

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	43	Median :	96	COV :	44.36	95% Median C.I. :	89.40 to 98.46
Total Sales Price :	11,201,068	Wgt. Mean :	94	STD :	44.23	95% Wgt. Mean C.I. :	90.37 to 97.76
Total Adj. Sales Price :	11,201,068	Mean :	100	Avg. Abs. Dev :	17.53	95% Mean C.I. :	86.48 to 112.92
Total Assessed Value :	10,536,040						
Avg. Adj. Sales Price :	260,490	COD :	18.23	MAX Sales Ratio :	363.25		
Avg. Assessed Value :	245,024	PRD :	106.00	MIN Sales Ratio :	54.41		

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	6	93.66	100.58	96.52	12.60	104.21	86.64	142.89	86.64 to 142.89	245,107	236,568
01/01/2020 To 03/31/2020	3	97.62	97.73	97.64	00.46	100.09	97.11	98.46	N/A	272,000	265,570
04/01/2020 To 06/30/2020	6	99.97	97.24	97.58	06.44	99.65	78.25	104.51	78.25 to 104.51	271,550	264,988
07/01/2020 To 09/30/2020	10	97.90	125.59	99.52	36.77	126.20	76.73	363.25	89.40 to 129.25	264,390	263,113
10/01/2020 To 12/31/2020	6	93.95	94.26	94.64	07.83	99.60	83.05	104.35	83.05 to 104.35	363,038	343,578
<u>01/01/2021 To 03/31/2021</u>											
04/01/2021 To 06/30/2021	4	93.62	93.51	93.08	06.85	100.46	84.50	102.30	N/A	191,250	178,023
07/01/2021 To 09/30/2021	8	73.20	76.45	78.05	18.16	97.95	54.41	119.92	54.41 to 119.92	212,250	165,664
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	25	97.52	109.44	98.13	19.47	111.53	76.73	363.25	94.68 to 99.97	262,394	257,487
10/01/2020 To 09/30/2021	18	85.32	86.18	88.31	15.15	97.59	54.41	119.92	77.18 to 97.53	257,846	227,715
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	25	97.52	107.92	97.41	18.31	110.79	76.73	363.25	94.68 to 102.42	290,697	283,169

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	43	96.15	99.70	94.06	18.23	106.00	54.41	363.25	89.40 to 98.46	260,490	245,024



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

## Thompson, Joseph

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**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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Lincoln, NE 68509  
OFFICE 402-471-5962  
[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)  
[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

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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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