PAD 2019 TERC R&O Statistics 2019 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	06.82	95% Median C.I. :	92.15 to 97.52
Total Sales Price :	4,613,500	Wgt. Mean :	96	STD :	06.52	95% Wgt. Mean C.I. :	90.19 to 100.85
Total Adj. Sales Price :	4,613,500	Mean :	96	Avg.Abs.Dev :	04.24	95% Mean C.I. :	90.94 to 100.26
Total Assessed Value :	4,406,868						
Avg. Adj. Sales Price :	461,350	COD :	04.42	MAX Sales Ratio :	109.92		
Avg. Assessed Value :	440,687	PRD :	100.08	MIN Sales Ratio :	83.78		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2016 To 12/31/2016	1	92.73	92.73	92.73		100.00	92.73	92.73	N/A	500,000	463,658
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	3	97.22	99.76	100.79	06.09	98.98	92.15	109.92	N/A	438,333	441,788
07/01/2017 To 09/30/2017	1	83.78	83.78	83.78		100.00	83.78	83.78	N/A	551,000	461,613
10/01/2017 To 12/31/2017	3	97.02	95.94	95.77	01.45	100.18	93.28	97.51	N/A	447,500	428,566
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	94.88	94.88	94.88		100.00	94.88	94.88	N/A	455,000	431,711
07/01/2018 To 09/30/2018	1	97.52	97.52	97.52		100.00	97.52	97.52	N/A	450,000	438,823
_____Study Yrs_____											
10/01/2016 To 09/30/2017	5	92.73	95.16	95.12	06.73	100.04	83.78	109.92	N/A	473,200	450,127
10/01/2017 To 09/30/2018	5	97.02	96.04	95.94	01.41	100.10	93.28	97.52	N/A	449,500	431,246
_____Calendar Yrs_____											
01/01/2017 To 12/31/2017	7	97.02	95.84	95.77	05.22	100.07	83.78	109.92	83.78 to 109.92	458,357	438,954

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
8	10	95.95	95.60	95.52	04.42	100.08	83.78	109.92	92.15 to 97.52	461,350	440,687

whatIF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	10	Median :	96	COV :	06.82	95% Median C.I. :	92.15 to 97.52
Total Sales Price :	4,613,500	Wgt. Mean :	96	STD :	06.52	95% Wgt. Mean C.I. :	90.19 to 100.85
Total Adj. Sales Price :	4,613,500	Mean :	96	Avg.Abs.Dev :	04.24	95% Mean C.I. :	90.94 to 100.26
Total Assessed Value :	4,406,868						
Avg. Adj. Sales Price :	461,350	COD :	04.42	MAX Sales Ratio :	109.92		
Avg. Assessed Value :	440,687	PRD :	100.08	MIN Sales Ratio :	83.78		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	10	95.95	95.60	95.52	04.42	100.08	83.78	109.92	92.15 to 97.52	461,350	440,687
06											
07											

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											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low $__											
Greater Than 4,999	10	95.95	95.60	95.52	04.42	100.08	83.78	109.92	92.15 to 97.52	461,350	440,687
Greater Than 15,000	10	95.95	95.60	95.52	04.42	100.08	83.78	109.92	92.15 to 97.52	461,350	440,687
Greater Than 30,000	10	95.95	95.60	95.52	04.42	100.08	83.78	109.92	92.15 to 97.52	461,350	440,687
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	6	97.12	96.05	96.09	01.41	99.96	92.15	97.52	92.15 to 97.52	422,583	406,041
500,000 TO 999,999	4	93.01	94.93	94.83	07.17	100.11	83.78	109.92	N/A	519,500	492,656
1,000,000 +											

What IF

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RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	8	Total	Increase	8.5%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Wednesday, April 17, 2019 9:46 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph
Subject: RE: Hamilton
Attachments: 41 Hamilton Res WhatIf V8 +8.5 on total.pdf

Commissioner Hotz –

Attached is the requested what-if reflecting an 8.5% increase as requested.

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

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 17, 2019 9:21 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>
Subject: RE: Hamilton

Ms. Sorenson,

Please run the adjustment again, but at an 8.5% increase rather than a 9% increase, which will bring the result closer to 96%.

Also, please provide a what-if statistic showing the Residential Class after the 8.5% adjustment has been made.

Thank you.

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

From: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Sent: Wednesday, April 17, 2019 8:53 AM
To: Hotz, Rob <rob.hotz@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: RE: Hamilton

Commissioner Hotz –

Attached is the requested what-if that includes an adjustment to both land and improvements.

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

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Tuesday, April 16, 2019 4:54 PM
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>
Subject: RE: Hamilton

Ms. Sorenson,

It is my understanding that the What-If statistic at pages 30-33 contemplates an 11% adjustment to only the improvements of VG8.

The requested statistic is to make the adjustment to VG8 land and improvements.

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission
P.O. Box 95108
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Lincoln, Nebraska 68509-5108
Office: (402) 471-7724
Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov

From: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Sent: Friday, April 12, 2019 11:58 AM
To: Hotz, Rob <rob.hotz@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: RE: Hamilton

Commissioner Hotz –

The requested what-if can be found at pages 30-36 of the Hamilton County 2019 Report & Opinion.

If the commission would like to see a different adjustment, we can certainly run something different – please clarify.

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
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revenue.nebraska.gov/PAD

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 12, 2019 9:52 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>
Subject: Hamilton

Ms. Sorenson,

Please provide a what-if statistic for Hamilton County residential, valuation group 8, adjusting the LOV indicated by the median from 88.44 to the midpoint of 96.

It is our understanding that this valuation group is for the Platte View Estates, consisting of a total of 60 parcels (page 53), with 10 sales (page 22). If that is incorrect, please advise the Commission of the correction.

Thank you.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
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Fax: (402) 471-7720
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