

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	97	COV :	65.26	95% Median C.I. :	75.56 to 197.63
Total Sales Price :	242,625	Wgt. Mean :	94	STD :	88.43	95% Wgt. Mean C.I. :	56.42 to 131.62
Total Adj. Sales Price :	244,625	Mean :	136	Avg. Abs. Dev :	64.83	95% Mean C.I. :	92.89 to 178.13
Total Assessed Value :	230,000						
Avg. Adj. Sales Price :	12,875	COD :	66.60	MAX Sales Ratio :	390.00		
Avg. Assessed Value :	12,105	PRD :	144.13	MIN Sales Ratio :	40.34		

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	60.97	60.97	63.15	32.21	96.55	41.33	80.60	N/A	6,750	4,263
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	3	170.35	152.34	152.93	21.24	99.61	89.05	197.63	N/A	6,508	9,953
07/01/2020 To 09/30/2020	4	216.73	219.36	85.45	40.48	256.71	53.96	390.00	N/A	10,775	9,208
10/01/2020 To 12/31/2020	2	114.73	114.73	110.13	20.00	104.18	91.78	137.67	N/A	3,750	4,130
01/01/2021 To 03/31/2021	4	86.45	120.10	141.78	60.09	84.71	60.75	246.75	N/A	10,375	14,710
04/01/2021 To 06/30/2021	3	89.36	83.14	65.56	29.61	126.82	40.34	119.71	N/A	36,500	23,928
07/01/2021 To 09/30/2021	1	159.00	159.00	159.00		100.00	159.00	159.00	N/A	10,000	15,900
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	9	170.35	161.82	98.80	49.32	163.79	41.33	390.00	53.96 to 224.17	8,458	8,357
10/01/2020 To 09/30/2021	10	94.56	111.83	91.86	42.59	121.74	40.34	246.75	60.75 to 159.00	16,850	15,479
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	9	170.35	173.77	106.88	42.31	162.58	53.96	390.00	89.05 to 224.17	7,792	8,328

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	19	97.34	135.51	94.02	66.60	144.13	40.34	390.00	75.56 to 197.63	12,875	12,105

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 12:15 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; webcoassr@hotmail.co
Subject: RE: Webster Residential
Attachments: Webster Res VG 3 Substat.pdf; Webster Res VG 5 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
revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 18, 2022 11:09 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>; webcoassr@hotmail.co
Subject: Webster Residential

Ms. Sorensen,

Please provide substats for the following:

1. Webster Residential VG 3, 19 sales.
2. Webster Residential VG 5, 60 sales.

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
Office: (402) 471-7724
Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov