

AGRICULTURAL

Type : Qualified

Number of Sales :	55	Median :	71	COV :	19.34	95% Median C.I. :	66.22 to 74.99
Total Sales Price :	27,742,248	Wgt. Mean :	70	STD :	14.13	95% Wgt. Mean C.I. :	65.69 to 74.29
Total Adj. Sales Price :	27,419,748	Mean :	73	Avg. Abs. Dev :	10.58	95% Mean C.I. :	69.32 to 76.78
Total Assessed Value :	19,190,408						
Avg. Adj. Sales Price :	498,541	COD :	14.82	MAX Sales Ratio :	117.23		
Avg. Assessed Value :	348,917	PRD :	104.37	MIN Sales Ratio :	53.32		

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>											
10/01/2018 To 12/31/2018	5	74.83	72.45	69.34	07.94	104.49	62.65	82.88	N/A	764,749	530,260
01/01/2019 To 03/31/2019	7	67.20	73.49	71.83	15.40	102.31	58.32	97.54	58.32 to 97.54	503,036	361,315
04/01/2019 To 06/30/2019	2	74.64	74.64	76.14	20.22	98.03	59.55	89.72	N/A	200,000	152,289
07/01/2019 To 09/30/2019	2	69.79	69.79	68.99	02.75	101.16	67.87	71.71	N/A	322,320	222,376
<u>Study Yrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	4	75.41	73.52	73.09	07.89	100.59	60.15	83.12	N/A	277,043	202,481
04/01/2020 To 06/30/2020	8	75.70	84.91	76.43	17.61	111.10	63.34	117.23	63.34 to 117.23	620,249	474,035
07/01/2020 To 09/30/2020	1	66.56	66.56	66.56		100.00	66.56	66.56	N/A	340,000	226,291
10/01/2020 To 12/31/2020	4	65.12	65.06	62.38	10.41	104.30	53.74	76.27	N/A	333,763	208,205
01/01/2021 To 03/31/2021	11	62.42	67.84	64.77	12.13	104.74	55.67	96.77	59.78 to 79.75	488,136	316,177
04/01/2021 To 06/30/2021	8	75.53	76.31	72.50	14.22	105.26	55.31	108.85	55.31 to 108.85	533,550	386,849
07/01/2021 To 09/30/2021	3	55.42	65.21	62.33	20.19	104.62	53.32	86.88	N/A	549,000	342,175
<u>Calendar Yrs</u>											
10/01/2018 To 09/30/2019	16	69.79	72.85	70.68	12.88	103.07	58.32	97.54	63.78 to 82.88	524,352	370,615
10/01/2019 To 09/30/2020	13	74.99	79.99	75.33	14.24	106.19	60.15	117.23	66.56 to 91.13	493,089	371,423
10/01/2020 To 09/30/2021	26	67.28	69.71	66.82	15.09	104.33	53.32	108.85	62.06 to 76.27	485,383	324,311
01/01/2019 To 12/31/2019	11	67.87	73.02	71.80	14.35	101.70	58.32	97.54	59.55 to 89.72	415,081	298,049
01/01/2020 To 12/31/2020	17	74.63	76.48	73.09	14.24	104.64	53.74	117.23	63.34 to 83.12	455,601	333,019

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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	55	71.37	73.05	69.99	14.82	104.37	53.32	117.23	66.22 to 74.99	498,541	348,917

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____ Dry _____</u>											
County	6	69.13	69.90	70.40	10.89	99.29	59.55	89.72	59.55 to 89.72	375,370	264,260
1	6	69.13	69.90	70.40	10.89	99.29	59.55	89.72	59.55 to 89.72	375,370	264,260
<u>_____ Grass _____</u>											
County	10	77.57	76.27	71.73	16.15	106.33	55.42	107.81	59.78 to 96.77	255,200	183,067
1	10	77.57	76.27	71.73	16.15	106.33	55.42	107.81	59.78 to 96.77	255,200	183,067
<u>_____ ALL _____</u>											
10/01/2018 To 09/30/2021	55	71.37	73.05	69.99	14.82	104.37	53.32	117.23	66.22 to 74.99	498,541	348,917

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____ Irrigated _____</u>											
County	7	63.85	65.45	64.57	08.86	101.36	55.67	82.88	55.67 to 82.88	1,053,507	680,275
1	7	63.85	65.45	64.57	08.86	101.36	55.67	82.88	55.67 to 82.88	1,053,507	680,275
<u>_____ Dry _____</u>											
County	10	71.29	72.69	72.42	10.76	100.37	59.55	91.13	60.15 to 89.72	352,612	255,376
1	10	71.29	72.69	72.42	10.76	100.37	59.55	91.13	60.15 to 89.72	352,612	255,376
<u>_____ Grass _____</u>											
County	14	65.91	72.21	68.63	17.52	105.22	55.31	107.81	59.78 to 80.57	266,721	183,051
1	14	65.91	72.21	68.63	17.52	105.22	55.31	107.81	59.78 to 80.57	266,721	183,051
<u>_____ ALL _____</u>											
10/01/2018 To 09/30/2021	55	71.37	73.05	69.99	14.82	104.37	53.32	117.23	66.22 to 74.99	498,541	348,917

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Decrease	9.164%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 25, 2022 12:37 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; webcoassr@hotmail.com
Subject: RE: Webster County
Attachments: Webster Ag Decrease 9.164%.pdf

Commissioner Hotz,

Attached is the requested what-if.

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 25, 2022 12:11 PM
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>; webcoassr@hotmail.com
Subject: Webster County

Ms. Sorensen,

Please provide a what-if statistic adjusting the 55 ag sales of Webster County by a decrease of 9.164%.

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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Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov