

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	96	COV :	35.36	95% Median C.I. :	77.00 to 123.98
Total Sales Price :	1,676,500	Wgt. Mean :	96	STD :	36.02	95% Wgt. Mean C.I. :	84.09 to 108.04
Total Adj. Sales Price :	1,676,500	Mean :	102	Avg. Abs. Dev :	27.04	95% Mean C.I. :	81.92 to 121.82
Total Assessed Value :	1,610,585						
Avg. Adj. Sales Price :	111,767	COD :	28.17	MAX Sales Ratio :	177.76		
Avg. Assessed Value :	107,372	PRD :	106.04	MIN Sales Ratio :	52.01		

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>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	1	123.98	123.98	123.98		100.00	123.98	123.98	N/A	161,000	199,610
04/01/2018 To 06/30/2018	2	110.91	110.91	100.82	09.94	110.01	99.89	121.93	N/A	182,750	184,256
07/01/2018 To 09/30/2018	1	93.31	93.31	93.31		100.00	93.31	93.31	N/A	295,000	275,258
10/01/2018 To 12/31/2018	1	90.51	90.51	90.51		100.00	90.51	90.51	N/A	272,500	246,643
01/01/2019 To 03/31/2019	1	136.15	136.15	136.15		100.00	136.15	136.15	N/A	136,000	185,165
04/01/2019 To 06/30/2019	1	77.90	77.90	77.90		100.00	77.90	77.90	N/A	132,000	102,829
07/01/2019 To 09/30/2019	4	68.89	72.79	69.42	23.81	104.85	52.01	101.38	N/A	59,500	41,307
10/01/2019 To 12/31/2019	3	96.00	111.82	78.73	40.30	142.03	61.69	177.76	N/A	22,500	17,715
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	157.72	157.72	157.72		100.00	157.72	157.72	N/A	9,000	14,195
07/01/2020 To 09/30/2020											
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	4	110.91	109.78	102.66	11.88	106.94	93.31	123.98	N/A	205,375	210,845
10/01/2018 To 09/30/2019	7	77.90	85.10	89.90	25.35	94.66	52.01	136.15	52.01 to 136.15	111,214	99,981
10/01/2019 To 09/30/2020	4	126.86	123.29	88.03	35.04	140.05	61.69	177.76	N/A	19,125	16,835
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	5	99.89	105.92	99.64	12.43	106.30	90.51	123.98	N/A	218,800	218,005
01/01/2019 To 12/31/2019	9	77.90	93.41	88.29	37.06	105.80	52.01	177.76	60.78 to 136.15	63,722	56,263

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Avg. Adj. Sales Price :	111,767	COD :	28.17	MAX Sales Ratio :	177.76		
Avg. Assessed Value :	107,372	PRD :	106.04	MIN Sales Ratio :	52.01		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	1	90.51	90.51	90.51		100.00	90.51	90.51	N/A	272,500	246,643
344	4	128.81	124.04	92.55	33.93	134.02	60.78	177.76	N/A	118,250	109,443
352	1	77.90	77.90	77.90		100.00	77.90	77.90	N/A	132,000	102,829
353	2	111.66	111.66	108.38	09.21	103.03	101.38	121.93	N/A	22,750	24,656
386	1	61.69	61.69	61.69		100.00	61.69	61.69	N/A	43,500	26,835
406	3	77.00	75.00	73.87	19.04	101.53	52.01	96.00	N/A	39,333	29,054
492	1	123.98	123.98	123.98		100.00	123.98	123.98	N/A	161,000	199,610
531	1	136.15	136.15	136.15		100.00	136.15	136.15	N/A	136,000	185,165
841	1	93.31	93.31	93.31		100.00	93.31	93.31	N/A	295,000	275,258

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	28%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 16, 2021 4:54 PM
To: Keetle, Steve
Cc: Thompson, Joseph; Hotz, Rob; Kuhn, Jim
Subject: RE: Cedar County What If Request
Attachments: Cedar Commercial what if +28%.pdf

Commissioner Keetle,

Attached please find the what-if you requested for the Cedar County Commercial property.

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
301 Centennial Mall South
Lincoln, NE 68509
OFFICE 402-471-5962
ruth.sorensen@nebraska.gov
revenue.nebraska.gov/PAD

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From: Keetle, Steve <Steve.Keetle@nebraska.gov>
Sent: Friday, April 16, 2021 4:37 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Thompson, Joseph <joseph.thompson@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>
Subject: Cedar County What If Request

Ms. Sorensen,

Please provide a What If statistic adjusting the Cedar County Commercial Class to the midpoint median of 96%.

Thank you,

Sincerely,
Steven Keetle
Commissioner

Nebraska Tax Equalization and Review Commission
301 Centennial Mall South, 6th Floor
PO Box 95108
Lincoln, NE 68509