

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	33	Median :	94	COV :	36.90	95% Median C.I. :	90.59 to 97.24
Total Sales Price :	2,780,350	Wgt. Mean :	84	STD :	35.93	95% Wgt. Mean C.I. :	76.60 to 91.90
Total Adj. Sales Price :	2,780,350	Mean :	97	Avg. Abs. Dev :	22.09	95% Mean C.I. :	85.10 to 109.62
Total Assessed Value :	2,342,380						
Avg. Adj. Sales Price :	84,253	COD :	23.60	MAX Sales Ratio :	233.00		
Avg. Assessed Value :	70,981	PRD :	115.56	MIN Sales Ratio :	38.47		

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	5	96.33	98.41	98.80	03.72	99.61	93.62	109.57	N/A	96,340	95,188
01/01/2020 To 03/31/2020	4	91.00	86.10	84.63	07.82	101.74	67.38	95.03	N/A	158,250	133,933
04/01/2020 To 06/30/2020	7	92.11	100.30	93.52	13.26	107.25	83.20	146.00	83.20 to 146.00	81,950	76,640
07/01/2020 To 09/30/2020	1	233.00	233.00	233.00		100.00	233.00	233.00	N/A	5,000	11,650
10/01/2020 To 12/31/2020	2	111.43	111.43	100.30	15.95	111.10	93.66	129.20	N/A	53,500	53,660
01/01/2021 To 03/31/2021	2	87.72	87.72	52.10	43.41	168.37	49.64	125.80	N/A	77,500	40,375
04/01/2021 To 06/30/2021	7	90.64	96.60	79.51	33.65	121.49	38.47	159.40	38.47 to 159.40	67,143	53,389
07/01/2021 To 09/30/2021	5	67.48	73.40	62.19	26.04	118.03	52.68	101.85	N/A	71,000	44,158
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	17	93.81	104.21	92.11	17.75	113.14	67.38	233.00	90.59 to 107.91	99,609	91,753
10/01/2020 To 09/30/2021	16	91.25	90.09	71.99	30.29	125.14	38.47	159.40	53.16 to 125.33	67,938	48,911
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	14	92.89	107.31	90.33	22.67	118.80	67.38	233.00	88.01 to 129.20	94,189	85,084

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	33	93.62	97.36	84.25	23.60	115.56	38.47	233.00	90.59 to 97.24	84,253	70,981

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 4:00 PM
To: Hotz, Rob
Cc: Keetle, Steve; Thompson, Joseph; assessor@otoecountyne.gov
Subject: RE: Otoe Residential VG 2
Attachments: Otoe Res VG2 substat.pdf

Commissioner Hotz,

Attached is the requested substat.

Please let me know if you have any questions.

Thank you.

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: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 15, 2022 3:47 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@otoecountyne.gov
Subject: Otoe Residential VG 2

Ms. Sorensen,

Please provide a substat for the 33 sales of Otoe Residential VG 2.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South

Lincoln, Nebraska 68509-5108
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