

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	98	COV :	29.38	95% Median C.I. :	94.66 to 100.09
Total Sales Price :	11,034,071	Wgt. Mean :	94	STD :	29.77	95% Wgt. Mean C.I. :	84.17 to 104.55
Total Adj. Sales Price :	11,034,071	Mean :	101	Avg. Abs. Dev :	14.70	95% Mean C.I. :	91.75 to 110.93
Total Assessed Value :	10,411,647						
Avg. Adj. Sales Price :	298,218	COD :	15.07	MAX Sales Ratio :	249.28		
Avg. Assessed Value :	281,396	PRD :	107.40	MIN Sales Ratio :	57.50		

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	1	99.96	99.96	99.96		100.00	99.96	99.96	N/A	60,000	59,975
01/01/2019 To 03/31/2019	4	100.15	136.55	137.64	38.13	99.21	96.64	249.28	N/A	176,250	242,590
04/01/2019 To 06/30/2019	4	91.57	97.14	85.48	19.86	113.64	68.55	136.87	N/A	579,005	494,910
07/01/2019 To 09/30/2019	2	101.27	101.27	100.12	02.98	101.15	98.25	104.28	N/A	225,000	225,274
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	3	106.61	114.42	113.85	10.42	100.50	101.66	134.99	N/A	130,000	148,006
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	7	87.51	92.97	82.88	18.18	112.17	66.90	121.14	66.90 to 121.14	438,929	363,774
10/01/2020 To 12/31/2020	1	121.18	121.18	121.18		100.00	121.18	121.18	N/A	1,000,000	1,211,829
01/01/2021 To 03/31/2021	3	94.66	96.30	97.93	02.07	98.34	94.18	100.06	N/A	131,833	129,100
04/01/2021 To 06/30/2021	6	97.00	95.68	96.82	05.03	98.82	86.28	105.44	86.28 to 105.44	122,667	118,762
07/01/2021 To 09/30/2021	6	95.62	89.03	86.38	10.00	103.07	57.50	103.11	57.50 to 103.11	318,175	274,832
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	11	99.96	112.48	98.00	22.21	114.78	68.55	249.28	89.34 to 136.87	321,002	314,593
10/01/2019 To 09/30/2020	10	100.03	99.40	86.37	17.02	115.09	66.90	134.99	72.43 to 121.14	346,250	299,044
10/01/2020 To 09/30/2021	16	96.17	94.90	98.02	07.82	96.82	57.50	121.18	89.67 to 100.06	252,534	247,543
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	10	99.17	113.73	97.97	24.62	116.09	68.55	249.28	89.34 to 136.87	347,102	340,055
01/01/2020 To 12/31/2020	11	101.66	101.38	94.17	16.98	107.66	66.90	134.99	72.43 to 121.18	405,682	382,024

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
341	2	102.82	102.82	102.72	02.55	100.10	100.20	105.44	N/A	130,000	133,536
344	3	94.66	92.57	87.76	04.23	105.48	85.52	97.53	N/A	299,167	262,550
349	2	78.03	78.03	79.08	12.15	98.67	68.55	87.51	N/A	900,000	711,739
352	8	100.03	97.05	85.82	05.23	113.09	72.43	104.28	72.43 to 104.28	323,750	277,851
353	8	101.54	119.71	104.05	36.67	115.05	57.50	249.28	57.50 to 249.28	288,878	300,581
384	1	100.06	100.06	100.06		100.00	100.06	100.06	N/A	242,000	242,136
386	3	94.18	85.65	73.35	10.25	116.77	66.90	95.86	N/A	82,167	60,268
406	1	117.76	117.76	117.76		100.00	117.76	117.76	N/A	50,000	58,879
410	1	89.67	89.67	89.67		100.00	89.67	89.67	N/A	80,000	71,734
419	1	96.81	96.81	96.81		100.00	96.81	96.81	N/A	385,000	372,731
426	1	121.14	121.14	121.14		100.00	121.14	121.14	N/A	175,000	211,996
442	1	93.79	93.79	93.79		100.00	93.79	93.79	N/A	125,000	117,235
455	1	98.40	98.40	98.40		100.00	98.40	98.40	N/A	247,500	243,534
494	2	92.50	92.50	95.20	06.72	97.16	86.28	98.71	N/A	156,750	149,224
595	1	121.18	121.18	121.18		100.00	121.18	121.18	N/A	1,000,000	1,211,829
702	1	95.38	95.38	95.38		100.00	95.38	95.38	N/A	311,050	296,673

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 18, 2022 12:16 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@yorkcountyne.com
Subject: RE: York Commercial
Attachments: York Com VG 1 Substat.pdf

Commissioner Hotz,

Attached is the requested substat.

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 11:24 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>; assessor@yorkcountyne.com
Subject: York Commercial

Ms. Sorensen,

Please provide a substat for York Commercial VG 1, 37 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