

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	101	COV :	23.75	95% Median C.I. :	80.67 to 133.39
Total Sales Price :	809,739	Wgt. Mean :	94	STD :	24.41	95% Wgt. Mean C.I. :	81.09 to 107.09
Total Adj. Sales Price :	809,739	Mean :	103	Avg. Abs. Dev :	20.05	95% Mean C.I. :	85.30 to 120.22
Total Assessed Value :	761,890						
Avg. Adj. Sales Price :	80,974	COD :	19.86	MAX Sales Ratio :	145.60		
Avg. Assessed Value :	76,189	PRD :	109.21	MIN Sales Ratio :	71.80		

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	2	93.71	93.71	101.38	13.92	92.43	80.67	106.75	N/A	66,120	67,033
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	145.60	145.60	145.60		100.00	145.60	145.60	N/A	40,000	58,240
10/01/2020 To 12/31/2020	2	107.72	107.72	93.69	23.83	114.97	82.05	133.39	N/A	48,500	45,440
01/01/2021 To 03/31/2021	3	95.13	94.79	89.09	15.99	106.40	71.80	117.44	N/A	79,500	70,825
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	2	97.36	97.36	88.16	13.86	110.44	83.87	110.85	N/A	151,000	133,115
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	3	106.75	111.01	111.65	20.27	99.43	80.67	145.60	N/A	57,413	64,102
10/01/2020 To 09/30/2021	7	95.13	99.22	89.35	18.62	111.05	71.80	133.39	71.80 to 133.39	91,071	81,369
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	3	133.39	120.35	108.85	15.88	110.56	82.05	145.60	N/A	45,667	49,707

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	10	100.94	102.76	94.09	19.86	109.21	71.80	145.60	80.67 to 133.39	80,974	76,189

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

Thompson, Joseph

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

PO Box 98919

301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

ruth.sorensen@nebraska.gov

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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

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