

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 20 | Median : | 93 | COV : | 31.53 | 95% Median C.I. : | 64.10 to 115.95 |
| Total Sales Price : | 1,010,161 | Wgt. Mean : | 78 | STD : | 29.19 | 95% Wgt. Mean C.I. : | 65.47 to 89.62 |
| Total Adj. Sales Price : | 1,010,161 | Mean : | 93 | Avg. Abs. Dev : | 24.55 | 95% Mean C.I. : | 78.93 to 106.25 |
| Total Assessed Value : | 783,317 | | | | | | |
| Avg. Adj. Sales Price : | 50,508 | COD : | 26.48 | MAX Sales Ratio : | 151.34 | | |
| Avg. Assessed Value : | 39,166 | PRD : | 119.41 | MIN Sales Ratio : | 53.28 | | |

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 | 3 | 83.06 | 94.06 | 83.00 | 19.00 | 113.33 | 75.90 | 123.23 | N/A | 32,520 | 26,993 |
| 01/01/2020 To 03/31/2020 | 5 | 103.37 | 104.27 | 97.65 | 22.94 | 106.78 | 54.19 | 151.34 | N/A | 37,100 | 36,230 |
| 04/01/2020 To 06/30/2020 | 2 | 88.49 | 88.49 | 74.57 | 31.04 | 118.67 | 61.02 | 115.95 | N/A | 36,500 | 27,217 |
| 07/01/2020 To 09/30/2020 | 1 | 89.91 | 89.91 | 89.91 | | 100.00 | 89.91 | 89.91 | N/A | 47,000 | 42,257 |
| 10/01/2020 To 12/31/2020 | 5 | 108.96 | 109.38 | 100.69 | 13.75 | 108.63 | 81.85 | 132.08 | N/A | 28,400 | 28,597 |
| 01/01/2021 To 03/31/2021 | 1 | 61.08 | 61.08 | 61.08 | | 100.00 | 61.08 | 61.08 | N/A | 190,000 | 116,047 |
| 04/01/2021 To 06/30/2021 | 3 | 56.03 | 57.80 | 60.15 | 06.44 | 96.09 | 53.28 | 64.10 | N/A | 91,700 | 55,156 |
| 07/01/2021 To 09/30/2021 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2019 To 09/30/2020 | 11 | 95.52 | 97.31 | 89.02 | 23.48 | 109.31 | 54.19 | 151.34 | 61.02 to 123.23 | 36,642 | 32,620 |
| 10/01/2020 To 09/30/2021 | 9 | 81.85 | 86.82 | 69.92 | 31.30 | 124.17 | 53.28 | 132.08 | 56.03 to 124.32 | 67,456 | 47,167 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2020 To 12/31/2020 | 13 | 103.37 | 102.70 | 94.04 | 19.90 | 109.21 | 54.19 | 151.34 | 81.85 to 124.32 | 34,423 | 32,371 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 3 | 20 | 92.72 | 92.59 | 77.54 | 26.48 | 119.41 | 53.28 | 151.34 | 64.10 to 115.95 | 50,508 | 39,166 |

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

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 9:39 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; k.riggs@richardsoncountyne.gov
Subject: RE: Richardson Residential
Attachments: Richardson Res VG 1 Substat.pdf; Richardson Res VG 3 Substat.pdf

Commissioner Hotz,

Attached are the 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
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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 15, 2022 4:53 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>; k.riggs@richardsoncountyne.gov
Subject: Richardson Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Residential VG 1, 111 sales.
2. Residential VG 3, 20 sales.

Robert W. Hotz, Commissioner

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