

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	98	COV :	44.97	95% Median C.I. :	77.00 to 130.61
Total Sales Price :	2,686,339	Wgt. Mean :	94	STD :	50.39	95% Wgt. Mean C.I. :	86.38 to 101.83
Total Adj. Sales Price :	2,686,339	Mean :	112	Avg. Abs. Dev :	30.92	95% Mean C.I. :	86.14 to 137.96
Total Assessed Value :	2,528,025						
Avg. Adj. Sales Price :	158,020	COD :	31.70	MAX Sales Ratio :	277.04		
Avg. Assessed Value :	148,707	PRD :	119.06	MIN Sales Ratio :	69.85		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	1	137.56	137.56	137.56		100.00	137.56	137.56	N/A	80,000	110,045
07/01/2019 To 09/30/2019	1	97.53	97.53	97.53		100.00	97.53	97.53	N/A	100,000	97,530
10/01/2019 To 12/31/2019	1	71.25	71.25	71.25		100.00	71.25	71.25	N/A	80,000	57,000
01/01/2020 To 03/31/2020	1	126.67	126.67	126.67		100.00	126.67	126.67	N/A	90,000	114,000
04/01/2020 To 06/30/2020	2	128.16	128.16	92.26	28.92	138.91	91.10	165.22	N/A	736,500	679,493
07/01/2020 To 09/30/2020	1	130.61	130.61	130.61		100.00	130.61	130.61	N/A	40,000	52,245
10/01/2020 To 12/31/2020	3	97.16	149.78	131.16	69.27	114.20	75.14	277.04	N/A	17,300	22,690
01/01/2021 To 03/31/2021	3	80.16	87.75	84.23	10.29	104.18	79.17	103.91	N/A	114,667	96,583
04/01/2021 To 06/30/2021	2	97.42	97.42	81.89	28.30	118.96	69.85	124.99	N/A	130,500	106,873
07/01/2021 To 09/30/2021	2	88.78	88.78	100.13	13.27	88.66	77.00	100.55	N/A	83,220	83,328
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	2	117.55	117.55	115.32	17.03	101.93	97.53	137.56	N/A	90,000	103,788
10/01/2019 To 09/30/2020	5	126.67	116.97	94.01	21.08	124.42	71.25	165.22	N/A	336,600	316,446
10/01/2020 To 09/30/2021	10	88.66	108.50	89.66	36.35	121.01	69.85	277.04	75.14 to 124.99	82,334	73,822
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	3	97.53	102.11	101.76	22.66	100.34	71.25	137.56	N/A	86,667	88,192
01/01/2020 To 12/31/2020	7	126.67	137.56	96.28	34.90	142.87	75.14	277.04	75.14 to 277.04	236,414	227,614

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Avg. Assessed Value :	148,707	PRD :	119.06	MIN Sales Ratio :	69.85		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
306	1	124.99	124.99	124.99		100.00	124.99	124.99	N/A	57,000	71,245
353	1	79.17	79.17	79.17		100.00	79.17	79.17	N/A	120,000	95,000
384	1	165.22	165.22	165.22		100.00	165.22	165.22	N/A	23,000	38,000
386	1	137.56	137.56	137.56		100.00	137.56	137.56	N/A	80,000	110,045
406	2	201.86	201.86	144.36	37.25	139.83	126.67	277.04	N/A	51,000	73,623
419	1	100.55	100.55	100.55		100.00	100.55	100.55	N/A	163,439	164,345
442	1	97.16	97.16	97.16		100.00	97.16	97.16	N/A	22,000	21,375
447	1	80.16	80.16	80.16		100.00	80.16	80.16	N/A	160,000	128,250
471	1	103.91	103.91	103.91		100.00	103.91	103.91	N/A	64,000	66,500
472	1	97.53	97.53	97.53		100.00	97.53	97.53	N/A	100,000	97,530
476	1	75.14	75.14	75.14		100.00	75.14	75.14	N/A	17,900	13,450
490	1	130.61	130.61	130.61		100.00	130.61	130.61	N/A	40,000	52,245
526	1	69.85	69.85	69.85		100.00	69.85	69.85	N/A	204,000	142,500
528	2	81.18	81.18	90.06	12.23	90.14	71.25	91.10	N/A	765,000	688,993
999	1	77.00	77.00	77.00		100.00	77.00	77.00	N/A	3,000	2,310

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 8:39 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; tplaczek@plattecounty.ne.gov
Subject: RE: Platte County Commercial VG 3
Attachments: Platte Com VG 3 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 4:25 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>; tplaczek@plattecounty.ne.gov
Subject: Platte County Commercial VG 3

Ms. Sorensen,

Please provide a substat for Platte County Commercial VG 3.

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

Lincoln, Nebraska 68509-5108
Office: (402) 471-7724
Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov