

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	96	COV :	35.30	95% Median C.I. :	77.04 to 103.37
Total Sales Price :	1,302,744	Wgt. Mean :	76	STD :	30.82	95% Wgt. Mean C.I. :	55.97 to 95.07
Total Adj. Sales Price :	1,299,744	Mean :	87	Avg. Abs. Dev :	21.32	95% Mean C.I. :	73.27 to 101.33
Total Assessed Value :	981,610						
Avg. Adj. Sales Price :	61,893	COD :	22.25	MAX Sales Ratio :	153.15		
Avg. Assessed Value :	46,743	PRD :	115.60	MIN Sales Ratio :	11.98		

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>											
10/01/2013 To 12/31/2013	2	100.64	100.64	100.12	00.66	100.52	99.98	101.30	N/A	50,250	50,311
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014	2	88.49	88.49	84.34	12.94	104.92	77.04	99.94	N/A	23,500	19,821
07/01/2014 To 09/30/2014											
10/01/2014 To 12/31/2014	3	106.64	114.39	88.95	21.81	128.60	83.38	153.15	N/A	62,915	55,964
01/01/2015 To 03/31/2015	6	79.26	69.66	51.07	41.66	136.40	11.98	109.66	11.98 to 109.66	64,833	33,111
04/01/2015 To 06/30/2015	2	88.93	88.93	88.56	01.14	100.42	87.92	89.93	N/A	95,000	84,130
07/01/2015 To 09/30/2015	1	102.93	102.93	102.93		100.00	102.93	102.93	N/A	105,000	108,076
10/01/2015 To 12/31/2015	1	95.83	95.83	95.83		100.00	95.83	95.83	N/A	55,000	52,706
01/01/2016 To 03/31/2016	3	57.80	69.94	57.32	31.56	122.02	48.64	103.37	N/A	63,500	36,395
04/01/2016 To 06/30/2016	1	107.54	107.54	107.54		100.00	107.54	107.54	N/A	34,000	36,563
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	99.96	94.57	95.09	06.08	99.45	77.04	101.30	N/A	36,875	35,066
10/01/2014 To 09/30/2015	12	90.08	86.83	73.66	27.72	117.88	11.98	153.15	68.28 to 108.14	72,729	53,574
10/01/2015 To 09/30/2016	5	95.83	82.64	71.00	21.80	116.39	48.64	107.54	N/A	55,900	39,691
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	5	99.94	104.03	88.03	19.88	118.18	77.04	153.15	N/A	47,149	41,507
01/01/2015 To 12/31/2015	10	90.08	79.46	71.41	24.31	111.27	11.98	109.66	29.67 to 108.14	73,900	52,771

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VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	14	97.89	89.74	76.16	14.57	117.83	29.67	109.66	77.04 to 106.64	74,393	56,659
02	3	48.64	42.97	31.74	38.59	135.38	11.98	68.28	N/A	24,000	7,619
03	4	105.76	112.01	88.88	17.62	126.02	83.38	153.15	N/A	46,561	41,383

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	21	95.83	87.30	75.52	22.25	115.60	11.98	153.15	77.04 to 103.37	61,893	46,743
04											

what IF

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	2	128.26	128.26	132.54	19.41	96.77	103.37	153.15	N/A	3,622	4,801
Less Than 15,000	4	102.34	106.53	98.65	21.24	107.99	68.28	153.15	N/A	6,686	6,596
Less Than 30,000	7	101.30	97.55	88.25	20.84	110.54	48.64	153.15	48.64 to 153.15	13,392	11,819
__ Ranges Excl. Low \$ __											
Greater Than 4,999	19	90.23	82.99	75.20	22.01	110.36	11.98	109.66	68.28 to 102.93	68,026	51,158
Greater Than 15,000	17	90.23	82.78	75.04	22.44	110.31	11.98	109.66	57.80 to 106.64	74,882	56,190
Greater Than 30,000	14	90.08	82.18	74.53	21.81	110.26	11.98	109.66	57.80 to 106.64	86,143	64,206
__ Incremental Ranges __											
0 TO 4,999	2	128.26	128.26	132.54	19.41	96.77	103.37	153.15	N/A	3,622	4,801
5,000 TO 14,999	2	84.79	84.79	86.06	19.47	98.52	68.28	101.30	N/A	9,750	8,391
15,000 TO 29,999	3	99.94	85.57	84.10	19.84	101.75	48.64	108.14	N/A	22,333	18,783
30,000 TO 59,999	7	95.83	85.56	86.08	21.56	99.40	11.98	109.66	11.98 to 109.66	40,929	35,232
60,000 TO 99,999	2	94.96	94.96	95.96	05.30	98.96	89.93	99.98	N/A	75,000	71,973
100,000 TO 149,999	2	95.43	95.43	94.63	07.87	100.85	87.92	102.93	N/A	117,500	111,189
150,000 TO 249,999	3	57.80	56.95	53.50	30.97	106.45	29.67	83.38	N/A	178,167	95,312
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	3	95.83	85.52	78.98	15.69	108.28	57.80	102.93	N/A	107,500	84,902
304	1	103.37	103.37	103.37		100.00	103.37	103.37	N/A	3,000	3,101
306	1	87.92	87.92	87.92		100.00	87.92	87.92	N/A	130,000	114,301
344	4	98.44	97.10	90.14	10.45	107.72	83.38	108.14	N/A	66,625	60,055
351	1	77.04	77.04	77.03		100.01	77.04	77.04	N/A	32,000	24,651
353	5	89.93	73.55	76.70	34.83	95.89	11.98	109.66	N/A	39,400	30,220
406	2	110.72	110.72	95.48	38.33	115.96	68.28	153.15	N/A	6,622	6,323
444	1	99.98	99.98	99.98		100.00	99.98	99.98	N/A	90,000	89,986
476	1	101.30	101.30	101.30		100.00	101.30	101.30	N/A	10,500	10,636
494	1	29.67	29.67	29.67		100.00	29.67	29.67	N/A	220,000	65,276
528	1	99.94	99.94	99.94		100.00	99.94	99.94	N/A	15,000	14,991

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	9%

What IF

From: Sorensen, Ruth
Sent: Thursday, April 13, 2017 11:07 AM
To: Keetle, Steve <Steve.Keetle@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Salmon, Nancy <nancy.salmon@nebraska.gov>
Subject: RE: Richardson Commercial

Commissioner Keetle –

Attached is the requested what-if for Richardson County.

Please let me know if you have any questions.

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

PO Box 98919
301 Centennial Mall South
Lincoln, Nebraska 68509
PHONE 402-471-5962 / FAX 402-471-5993
ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Keetle, Steve
Sent: Thursday, April 13, 2017 10:47 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Salmon, Nancy <nancy.salmon@nebraska.gov>
Subject: Richardson Commercial

Ms. Sorensen:

Please provide a What-If statit for Richardson county adjusting the Commercial class of real property to take the assessed-to-sales ratio from 87.92% to the midpoint of 96%.

Thank You,
Steven A. Keetle,
Commissioner
Tax Equalization and Review Commission
Steve.keetle@nebraska.gov
Phone: (402) 471-2842