

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	100	COV :	27.84	95% Median C.I. :	87.32 to 107.65
Total Sales Price :	1,351,000	Wgt. Mean :	95	STD :	29.55	95% Wgt. Mean C.I. :	83.81 to 105.74
Total Adj. Sales Price :	1,338,500	Mean :	106	Avg. Abs. Dev :	20.30	95% Mean C.I. :	91.43 to 120.83
Total Assessed Value :	1,268,565						
Avg. Adj. Sales Price :	74,361	COD :	20.35	MAX Sales Ratio :	173.44		
Avg. Assessed Value :	70,476	PRD :	111.98	MIN Sales Ratio :	70.65		

What IF

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>											
10/01/2019 To 12/31/2019	3	123.48	128.14	108.16	23.19	118.47	87.51	173.44	N/A	88,000	95,178
01/01/2020 To 03/31/2020	1	79.72	79.72	79.72		100.00	79.72	79.72	N/A	50,000	39,859
04/01/2020 To 06/30/2020	3	94.83	92.65	86.45	11.22	107.17	75.60	107.53	N/A	76,667	66,281
07/01/2020 To 09/30/2020	3	107.65	120.59	100.60	26.33	119.87	84.55	169.57	N/A	71,333	71,762
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	2	97.26	97.26	96.21	03.72	101.09	93.64	100.87	N/A	69,750	67,105
04/01/2021 To 06/30/2021	2	104.84	104.84	104.80	00.15	100.04	104.68	105.00	N/A	75,000	78,597
07/01/2021 To 09/30/2021	4	92.97	100.56	81.66	23.20	123.14	70.65	145.64	N/A	72,750	59,410
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	10	101.18	110.39	97.56	25.65	113.15	75.60	173.44	79.72 to 169.57	75,800	73,952
10/01/2020 To 09/30/2021	8	99.74	100.80	91.14	13.28	110.60	70.65	145.64	70.65 to 145.64	72,563	66,131
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	7	94.83	102.78	91.90	21.83	111.84	75.60	169.57	75.60 to 169.57	70,571	64,855

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	18	99.74	106.13	94.78	20.35	111.98	70.65	173.44	87.32 to 107.65	74,361	70,476



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

## Thompson, Joseph

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**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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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:** 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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