

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	60	Median :	99	COV :	63.04	95% Median C.I. :	80.03 to 119.36
Total Sales Price :	3,300,351	Wgt. Mean :	98	STD :	72.56	95% Wgt. Mean C.I. :	85.44 to 109.95
Total Adj. Sales Price :	3,300,351	Mean :	115	Avg. Abs. Dev :	48.97	95% Mean C.I. :	96.75 to 133.47
Total Assessed Value :	3,224,315						
Avg. Adj. Sales Price :	55,006	COD :	49.70	MAX Sales Ratio :	472.21		
Avg. Assessed Value :	53,739	PRD :	117.82	MIN Sales Ratio :	32.85		

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	104.54	114.25	131.14	16.13	87.12	94.45	153.48	N/A	27,500	36,064
01/01/2020 To 03/31/2020	3	191.05	280.05	245.56	51.53	114.05	176.90	472.21	N/A	19,333	47,475
04/01/2020 To 06/30/2020	7	119.36	140.03	133.46	31.38	104.92	88.93	216.21	88.93 to 216.21	45,900	61,260
07/01/2020 To 09/30/2020	4	138.77	137.81	128.09	40.37	107.59	79.28	194.40	N/A	24,375	31,223
10/01/2020 To 12/31/2020	8	97.26	131.39	101.26	61.63	129.76	32.85	289.67	32.85 to 289.67	56,063	56,771
01/01/2021 To 03/31/2021	6	89.76	105.43	110.44	67.98	95.46	34.75	209.01	34.75 to 209.01	59,333	65,530
04/01/2021 To 06/30/2021	16	68.72	80.64	77.22	34.15	104.43	42.01	131.15	57.99 to 116.88	79,634	61,494
07/01/2021 To 09/30/2021	12	83.56	92.01	87.05	44.22	105.70	33.63	153.00	51.96 to 138.54	52,908	46,056
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	18	127.32	157.15	143.22	46.12	109.73	79.28	472.21	94.45 to 193.24	32,600	46,688
10/01/2020 To 09/30/2021	42	86.22	97.10	87.85	48.03	110.53	32.85	289.67	63.64 to 112.20	64,608	56,760
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	22	127.32	155.58	124.32	53.01	125.14	32.85	472.21	92.17 to 193.24	42,059	52,286

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	60	98.53	115.11	97.70	49.70	117.82	32.85	472.21	80.03 to 119.36	55,006	53,739

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	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

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Lincoln, NE 68509
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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
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