

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	93	COV :	21.94	95% Median C.I. :	72.88 to 106.58
Total Sales Price :	881,900	Wgt. Mean :	82	STD :	19.66	95% Wgt. Mean C.I. :	66.81 to 96.20
Total Adj. Sales Price :	881,900	Mean :	90	Avg. Abs. Dev :	15.22	95% Mean C.I. :	77.11 to 102.09
Total Assessed Value :	718,800						
Avg. Adj. Sales Price :	73,492	COD :	16.38	MAX Sales Ratio :	117.91		
Avg. Assessed Value :	59,900	PRD :	109.93	MIN Sales Ratio :	50.07		

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	1	108.88	108.88	108.88		100.00	108.88	108.88	N/A	46,500	50,630
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	95.63	95.63	95.63		100.00	95.63	95.63	N/A	61,500	58,810
07/01/2020 To 09/30/2020	2	71.15	71.15	71.21	02.43	99.92	69.42	72.88	N/A	105,150	74,883
10/01/2020 To 12/31/2020	1	106.58	106.58	106.58		100.00	106.58	106.58	N/A	27,500	29,310
01/01/2021 To 03/31/2021	2	90.98	90.98	80.07	16.72	113.63	75.77	106.19	N/A	46,000	36,830
04/01/2021 To 06/30/2021	3	92.05	86.68	71.90	24.56	120.56	50.07	117.91	N/A	81,867	58,863
07/01/2021 To 09/30/2021	2	89.94	89.94	90.70	04.28	99.16	86.09	93.78	N/A	99,250	90,018
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	4	84.26	86.70	81.43	18.45	106.47	69.42	108.88	N/A	79,575	64,801
10/01/2020 To 09/30/2021	8	92.92	91.06	81.55	16.21	111.66	50.07	117.91	50.07 to 117.91	70,450	57,449
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	4	84.26	86.13	79.48	17.78	108.37	69.42	106.58	N/A	74,825	59,471

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	12	92.92	89.60	81.51	16.38	109.93	50.07	117.91	72.88 to 106.58	73,492	59,900



RESIDENTIAL 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

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 15, 2022 4:59 PM  
**To:** Hotz, Rob  
**Cc:** Keetle, Steve; Kuhn, Jim; Thompson, Joseph; jodikrance.polkassessor@gmail.com  
**Subject:** RE: Polk Residential VG 3  
**Attachments:** Polk Res 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](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 4:34 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>; jodikrance.polkassessor@gmail.com  
**Subject:** Polk Residential VG 3

Ms. Sorensen,

Please provide a substat for 12 sales of Polk Residential VG 3.

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

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