

PAD 2017 R&O Statistics 2017 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	96	COV :	73.02	95% Median C.I. :	83.35 to 168.61
Total Sales Price :	879,000	Wgt. Mean :	110	STD :	101.88	95% Wgt. Mean C.I. :	91.12 to 129.04
Total Adj. Sales Price :	879,000	Mean :	140	Avg. Abs. Dev :	56.17	95% Mean C.I. :	83.10 to 195.94
Total Assessed Value :	967,608						
Avg. Adj. Sales Price :	58,600	COD :	58.52	MAX Sales Ratio :	456.54		
Avg. Assessed Value :	64,507	PRD :	126.74	MIN Sales Ratio :	59.92		

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	1	95.99	95.99	95.99	100.00	95.99	95.99		N/A	45,000	43,197
01/01/2015 To 03/31/2015	1	73.03	73.03	73.03	100.00	73.03	73.03		N/A	31,000	22,639
04/01/2015 To 06/30/2015	3	119.77	157.50	110.72	45.86	142.25	93.97	258.77	N/A	52,333	57,945
07/01/2015 To 09/30/2015	2	92.21	92.21	99.66	10.90	92.52	82.16	102.25	N/A	77,500	77,235
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	7	95.99	117.99	101.58	34.47	116.15	73.03	258.77	73.03 to 258.77	55,429	56,306
10/01/2015 To 09/30/2016	8	111.07	158.36	116.80	68.76	135.58	59.92	456.54	59.92 to 456.54	61,375	71,684
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	6	98.11	121.66	102.32	39.35	118.90	73.03	258.77	73.03 to 258.77	57,167	58,491

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	92.99	160.63	99.68	90.71	161.15	59.92	456.54	59.92 to 456.54	27,563	27,475
03	7	102.25	115.40	113.56	22.57	101.62	83.35	186.34	83.35 to 186.34	94,071	106,829

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	96	COV :	73.02	95% Median C.I. :	83.35 to 168.61
Total Sales Price :	879,000	Wgt. Mean :	110	STD :	101.88	95% Wgt. Mean C.I. :	91.12 to 129.04
Total Adj. Sales Price :	879,000	Mean :	140	Avg. Abs.Dev :	56.17	95% Mean C.I. :	83.10 to 195.94
Total Assessed Value :	967,608						
Avg. Adj. Sales Price :	58,600	COD :	58.52	MAX Sales Ratio :	456.54		
Avg. Assessed Value :	64,507	PRD :	126.74	MIN Sales Ratio :	59.92		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	14	99.12	143.06	111.24	60.29	128.60	59.92	456.54	82.16 to 186.34	59,357	66,029
06											
07	1	89.99	89.99	89.99		100.00	89.99	89.99	N/A	48,000	43,197

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	1	456.54	456.54	456.53		100.00	456.54	456.54	N/A	1,500	6,848
Less Than 15,000	2	357.66	357.66	304.40	27.65	117.50	258.77	456.54	N/A	3,250	9,893
Less Than 30,000	3	258.77	265.82	136.67	48.22	194.50	82.16	456.54	N/A	8,833	12,072
___Ranges Excl. Low \$___											
Greater Than 4,999	14	95.34	116.88	109.49	36.11	106.75	59.92	258.77	82.16 to 168.61	62,679	68,626
Greater Than 15,000	13	94.69	105.96	108.63	25.83	97.54	59.92	186.34	82.16 to 127.45	67,115	72,909
Greater Than 30,000	12	95.34	107.95	109.25	26.70	98.81	59.92	186.34	83.35 to 127.45	71,042	77,616
___Incremental Ranges___											
0 TO 4,999	1	456.54	456.54	456.53		100.00	456.54	456.54	N/A	1,500	6,848
5,000 TO 14,999	1	258.77	258.77	258.76		100.00	258.77	258.77	N/A	5,000	12,938
15,000 TO 29,999	1	82.16	82.16	82.16		100.00	82.16	82.16	N/A	20,000	16,431
30,000 TO 59,999	5	89.99	97.51	94.63	29.26	103.04	59.92	168.61	N/A	38,800	36,717
60,000 TO 99,999	5	94.69	115.62	112.67	27.20	102.62	83.35	186.34	N/A	77,700	87,543
100,000 TO 149,999	2	114.85	114.85	114.85	10.97	100.00	102.25	127.45	N/A	135,000	155,045
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	37.79%

What IF

Commissioner Keetle –

Pursuant to your request, attached is the requested what-it for Wheeler 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

301 Centennial Mall South

Lincoln, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Keetle, Steve

Sent: Thursday, April 13, 2017 10:33 AM

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

Subject: Wheeler County Residential

Ms. Sorensen:

Please provide a What-If statistic for Wheeler county adjusting the Residential class of real property to take the assessed to sales ratio from 69.67 to 96%

Thank You,

Steven A. Keetle,

Commissioner

Tax Equalization and Review Commission

Steve.keetle@nebraska.gov

Phone: (402) 471-2842