Wgt. Mean C.I. :	63.89 to 76.53
Total Adj. Sales Price :	21,390,552	Mean :	74	Avg. Abs. Dev :	14.42	95% Mean C.I. :	68.29 to 79.89
Total Assessed Value :	15,018,421						
Avg. Adj. Sales Price :	534,764	COD :	20.06	MAX Sales Ratio :	113.61		
Avg. Assessed Value :	375,461	PRD :	105.53	MIN Sales Ratio :	22.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	3	61.23	48.91	49.12	22.57	99.57	22.01	63.48	N/A	712,760	350,118
01/01/2017 To 03/31/2017	3	67.08	66.89	66.61	04.83	100.42	61.94	71.66	N/A	486,193	323,850
04/01/2017 To 06/30/2017	6	77.44	75.80	73.62	20.18	102.96	39.54	113.61	39.54 to 113.61	333,986	245,869
07/01/2017 To 09/30/2017	1	68.97	68.97	68.97		100.00	68.97	68.97	N/A	820,000	565,573
10/01/2017 To 12/31/2017	7	68.95	68.72	65.30	09.05	105.24	60.11	79.09	60.11 to 79.09	620,653	405,309
01/01/2018 To 03/31/2018	6	66.14	78.44	77.03	22.85	101.83	61.61	108.04	61.61 to 108.04	460,582	354,778
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	1	100.17	100.17	100.17		100.00	100.17	100.17	N/A	284,000	284,478
01/01/2019 To 03/31/2019	11	81.00	77.74	73.65	16.83	105.55	53.26	98.49	54.62 to 95.87	629,212	463,420
04/01/2019 To 06/30/2019	2	92.64	92.64	92.60	01.68	100.04	91.08	94.19	N/A	328,194	303,900
07/01/2019 To 09/30/2019											
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	13	67.08	67.01	63.27	20.69	105.91	22.01	113.61	61.23 to 77.51	493,906	312,515
10/01/2017 To 09/30/2018	13	67.86	73.21	69.86	15.36	104.80	60.11	108.04	61.61 to 79.09	546,774	381,987
10/01/2018 To 09/30/2019	14	86.54	81.47	76.19	15.72	106.93	53.26	100.17	54.86 to 95.87	561,551	427,850
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	17	68.97	70.91	67.80	14.15	104.59	39.54	113.61	61.94 to 77.51	507,475	344,088
01/01/2018 To 12/31/2018	7	67.86	81.55	79.18	25.89	102.99	61.61	108.04	61.61 to 108.04	435,356	344,735

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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	22	66.14	70.14	65.79	22.50	106.61	22.01	113.61	61.23 to 81.00	546,484	359,538
1	22	66.14	70.14	65.79	22.50	106.61	22.01	113.61	61.23 to 81.00	546,484	359,538
_____ALL_____											
10/01/2016 To 09/30/2019	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461
1	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461
_____ALL_____											
10/01/2016 To 09/30/2019	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Total	Increase	6%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	56	Median :	74	COV :	22.28	95% Median C.I. :	67.86 to 79.09
Total Sales Price :	26,719,119	Wgt. Mean :	72	STD :	16.63	95% Wgt. Mean C.I. :	66.14 to 77.19
Total Adj. Sales Price :	26,719,119	Mean :	75	Avg. Abs. Dev :	12.75	95% Mean C.I. :	70.29 to 79.01
Total Assessed Value :	19,148,197						
Avg. Adj. Sales Price :	477,127	COD :	17.19	MAX Sales Ratio :	113.61		
Avg. Assessed Value :	341,932	PRD :	104.17	MIN Sales Ratio :	22.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	4	62.36	59.36	54.24	28.45	109.44	22.01	90.71	N/A	609,570	330,619
01/01/2017 To 03/31/2017	6	73.48	75.16	74.45	11.24	100.95	61.94	88.53	61.94 to 88.53	433,784	322,957
04/01/2017 To 06/30/2017	6	77.44	75.80	73.62	20.18	102.96	39.54	113.61	39.54 to 113.61	333,986	245,869
07/01/2017 To 09/30/2017	2	65.66	65.66	67.25	05.04	97.64	62.35	68.97	N/A	553,743	372,417
10/01/2017 To 12/31/2017	8	70.52	69.59	66.22	08.93	105.09	60.11	79.09	60.11 to 79.09	595,884	394,607
01/01/2018 To 03/31/2018	8	66.14	75.93	75.60	19.28	100.44	61.61	108.04	61.61 to 108.04	411,186	310,844
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	2	78.10	78.10	79.13	04.98	98.70	74.21	81.98	N/A	408,563	323,291
10/01/2018 To 12/31/2018	1	100.17	100.17	100.17		100.00	100.17	100.17	N/A	284,000	284,478
01/01/2019 To 03/31/2019	15	81.00	76.90	73.93	15.51	104.02	53.26	98.49	58.99 to 91.78	550,888	407,254
04/01/2019 To 06/30/2019	3	91.08	83.36	87.73	10.76	95.02	64.80	94.19	N/A	265,241	232,696
07/01/2019 To 09/30/2019	1	81.82	81.82	81.82		100.00	81.82	81.82	N/A	350,000	286,374
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	18	70.32	70.81	67.22	20.08	105.34	22.01	113.61	62.35 to 83.17	452,910	304,459
10/01/2017 To 09/30/2018	18	70.52	73.36	70.89	13.63	103.48	60.11	108.04	63.51 to 76.72	492,983	349,455
10/01/2018 To 09/30/2019	20	81.91	79.28	76.11	15.03	104.17	53.26	100.17	70.98 to 91.78	484,652	368,887
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	22	71.88	72.45	69.79	13.73	103.81	39.54	113.61	63.51 to 77.51	476,417	332,484
01/01/2018 To 12/31/2018	11	74.08	78.53	77.84	18.24	100.89	61.61	108.04	62.72 to 104.76	399,147	310,710

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Total Assessed Value :	19,148,197						
Avg. Adj. Sales Price :	477,127	COD :	17.19	MAX Sales Ratio :	113.61		
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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	56	74.15	74.65	71.66	17.19	104.17	22.01	113.61	67.86 to 79.09	477,127	341,932

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	22	66.14	70.14	65.79	22.50	106.61	22.01	113.61	61.23 to 81.00	546,484	359,538
1	22	66.14	70.14	65.79	22.50	106.61	22.01	113.61	61.23 to 81.00	546,484	359,538
<u>_____Grass_____</u>											
County	4	83.27	80.51	82.60	08.65	97.47	64.80	90.71	N/A	234,834	193,964
1	4	83.27	80.51	82.60	08.65	97.47	64.80	90.71	N/A	234,834	193,964
<u>_____ALL_____</u>											
10/01/2016 To 09/30/2019	56	74.15	74.65	71.66	17.19	104.17	22.01	113.61	67.86 to 79.09	477,127	341,932

80%MLU By Market Area

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<u>_____Dry_____</u>											
County	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461
1	40	71.88	74.09	70.21	20.06	105.53	22.01	113.61	63.97 to 79.09	534,764	375,461
<u>_____Grass_____</u>											
County	6	73.31	73.96	74.70	16.08	99.01	58.99	90.71	58.99 to 90.71	246,222	183,933
1	6	73.31	73.96	74.70	16.08	99.01	58.99	90.71	58.99 to 90.71	246,222	183,933
<u>_____ALL_____</u>											
10/01/2016 To 09/30/2019	56	74.15	74.65	71.66	17.19	104.17	22.01	113.61	67.86 to 79.09	477,127	341,932

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Total	Increase	6%

What IF

RE: Nemaha County What If

Keetle, Steve <Steve.Keetle@nebraska.gov>

Thu 4/16/2020 10:49 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Thank You.

Sincerely,

Steven Keetle

Commissioner

Nebraska Tax Equalization and Review Commission

301 Centennial Mall South, 6th Floor

PO Box 95108

Lincoln, NE 68509

From: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Sent: Thursday, April 16, 2020 10:38 AM

To: Keetle, Steve <Steve.Keetle@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: RE: Nemaha County What If

Commissioner Keetle,

Attached are the requested what-ifs to market areas in Nemaha County.

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

PO Box 98919

301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

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From: Keetle, Steve <Steve.Keetle@nebraska.gov>

Sent: Wednesday, April 15, 2020 4:42 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Nemaha County What If

Ms. Sorensen:

Please provide a What If stat showing an adjustment to the agricultural subclass 80% MLU Dry in Nemaha County resulting in a median at the midpoint of 72%.

Please also provide a What IF stat showing the impact of the above adjustment to VG5 80% MLU Grass on the statistics for the agricultural class as a whole.

Sincerely,
Steven Keetle
Commissioner
Nebraska Tax Equalization and Review Commission
301 Centennial Mall South, 6th Floor
PO Box 95108
Lincoln, NE 68509