

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	86	Median :	97	COV :	22.78	95% Median C.I. :	95.76 to 99.88
Total Sales Price :	5,547,732	Wgt. Mean :	96	STD :	23.19	95% Wgt. Mean C.I. :	92.88 to 99.86
Total Adj. Sales Price :	5,637,520	Mean :	102	Avg. Abs. Dev :	13.20	95% Mean C.I. :	96.92 to 106.72
Total Assessed Value :	5,432,825						
Avg. Adj. Sales Price :	65,553	COD :	13.55	MAX Sales Ratio :	235.37		
Avg. Assessed Value :	63,172	PRD :	105.66	MIN Sales Ratio :	58.35		

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	11	96.08	97.65	94.83	09.59	102.97	68.84	125.47	82.53 to 112.38	41,727	39,570
01/01/2020 To 03/31/2020	14	98.02	107.43	100.53	18.01	106.86	68.71	235.37	91.86 to 114.42	61,643	61,968
04/01/2020 To 06/30/2020	15	97.40	106.72	101.39	12.26	105.26	92.46	157.42	95.20 to 105.80	74,026	75,057
07/01/2020 To 09/30/2020	7	96.00	107.83	98.20	14.71	109.81	91.09	153.19	91.09 to 153.19	66,857	65,652
10/01/2020 To 12/31/2020	9	101.36	110.28	103.71	16.28	106.33	86.09	157.83	90.88 to 130.53	37,056	38,431
01/01/2021 To 03/31/2021	9	107.14	107.79	107.45	05.12	100.32	96.36	121.22	101.45 to 114.55	49,611	53,308
04/01/2021 To 06/30/2021	12	92.31	87.47	85.40	13.92	102.42	60.22	122.55	74.16 to 98.34	84,435	72,108
07/01/2021 To 09/30/2021	9	96.79	90.03	90.44	08.86	99.55	58.35	99.55	78.68 to 99.08	104,878	94,848
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	47	97.38	104.98	99.58	13.79	105.42	68.71	235.37	95.65 to 102.61	61,711	61,452
10/01/2020 To 09/30/2021	39	98.27	98.01	92.97	13.11	105.42	58.35	157.83	92.53 to 101.45	70,183	65,246
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	45	97.74	107.83	100.86	15.44	106.91	68.71	235.37	95.73 to 105.30	61,664	62,196

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
7	86	97.45	101.82	96.37	13.55	105.66	58.35	235.37	95.76 to 99.88	65,553	63,172

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	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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