

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	24	Median :	100	COV :	36.60	95% Median C.I. :	86.58 to 114.83
Total Sales Price :	2,507,000	Wgt. Mean :	89	STD :	40.26	95% Wgt. Mean C.I. :	79.84 to 97.98
Total Adj. Sales Price :	2,507,000	Mean :	110	Avg. Abs. Dev :	27.48	95% Mean C.I. :	93.01 to 127.01
Total Assessed Value :	2,228,896						
Avg. Adj. Sales Price :	104,458	COD :	27.62	MAX Sales Ratio :	213.12		
Avg. Assessed Value :	92,871	PRD :	123.73	MIN Sales Ratio :	63.04		

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	4	108.51	107.87	97.45	10.70	110.69	90.34	124.13	N/A	114,500	111,580
01/01/2020 To 03/31/2020	1	71.87	71.87	71.87		100.00	71.87	71.87	N/A	260,000	186,859
04/01/2020 To 06/30/2020	6	103.36	114.86	88.66	30.50	129.55	72.21	213.12	72.21 to 213.12	123,667	109,642
07/01/2020 To 09/30/2020	5	154.57	141.94	111.95	25.68	126.79	87.49	211.08	N/A	48,700	54,520
10/01/2020 To 12/31/2020	2	101.61	101.61	100.49	03.35	101.11	98.21	105.01	N/A	74,500	74,865
01/01/2021 To 03/31/2021	1	86.58	86.58	86.58		100.00	86.58	86.58	N/A	64,000	55,409
04/01/2021 To 06/30/2021	3	68.33	87.89	73.38	33.79	119.77	63.04	132.30	N/A	126,833	93,070
07/01/2021 To 09/30/2021	2	92.26	92.26	86.15	09.27	107.09	83.71	100.81	N/A	105,000	90,458
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	16	107.16	118.89	91.79	30.14	129.52	71.87	213.12	87.49 to 154.57	106,469	97,727
10/01/2020 To 09/30/2021	8	92.40	92.25	82.80	18.21	111.41	63.04	132.30	63.04 to 132.30	100,438	83,158
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	14	101.61	119.57	90.86	33.54	131.60	71.87	213.12	83.21 to 165.75	99,607	90,503

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
9	24	99.51	110.01	88.91	27.62	123.73	63.04	213.12	86.58 to 114.83	104,458	92,871

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	9	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 11:53 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@thayercountyne.us
Subject: RE: Thayer Residential
Attachments: Thayer Res VG 9 Substat.pdf

Commissioner Hotz,

Attached is the requested substat.

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
revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 18, 2022 10:50 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@thayercountyne.us
Subject: Thayer Residential

Ms. Sorensen,

Please provide a substat for Thayer Residential VG 9, 24 sales.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South

Lincoln, Nebraska 68509-5108
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