

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	77	Median :	94	COV :	26.85	95% Median C.I. :	91.31 to 98.63
Total Sales Price :	5,779,750	Wgt. Mean :	85	STD :	26.44	95% Wgt. Mean C.I. :	77.55 to 92.46
Total Adj. Sales Price :	5,772,750	Mean :	98	Avg. Abs. Dev :	19.08	95% Mean C.I. :	92.57 to 104.39
Total Assessed Value :	4,907,184						
Avg. Adj. Sales Price :	74,971	COD :	20.22	MAX Sales Ratio :	180.15		
Avg. Assessed Value :	63,730	PRD :	115.85	MIN Sales Ratio :	39.91		

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	110.97	106.19	90.71	23.91	117.07	70.70	135.16	70.70 to 135.16	84,358	76,518
01/01/2020 To 03/31/2020	8	98.78	100.99	97.38	11.11	103.71	85.32	123.78	85.32 to 123.78	72,625	70,720
04/01/2020 To 06/30/2020	9	93.53	100.83	97.58	14.52	103.33	78.76	138.70	87.53 to 126.68	59,350	57,912
07/01/2020 To 09/30/2020	21	96.64	102.13	91.29	16.19	111.87	56.13	157.17	91.31 to 112.23	65,950	60,206
10/01/2020 To 12/31/2020	10	99.00	97.21	82.00	24.03	118.55	39.91	145.09	58.99 to 125.77	94,300	77,324
01/01/2021 To 03/31/2021	7	96.63	108.55	99.92	16.92	108.64	88.19	162.00	88.19 to 162.00	35,214	35,185
04/01/2021 To 06/30/2021	12	80.09	87.47	68.58	29.79	127.54	41.10	180.15	59.74 to 103.61	89,333	61,268
07/01/2021 To 09/30/2021	4	74.85	76.05	67.73	19.87	112.28	60.53	93.96	N/A	126,250	85,506
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	44	96.07	102.21	93.49	16.74	109.33	56.13	157.17	91.48 to 108.56	68,324	63,873
10/01/2020 To 09/30/2021	33	92.55	93.51	75.79	24.79	123.38	39.91	180.15	79.84 to 98.63	83,833	63,539
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	48	96.95	100.67	90.75	16.93	110.93	39.91	157.17	92.14 to 103.64	71,731	65,095

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	77	94.36	98.48	85.01	20.22	115.85	39.91	180.15	91.31 to 98.63	74,971	63,730

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 10:34 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@sheridancounty.ne.gov
Subject: RE: Sheridan Residential
Attachments: 81 Sheridan Res VG 10 substat.pdf; 81 Sheridan Res VG 30 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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OFFICE 402-471-5962
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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 18, 2022 10:12 AM
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>; assessor@sheridancounty.ne.gov
Subject: Sheridan Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Sheridan Residential VG 10, 77 sales.
2. Sheridan Residential VG 30, 18 sales.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
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