

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	52	Median :	99	COV :	31.74	95% Median C.I. :	83.93 to 111.36
Total Sales Price :	5,227,972	Wgt. Mean :	97	STD :	33.32	95% Wgt. Mean C.I. :	90.63 to 104.04
Total Adj. Sales Price :	5,227,972	Mean :	105	Avg. Abs. Dev :	24.68	95% Mean C.I. :	95.92 to 114.04
Total Assessed Value :	5,088,735						
Avg. Adj. Sales Price :	100,538	COD :	24.96	MAX Sales Ratio :	206.24		
Avg. Assessed Value :	97,860	PRD :	107.85	MIN Sales Ratio :	56.25		

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	123.34	112.99	104.50	10.79	108.12	87.85	127.79	N/A	82,000	85,690
01/01/2020 To 03/31/2020	1	81.86	81.86	81.86		100.00	81.86	81.86	N/A	114,750	93,940
04/01/2020 To 06/30/2020	6	105.30	110.48	114.91	20.22	96.14	80.62	160.81	80.62 to 160.81	83,317	95,742
07/01/2020 To 09/30/2020	8	103.70	99.18	96.53	13.90	102.75	74.44	116.88	74.44 to 116.88	97,800	94,409
10/01/2020 To 12/31/2020	6	91.29	113.70	100.18	42.38	113.50	56.48	206.24	56.48 to 206.24	93,750	93,921
01/01/2021 To 03/31/2021	5	115.38	114.97	115.34	06.34	99.68	100.06	126.86	N/A	74,600	86,042
04/01/2021 To 06/30/2021	12	92.80	103.23	92.59	25.94	111.49	75.01	179.26	78.54 to 120.79	126,210	116,854
07/01/2021 To 09/30/2021	11	83.93	98.73	89.17	32.72	110.72	56.25	184.07	67.00 to 178.62	103,173	92,002
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	18	105.30	104.29	102.29	17.11	101.96	74.44	160.81	82.84 to 116.88	91,281	93,374
10/01/2020 To 09/30/2021	34	95.19	105.35	95.06	29.29	110.82	56.25	206.24	80.36 to 113.43	105,439	100,235
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	21	98.47	105.73	101.41	25.01	104.26	56.48	206.24	81.86 to 116.04	93,312	94,628

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	52	98.89	104.98	97.34	24.96	107.85	56.25	206.24	83.93 to 111.36	100,538	97,860



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Monday, April 18, 2022 10:39 AM  
**To:** Hotz, Rob  
**Cc:** assessor@shermancountyne.org; Keetle, Steve; Kuhn, Jim; Thompson, Joseph  
**Subject:** RE: Sherman Residential  
**Attachments:** Sherman Res VG 1 Substat.pdf; Sherman Res VG 2 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

[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 10:20 AM  
**To:** Sorensen, Ruth <ruth.sorensen@nebraska.gov>  
**Cc:** assessor@shermancountyne.org; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>  
**Subject:** Sherman Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Sherman Residential VG 1, 52 sales.
2. Sherman Residential VG 2, 10 sales.

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission  
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