

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	48	Median :	94	COV :	68.02	95% Median C.I. :	91.53 to 98.87
Total Sales Price :	12,207,868	Wgt. Mean :	98	STD :	71.99	95% Wgt. Mean C.I. :	93.16 to 102.03
Total Adj. Sales Price :	12,207,868	Mean :	106	Avg. Abs. Dev :	17.24	95% Mean C.I. :	85.47 to 126.21
Total Assessed Value :	11,914,500						
Avg. Adj. Sales Price :	254,331	COD :	18.32	MAX Sales Ratio :	590.20		
Avg. Assessed Value :	248,219	PRD :	108.44	MIN Sales Ratio :	76.93		

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	4	93.89	93.45	93.38	00.67	100.07	91.77	94.24	N/A	208,600	194,783
01/01/2020 To 03/31/2020	1	590.20	590.20	590.20		100.00	590.20	590.20	N/A	45,000	265,590
04/01/2020 To 06/30/2020	10	98.00	99.27	98.55	09.53	100.73	83.06	124.39	85.58 to 109.68	260,199	256,415
07/01/2020 To 09/30/2020	8	97.30	96.85	97.50	07.83	99.33	83.64	110.95	83.64 to 110.95	274,022	267,171
10/01/2020 To 12/31/2020	12	93.91	94.96	95.32	04.75	99.62	84.63	102.13	90.40 to 101.26	285,096	271,743
01/01/2021 To 03/31/2021	2	90.41	90.41	90.88	03.66	99.48	87.10	93.71	N/A	198,750	180,633
04/01/2021 To 06/30/2021	7	89.38	89.68	90.27	06.61	99.35	76.93	108.25	76.93 to 108.25	252,664	228,079
07/01/2021 To 09/30/2021	4	100.62	100.18	100.27	09.33	99.91	83.09	116.39	N/A	236,750	237,383
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	23	95.56	118.76	101.28	29.93	117.26	83.06	590.20	91.77 to 104.03	246,677	249,836
10/01/2020 To 09/30/2021	25	93.20	93.95	94.40	07.01	99.52	76.93	116.39	89.57 to 98.48	261,372	246,731
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	31	95.73	112.81	99.61	23.74	113.25	83.06	590.20	91.53 to 101.70	266,462	265,420

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
11	48	94.08	105.84	97.60	18.32	108.44	76.93	590.20	91.53 to 98.87	254,331	248,219

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	11	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 8:25 AM
To: Hotz, Rob
Cc: tplaczek@plattecounty.ne.gov; Keetle, Steve; Kuhn, Jim; Thompson, Joseph
Subject: RE: Platte County Residential
Attachments: Platte Res VG 4 Substat.pdf; Platte Res VG 6 Substat.pdf; Platte Res VG 11 Substat.pdf

Commissioner Hotz,

Attached are the three 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 4:16 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: tplaczek@plattecounty.ne.gov; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: Platte County Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Platte Residential VG 4, 43 sales.
2. Platte Residential VG 6, 71 sales.
3. Platte Residential VG 11, 48 sales.

Robert W. Hotz, Commissioner
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