

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	102	COV :	15.45	95% Median C.I. :	83.39 to 125.39
Total Sales Price :	499,315	Wgt. Mean :	97	STD :	16.22	95% Wgt. Mean C.I. :	86.74 to 106.62
Total Adj. Sales Price :	529,581	Mean :	105	Avg. Abs. Dev :	12.85	95% Mean C.I. :	94.06 to 115.86
Total Assessed Value :	511,990						
Avg. Adj. Sales Price :	48,144	COD :	12.61	MAX Sales Ratio :	125.80		
Avg. Assessed Value :	46,545	PRD :	108.56	MIN Sales Ratio :	82.10		

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>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	2	100.06	100.06	100.18	02.42	99.88	97.64	102.48	N/A	57,975	58,080
04/01/2020 To 06/30/2020	2	90.93	90.93	90.93	08.29	100.00	83.39	98.47	N/A	65,000	59,105
07/01/2020 To 09/30/2020	1	82.10	82.10	82.10		100.00	82.10	82.10	N/A	115,000	94,415
10/01/2020 To 12/31/2020	2	122.83	122.83	122.66	02.08	100.14	120.27	125.39	N/A	14,066	17,253
01/01/2021 To 03/31/2021	1	123.07	123.07	123.07		100.00	123.07	123.07	N/A	38,000	46,765
04/01/2021 To 06/30/2021	1	94.06	94.06	94.06		100.00	94.06	94.06	N/A	47,500	44,680
07/01/2021 To 09/30/2021	2	113.87	113.87	104.10	10.49	109.39	101.93	125.80	N/A	27,500	28,628
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021	6	121.67	115.09	108.64	07.95	105.94	94.06	125.80	94.06 to 125.80	28,105	30,534
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											
	7	98.47	101.39	93.37	12.33	108.59	82.10	125.39	82.10 to 125.39	55,583	51,899

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	11	101.93	104.96	96.68	12.61	108.56	82.10	125.80	83.39 to 125.39	48,144	46,545

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 3:43 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@nuckollscountyne.gov
Subject: RE: Nuckolls Residential
Attachments: Nuckolls Res VG 1 Substat.pdf; Nuckolls Res VG 7 Substat.pdf

Commissioner Hotz,

Attached are the two requested substats.

Please let me know if you have any questions.

Thank you!

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 15, 2022 3:31 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; assessor@nuckollscountyne.gov
Subject: Nuckolls Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Nuckolls Residential VG 1, 11 sales.
2. Nuckolls Residential VG 7, 86 sales.

Robert W. Hotz, Commissioner

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