

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	89	COV :	17.89	95% Median C.I. :	77.97 to 104.41
Total Sales Price :	5,433,400	Wgt. Mean :	89	STD :	15.70	95% Wgt. Mean C.I. :	78.90 to 98.94
Total Adj. Sales Price :	5,433,400	Mean :	88	Avg. Abs. Dev :	12.59	95% Mean C.I. :	79.05 to 96.45
Total Assessed Value :	4,831,296						
Avg. Adj. Sales Price :	362,227	COD :	14.19	MAX Sales Ratio :	111.50		
Avg. Assessed Value :	322,086	PRD :	98.68	MIN Sales Ratio :	58.17		

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>											
10/01/2021 To 12/31/2021	6	105.90	103.10	104.87	05.35	98.31	92.82	111.50	92.82 to 111.50	381,583	400,154
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	2	74.58	74.58	72.50	09.79	102.87	67.28	81.87	N/A	307,450	222,891
07/01/2022 To 09/30/2022	1	81.03	81.03	81.03		100.00	81.03	81.03	N/A	260,000	210,666
10/01/2022 To 12/31/2022	1	77.97	77.97	77.97		100.00	77.97	77.97	N/A	405,000	315,788
01/01/2023 To 03/31/2023	2	76.53	76.53	75.82	05.21	100.94	72.54	80.51	N/A	327,000	247,920
04/01/2023 To 06/30/2023	2	73.90	73.90	73.90	21.29	100.00	58.17	89.62	N/A	375,000	277,108
07/01/2023 To 09/30/2023	1	88.71	88.71	88.71		100.00	88.71	88.71	N/A	460,000	408,081
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	9	95.04	94.31	96.62	12.59	97.61	67.28	111.50	81.03 to 107.41	351,600	339,708
10/01/2022 To 09/30/2023	6	79.24	77.92	78.18	10.55	99.67	58.17	89.62	58.17 to 89.62	378,167	295,654
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	4	79.50	77.04	75.96	05.55	101.42	67.28	81.87	N/A	319,975	243,059

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
4	15	88.71	87.75	88.92	14.19	98.68	58.17	111.50	77.97 to 104.41	362,227	322,086



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmt	Increase	0%

What IF

## Loukota, Joe

---

**From:** Scott, Sarah  
**Sent:** Thursday, May 2, 2024 10:59 AM  
**To:** Hotz, Rob; Kuhn, Jim; Keetle, Steve; Loukota, Joe  
**Cc:** Danielle Wahl; Borer, Nora  
**Subject:** Adams Substat  
**Attachments:** Adams VG 4\_Substat Outliers Removed.pdf

Commissioners,

Attached is the substat in discussion, while the statistic does display a tighter correlation of the measures of central tendency, it does not significantly improve the width of the confidence interval as hypothesized.

Thank you,

**Sarah Scott**

*Property Tax Administrator*

**Nebraska Department of Revenue**

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)

[revenue.nebraska.gov](http://revenue.nebraska.gov)

**Notice Regarding Confidential and Privileged Information:** This message, its attachments, and any previous emails below ("Message") may contain **confidential taxpayer information**. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). **If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message.** If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to **criminal penalties and civil liability** under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice