

AGRICULTURAL

Type : Qualified

Number of Sales :	10	Median :	72	COV :	23.75	95% Median C.I. :	55.82 to 93.38
Total Sales Price :	3,713,576	Wgt. Mean :	68	STD :	17.68	95% Wgt. Mean C.I. :	56.92 to 79.45
Total Adj. Sales Price :	3,713,576	Mean :	74	Avg. Abs. Dev :	15.44	95% Mean C.I. :	61.79 to 87.09
Total Assessed Value :	2,532,008						
Avg. Adj. Sales Price :	371,358	COD :	21.48	MAX Sales Ratio :	104.53		
Avg. Assessed Value :	253,201	PRD :	109.18	MIN Sales Ratio :	55.30		

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>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	63.79	63.79	63.79		100.00	63.79	63.79	N/A	415,000	264,708
07/01/2017 To 09/30/2017	1	93.38	93.38	93.38		100.00	93.38	93.38	N/A	256,000	239,056
10/01/2017 To 12/31/2017	2	69.77	69.77	63.68	14.59	109.56	59.59	79.94	N/A	506,758	322,679
01/01/2018 To 03/31/2018	1	104.53	104.53	104.53		100.00	104.53	104.53	N/A	150,000	156,791
04/01/2018 To 06/30/2018	1	60.52	60.52	60.52		100.00	60.52	60.52	N/A	123,499	74,745
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	2	85.77	85.77	85.51	03.80	100.30	82.51	89.02	N/A	296,669	253,674
01/01/2019 To 03/31/2019	1	55.82	55.82	55.82		100.00	55.82	55.82	N/A	248,800	138,878
04/01/2019 To 06/30/2019	1	55.30	55.30	55.30		100.00	55.30	55.30	N/A	913,425	505,125
07/01/2019 To 09/30/2019											
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	2	78.59	78.59	75.08	18.83	104.68	63.79	93.38	N/A	335,500	251,882
10/01/2017 To 09/30/2018	4	70.23	76.15	68.13	22.91	111.77	59.59	104.53	N/A	321,754	219,223
10/01/2018 To 09/30/2019	4	69.17	70.66	65.58	21.83	107.75	55.30	89.02	N/A	438,891	287,838
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	4	71.87	74.18	68.22	17.38	108.74	59.59	93.38	N/A	421,129	287,280
01/01/2018 To 12/31/2018	4	85.77	84.15	85.24	14.73	98.72	60.52	104.53	N/A	216,709	184,721

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Avg. Assessed Value :	253,201	PRD :	109.18	MIN Sales Ratio :	55.30		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	8	71.87	72.54	68.73	19.03	105.54	55.30	93.38	55.30 to 93.38	344,197	236,568
5	8	71.87	72.54	68.73	19.03	105.54	55.30	93.38	55.30 to 93.38	344,197	236,568
_____ ALL _____											
10/01/2016 To 09/30/2019	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201
5	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201
_____ ALL _____											
10/01/2016 To 09/30/2019	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_5	Total	Decrease	8%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	95	Median :	71	COV :	23.91	95% Median C.I. :	67.39 to 73.46
Total Sales Price :	60,639,176	Wgt. Mean :	70	STD :	17.02	95% Wgt. Mean C.I. :	64.68 to 75.50
Total Adj. Sales Price :	60,639,176	Mean :	71	Avg. Abs. Dev :	12.86	95% Mean C.I. :	67.76 to 74.60
Total Assessed Value :	42,503,708						
Avg. Adj. Sales Price :	638,307	COD :	18.22	MAX Sales Ratio :	121.43		
Avg. Assessed Value :	447,407	PRD :	101.56	MIN Sales Ratio :	31.01		

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>											
10/01/2016 To 12/31/2016	2	91.79	91.79	92.93	07.51	98.77	84.90	98.68	N/A	359,500	334,087
01/01/2017 To 03/31/2017	3	75.27	84.73	74.85	15.19	113.20	72.32	106.60	N/A	825,105	617,581
04/01/2017 To 06/30/2017	3	63.79	60.52	57.99	11.02	104.36	48.33	69.43	N/A	593,904	344,404
07/01/2017 To 09/30/2017	1	93.38	93.38	93.38		100.00	93.38	93.38	N/A	256,000	239,056
10/01/2017 To 12/31/2017	5	61.07	62.75	62.29	16.05	100.74	42.25	79.94	N/A	418,353	260,610
01/01/2018 To 03/31/2018	11	67.60	69.42	62.57	18.06	110.95	42.86	104.53	50.85 to 85.09	674,038	421,738
04/01/2018 To 06/30/2018	19	70.60	70.89	68.75	14.07	103.11	48.84	104.38	60.52 to 78.65	697,911	479,815
07/01/2018 To 09/30/2018	4	59.01	63.03	66.56	26.83	94.70	45.17	88.94	N/A	501,500	333,795
10/01/2018 To 12/31/2018	19	71.21	70.16	68.40	14.16	102.57	36.02	96.03	61.04 to 78.55	498,141	340,722
01/01/2019 To 03/31/2019	13	60.43	65.16	61.36	28.20	106.19	31.01	104.21	49.51 to 83.93	537,813	330,003
04/01/2019 To 06/30/2019	13	73.46	80.88	82.13	18.94	98.48	55.30	121.43	67.39 to 94.96	1,041,267	855,148
07/01/2019 To 09/30/2019	2	70.54	70.54	67.92	06.65	103.86	65.85	75.23	N/A	320,961	218,002
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	9	75.27	79.19	72.50	19.14	109.23	48.33	106.60	63.79 to 98.68	581,337	421,465
10/01/2017 To 09/30/2018	39	67.87	68.63	66.18	16.86	103.70	42.25	104.53	61.07 to 72.31	635,192	420,355
10/01/2018 To 09/30/2019	47	72.99	71.76	72.85	18.08	98.50	31.01	121.43	65.18 to 76.31	651,801	474,823
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	12	70.17	70.24	67.04	18.28	104.77	42.25	106.60	59.59 to 79.94	550,399	369,005
01/01/2018 To 12/31/2018	53	68.78	69.73	67.08	16.15	103.95	36.02	104.53	64.89 to 73.33	606,517	406,877

AGRICULTURAL

Type : Qualified

Number of Sales :	95	Median :	71	COV :	23.91	95% Median C.I. :	67.39 to 73.46
Total Sales Price :	60,639,176	Wgt. Mean :	70	STD :	17.02	95% Wgt. Mean C.I. :	64.68 to 75.50
Total Adj. Sales Price :	60,639,176	Mean :	71	Avg. Abs. Dev :	12.86	95% Mean C.I. :	67.76 to 74.60
Total Assessed Value :	42,503,708						
Avg. Adj. Sales Price :	638,307	COD :	18.22	MAX Sales Ratio :	121.43		
Avg. Assessed Value :	447,407	PRD :	101.56	MIN Sales Ratio :	31.01		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	70	71.55	71.81	71.83	17.32	99.97	36.56	121.43	66.98 to 74.47	660,400	474,369
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	5	53.67	64.90	48.72	41.79	133.21	31.01	106.60	N/A	655,670	319,448
4	2	71.85	71.85	72.94	06.21	98.51	67.39	76.31	N/A	885,000	645,478
5	16	69.31	72.37	69.01	15.99	104.87	55.30	104.53	59.59 to 82.51	536,870	370,505

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	7	73.33	75.69	76.26	07.42	99.25	67.39	94.96	67.39 to 94.96	833,922	635,983
1	6	73.51	77.07	77.41	07.29	99.56	70.60	94.96	70.60 to 94.96	861,242	666,729
4	1	67.39	67.39	67.39		100.00	67.39	67.39	N/A	670,000	451,505
<u>Dry</u>											
County	1	53.45	53.45	53.45		100.00	53.45	53.45	N/A	308,100	164,686
1	1	53.45	53.45	53.45		100.00	53.45	53.45	N/A	308,100	164,686
<u>Grass</u>											
County	39	69.43	69.31	64.27	20.94	107.84	31.01	104.38	61.04 to 79.94	413,781	265,917
1	25	70.91	71.83	69.19	18.52	103.82	36.56	104.38	64.89 to 80.50	379,519	262,598
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	4	51.00	54.48	45.84	29.04	118.85	31.01	84.90	N/A	780,759	357,917
5	8	71.87	72.54	68.73	19.03	105.54	55.30	93.38	55.30 to 93.38	344,197	236,568
<u>ALL</u>											
10/01/2016 To 09/30/2019	95	70.60	71.18	70.09	18.22	101.56	31.01	121.43	67.39 to 73.46	638,307	447,407

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Total Assessed Value :	42,503,708						
Avg. Adj. Sales Price :	638,307	COD :	18.22	MAX Sales Ratio :	121.43		
Avg. Assessed Value :	447,407	PRD :	101.56	MIN Sales Ratio :	31.01		

What IF

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	24	70.91	71.15	69.33	12.66	102.63	50.85	111.12	61.67 to 73.46	873,520	605,653
1	21	72.31	71.62	69.48	13.44	103.08	50.85	111.12	60.10 to 73.69	911,642	633,389
4	1	67.39	67.39	67.39		100.00	67.39	67.39	N/A	670,000	451,505
5	2	68.01	68.01	68.09	00.37	99.88	67.76	68.25	N/A	575,000	391,500
<u>Dry</u>											
County	3	61.07	59.90	60.49	06.40	99.02	53.45	65.18	N/A	396,767	240,002
1	3	61.07	59.90	60.49	06.40	99.02	53.45	65.18	N/A	396,767	240,002
<u>Grass</u>											
County	50	71.40	71.48	70.64	20.94	101.19	31.01	121.43	64.89 to 76.95	516,073	364,571
1	34	71.88	73.60	75.76	18.84	97.15	36.56	121.43	66.06 to 80.50	535,122	405,391
2	2	54.56	54.56	62.31	33.98	87.56	36.02	73.09	N/A	386,449	240,799
3	4	51.00	54.48	45.84	29.04	118.85	31.01	84.90	N/A	780,759	357,917
5	10	71.87	74.44	68.18	21.48	109.18	55.30	104.53	55.82 to 93.38	371,358	253,201
<u>ALL</u>											
10/01/2016 To 09/30/2019	95	70.60	71.18	70.09	18.22	101.56	31.01	121.43	67.39 to 73.46	638,307	447,407

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_5	Total	Decrease	8%

What IF

RE: Custer County What If

Keetle, Steve <Steve.Keetle@nebraska.gov>

Thu 4/16/2020 10:25 AM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Thank You.

Sincerely,

Steven Keetle

Commissioner

Nebraska Tax Equalization and Review Commission

301 Centennial Mall South, 6th Floor

PO Box 95108

Lincoln, NE 68509

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

Sent: Thursday, April 16, 2020 10:24 AM

To: Keetle, Steve <Steve.Keetle@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: RE: Custer County What If

Commissioner Keetle,

Both requested what-ifs for Custer County as attached.

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: Wednesday, April 15, 2020 4:42 PM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Custer County What If

Ms. Sorensen:

Please provide a What If stat showing an adjustment to the agricultural subclass VG5 80% MLU Grass in Custer County resulting in a median at the midpoint of 72%.

Please also provide a What IF stat showing the impact of the above adjustment to VG5 80% MLU Grass on the statistics for the agricultural class as a whole.

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

RE: Custer County What If 2

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

Thu 4/16/2020 10:31 AM

To: Keetle, Steve <Steve.Keetle@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Commissioner Keetle,

In reviewing the Custer County Report and Opinion, there are no sales of 80% MLU grass in Market Area 4.

Therefore, the what-if statistic just provided to you would be the same as this request.

Please let me know if you have any questions or require anything further on this request.

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

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From: Keetle, Steve <Steve.Keetle@nebraska.gov>

Sent: Thursday, April 16, 2020 8:46 AM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Custer County What If 2

Ms. Sorensen:

Please provide a What If stat showing an adjustment to both of the agricultural subclasses VG4 and VG5 80%

MLU Grass in Custer County resulting in a median at the midpoint of 72%, if the result would be any different than the previous What If request adjusting only subclass VG5.

If the What If stat showing an adjustment to both of the agricultural subclasses VG4 and VG5 80% MLU Grass in Custer County resulting in a median at the midpoint of 72% is different than the previous What If request adjusting only subclass VG 5 please also provide a What If stat showing the impact of the above adjustment to VG4 and VG5 80% MLU Grass on the statistics for the agricultural class as a whole.

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