

Commissioner Salmon –

Pursuant to your request, attached is the what-if for Thurston County.

Please let me know if you have any questions.

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

PO Box 98919

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From: Salmon, Nancy

Sent: Friday, April 14, 2017 10:45 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>

Subject: Thurston County

Ms. Sorensen,

Please provide a What-If statistic for the residential class of real property in Thurston County to take the assessed-to-sales ratio in valuation grouping 10 from 117% to 96%.

Thank you

Nancy J. Salmon, Commissioner

Nebraska Tax Equalization & Review Commission

PO Box 95108

Lincoln, NE 68509

Phone (402) 471-7723

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	64	Median :	95	COV :	39.29	95% Median C.I. :	89.13 to 104.20
Total Sales Price :	4,223,850	Wgt. Mean :	92	STD :	42.43	95% Wgt. Mean C.I. :	85.03 to 98.36
Total Adj. Sales Price :	4,227,050	Mean :	108	Avg. Abs. Dev :	28.10	95% Mean C.I. :	97.59 to 118.39
Total Assessed Value :	3,876,110						
Avg. Adj. Sales Price :	66,048	COD :	29.52	MAX Sales Ratio :	236.50		
Avg. Assessed Value :	60,564	PRD :	117.76	MIN Sales Ratio :	52.87		

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>											
10/01/2014 To 12/31/2014	6	102.56	115.58	107.93	31.95	107.09	63.84	218.81	63.84 to 218.81	31,083	33,548
01/01/2015 To 03/31/2015	4	98.50	107.32	89.86	18.70	119.43	88.67	143.62	N/A	106,975	96,133
04/01/2015 To 06/30/2015	8	95.70	119.32	95.85	37.77	124.49	64.21	233.06	64.21 to 233.06	75,375	72,245
07/01/2015 To 09/30/2015	9	130.28	123.03	112.16	23.45	109.69	83.40	193.18	86.72 to 158.75	56,444	63,308
10/01/2015 To 12/31/2015	8	75.07	75.22	71.11	13.23	105.78	56.85	98.70	56.85 to 98.70	58,500	41,601
01/01/2016 To 03/31/2016	7	96.56	97.90	88.27	21.80	110.91	52.87	134.75	52.87 to 134.75	111,207	98,160
04/01/2016 To 06/30/2016	10	97.51	111.68	94.57	25.04	118.09	73.58	236.50	85.73 to 135.06	50,700	47,949
07/01/2016 To 09/30/2016	12	98.63	110.25	85.96	30.85	128.26	66.85	224.52	76.33 to 140.54	62,350	53,595
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	27	96.73	117.95	100.47	33.24	117.40	63.84	233.06	88.88 to 136.25	63,904	64,206
10/01/2015 To 09/30/2016	37	92.58	100.73	85.65	26.90	117.61	52.87	236.50	78.45 to 101.17	67,612	57,907
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	29	90.28	106.65	92.93	31.50	114.76	56.85	233.06	85.96 to 107.86	69,203	64,313

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	32	95.61	108.82	95.78	22.39	113.61	73.58	218.81	89.07 to 105.89	71,019	68,021
05	6	95.54	95.67	93.96	19.12	101.82	66.85	130.28	66.85 to 130.28	78,542	73,802
10	17	95.71	108.65	75.76	38.27	143.41	52.87	233.06	71.91 to 137.76	38,247	28,977
15	9	92.19	112.02	91.72	45.51	122.13	57.66	236.50	64.21 to 158.75	92,556	84,889

RESIDENTIAL IMPROVED

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Avg. Assessed Value :	60,564	PRD :	117.76	MIN Sales Ratio :	52.87		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	64	95.19	107.99	91.70	29.52	117.76	52.87	236.50	89.13 to 104.20	66,048	60,564
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	3	143.62	169.34	157.70	23.60	107.38	131.35	233.06	N/A	6,333	9,988
Less Than 15,000	16	137.01	149.01	141.41	27.61	105.37	71.91	236.50	107.65 to 218.81	9,750	13,788
Less Than 30,000	25	107.86	129.87	114.59	38.65	113.33	63.84	236.50	93.06 to 140.54	15,388	17,633
__Ranges Excl. Low \$__											
Greater Than 4,999	61	93.06	104.97	91.40	27.71	114.85	52.87	236.50	89.07 to 101.17	68,984	63,052
Greater Than 15,000	48	90.20	94.32	89.79	19.58	105.05	52.87	193.18	85.96 to 95.71	84,814	76,156
Greater Than 30,000	39	90.77	93.97	89.41	19.07	105.10	52.87	184.43	85.73 to 96.83	98,522	88,084
__Incremental Ranges__											
0 TO 4,999	3	143.62	169.34	157.70	23.60	107.38	131.35	233.06	N/A	6,333	9,988
5,000 TO 14,999	13	136.25	144.31	139.15	28.01	103.71	71.91	236.50	101.17 to 218.81	10,538	14,665
15,000 TO 29,999	9	88.88	95.84	96.30	21.34	99.52	63.84	193.18	74.72 to 95.71	25,411	24,470
30,000 TO 59,999	9	98.70	103.60	103.49	20.70	100.11	56.85	184.43	83.40 to 109.41	39,389	40,764
60,000 TO 99,999	12	97.27	102.03	101.42	18.75	100.60	64.21	158.75	89.07 to 116.83	75,354	76,425
100,000 TO 149,999	13	85.73	85.81	85.35	12.66	100.54	66.85	134.75	75.42 to 90.77	122,077	104,188
150,000 TO 249,999	4	77.11	75.96	76.20	26.83	99.69	52.87	96.73	N/A	174,050	132,623
250,000 TO 499,999	1	88.67	88.67	88.67		100.00	88.67	88.67	N/A	300,400	266,365
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	10	Total	Decrease	18%

What IF