

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	205	Median :	96	COV :	14.53	95% Median C.I. :	94.60 to 97.24
Total Sales Price :	31,631,918	Wgt. Mean :	95	STD :	14.02	95% Wgt. Mean C.I. :	93.42 to 96.51
Total Adj. Sales Price :	31,601,368	Mean :	96	Avg. Abs. Dev :	08.99	95% Mean C.I. :	94.54 to 98.38
Total Assessed Value :	30,010,869						
Avg. Adj. Sales Price :	154,153	COD :	09.41	MAX Sales Ratio :	188.53		
Avg. Assessed Value :	146,394	PRD :	101.57	MIN Sales Ratio :	58.03		

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	30	99.56	98.47	99.00	06.22	99.46	74.17	117.12	96.83 to 103.69	147,363	145,896
01/01/2022 To 03/31/2022	20	99.02	100.37	97.90	07.38	102.52	86.06	129.07	95.32 to 103.81	124,920	122,293
04/01/2022 To 06/30/2022	26	95.85	96.70	95.22	08.47	101.55	74.60	117.60	90.29 to 102.16	167,635	159,614
07/01/2022 To 09/30/2022	31	95.60	98.29	96.67	12.98	101.68	64.10	168.64	90.39 to 99.72	148,427	143,483
10/01/2022 To 12/31/2022	29	94.89	94.17	93.05	09.43	101.20	58.03	113.39	90.95 to 101.31	157,217	146,293
01/01/2023 To 03/31/2023	18	94.41	100.77	96.95	10.60	103.94	78.80	188.53	92.51 to 103.79	175,872	170,512
04/01/2023 To 06/30/2023	21	92.76	91.77	90.70	08.02	101.18	68.09	103.78	86.06 to 99.70	152,319	138,157
07/01/2023 To 09/30/2023	30	93.75	92.63	91.22	09.08	101.55	69.59	129.44	88.17 to 96.10	159,955	145,906
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	107	97.24	98.34	97.11	09.13	101.27	64.10	168.64	95.41 to 99.27	148,402	144,119
10/01/2022 To 09/30/2023	98	94.27	94.40	92.80	09.28	101.72	58.03	188.53	92.76 to 95.58	160,432	148,879
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	106	95.82	97.16	95.44	09.94	101.80	58.03	168.64	94.72 to 98.91	151,108	144,210

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	143	96.32	96.99	95.82	08.43	101.22	64.10	168.64	94.60 to 98.91	169,065	162,001
11	20	95.59	95.43	93.88	08.34	101.65	68.09	129.07	89.01 to 98.83	78,934	74,103
40	31	95.60	96.92	94.56	13.65	102.50	58.03	188.53	89.68 to 99.90	109,446	103,497
80	11	91.97	90.02	87.80	10.48	102.53	70.14	111.95	78.80 to 102.74	223,055	195,845

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	5%
VALUATION GROUP	11	Total	Increase	3%
VALUATION GROUP	40	Total	Increase	3%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	205	Median :	95	COV :	14.52	95% Median C.I. :	93.79 to 96.50
Total Sales Price :	31,631,918	Wgt. Mean :	95	STD :	13.90	95% Wgt. Mean C.I. :	92.99 to 96.08
Total Adj. Sales Price :	31,601,368	Mean :	96	Avg. Abs. Dev :	08.99	95% Mean C.I. :	93.86 to 97.66
Total Assessed Value :	29,874,252						
Avg. Adj. Sales Price :	154,153	COD :	09.49	MAX Sales Ratio :	183.04		
Avg. Assessed Value :	145,728	PRD :	101.30	MIN Sales Ratio :	56.34		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	30	98.95	97.89	98.77	06.18	99.11	74.17	117.12	96.75 to 101.40	147,363	145,555
01/01/2022 To 03/31/2022	20	99.02	99.72	97.50	07.29	102.28	86.06	125.31	94.17 to 103.81	124,920	121,800
04/01/2022 To 06/30/2022	26	95.10	95.83	94.66	08.46	101.24	74.60	114.18	90.29 to 99.18	167,635	158,683
07/01/2022 To 09/30/2022	31	94.71	97.40	96.06	13.26	101.39	64.10	168.64	87.76 to 99.72	148,427	142,582
10/01/2022 To 12/31/2022	29	94.89	93.83	92.76	09.34	101.15	56.34	113.39	90.95 to 101.31	157,217	145,839
01/01/2023 To 03/31/2023	18	94.05	100.01	96.47	10.70	103.67	78.80	183.04	91.66 to 103.79	175,872	169,670
04/01/2023 To 06/30/2023	21	92.76	91.30	90.42	08.23	100.97	66.11	103.78	84.99 to 98.55	152,319	137,721
07/01/2023 To 09/30/2023	30	92.50	91.64	90.66	09.11	101.08	67.56	129.44	87.13 to 94.57	159,955	145,009
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	107	96.50	97.59	96.66	09.28	100.96	64.10	168.64	94.67 to 99.12	148,402	143,443
10/01/2022 To 09/30/2023	98	93.75	93.75	92.39	09.37	101.47	56.34	183.04	92.34 to 94.89	160,432	148,223
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	106	95.01	96.48	94.97	10.04	101.59	56.34	168.64	94.20 to 97.22	151,108	143,501

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	143	96.32	96.99	95.82	08.43	101.22	64.10	168.64	94.60 to 98.91	169,065	162,001
11	20	92.81	92.65	91.15	08.34	101.65	66.11	125.31	86.42 to 95.95	78,934	71,944
40	31	92.82	94.10	91.81	13.65	102.49	56.34	183.04	87.07 to 96.99	109,446	100,483
80	11	91.97	90.02	87.80	10.48	102.53	70.14	111.95	78.80 to 102.74	223,055	195,845

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	143	Median :	96	COV :	12.28	95% Median C.I. :	94.60 to 98.91
Total Sales Price :	24,195,749	Wgt. Mean :	96	STD :	11.91	95% Wgt. Mean C.I. :	94.24 to 97.40
Total Adj. Sales Price :	24,176,249	Mean :	97	Avg. Abs.Dev :	08.12	95% Mean C.I. :	95.04 to 98.94
Total Assessed Value :	23,166,108						
Avg. Adj. Sales Price :	169,065	COD :	08.43	MAX Sales Ratio :	168.64		
Avg. Assessed Value :	162,001	PRD :	101.22	MIN Sales Ratio :	64.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	23	99.55	98.47	99.61	06.55	98.86	74.17	117.12	96.75 to 103.88	161,648	161,020
01/01/2022 To 03/31/2022	16	99.02	97.78	96.77	05.42	101.04	86.06	108.15	94.17 to 103.81	136,094	131,691
04/01/2022 To 06/30/2022	16	95.52	97.11	95.63	08.44	101.55	74.60	111.67	90.29 to 108.70	188,719	180,472
07/01/2022 To 09/30/2022	18	95.78	100.77	97.33	15.61	103.53	64.10	168.64	86.68 to 105.17	167,453	162,984
10/01/2022 To 12/31/2022	24	95.24	96.83	96.03	06.54	100.83	82.46	113.39	92.40 to 101.62	160,346	153,983
01/01/2023 To 03/31/2023	12	94.98	98.04	98.01	05.36	100.03	90.89	108.55	92.51 to 105.51	177,292	173,770
04/01/2023 To 06/30/2023	16	94.36	94.32	92.73	06.24	101.71	80.21	103.78	87.90 to 100.35	158,781	147,245
07/01/2023 To 09/30/2023	18	91.94	92.42	91.07	10.80	101.48	70.93	129.44	84.78 to 100.38	207,272	188,755
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	73	97.24	98.59	97.51	09.16	101.11	64.10	168.64	95.13 to 99.72	163,412	159,339
10/01/2022 To 09/30/2023	70	94.45	95.33	94.18	07.41	101.22	70.93	129.44	93.23 to 97.96	174,960	164,776
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	74	96.03	98.05	96.39	09.01	101.72	64.10	168.64	94.61 to 99.20	162,966	157,080

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	143	96.32	96.99	95.82	08.43	101.22	64.10	168.64	94.60 to 98.91	169,065	162,001

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	20	Median :	96	COV :	12.70	95% Median C.I. :	89.01 to 98.83
Total Sales Price :	1,578,980	Wgt. Mean :	94	STD :	12.12	95% Wgt. Mean C.I. :	88.72 to 99.04
Total Adj. Sales Price :	1,578,680	Mean :	95	Avg. Abs. Dev :	07.97	95% Mean C.I. :	89.76 to 101.10
Total Assessed Value :	1,482,055						
Avg. Adj. Sales Price :	78,934	COD :	08.34	MAX Sales Ratio :	129.07		
Avg. Assessed Value :	74,103	PRD :	101.65	MIN Sales Ratio :	68.09		

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	2	103.18	103.18	103.65	02.17	99.55	100.94	105.41	N/A	70,000	72,556
01/01/2022 To 03/31/2022	2	112.49	112.49	113.06	14.74	99.50	95.91	129.07	N/A	58,000	65,576
04/01/2022 To 06/30/2022	2	94.60	94.60	92.11	08.00	102.70	87.03	102.16	N/A	67,000	61,715
07/01/2022 To 09/30/2022	5	95.26	93.83	93.72	03.17	100.12	89.01	97.62	N/A	98,296	92,125
10/01/2022 To 12/31/2022	1	111.05	111.05	111.04		100.01	111.05	111.05	N/A	45,000	49,970
01/01/2023 To 03/31/2023	2	91.24	91.24	92.18	04.32	98.98	87.30	95.17	N/A	72,500	66,834
04/01/2023 To 06/30/2023	2	77.63	77.63	79.47	12.29	97.68	68.09	87.17	N/A	95,600	75,969
07/01/2023 To 09/30/2023	4	94.99	92.52	90.56	05.21	102.16	81.26	98.83	N/A	79,000	71,541
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	11	96.89	99.06	97.60	07.28	101.50	87.03	129.07	89.01 to 105.41	80,135	78,210
10/01/2022 To 09/30/2023	9	93.87	90.98	89.18	09.15	102.02	68.09	111.05	81.26 to 98.83	77,467	69,082
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	10	96.40	99.44	97.29	08.22	102.21	87.03	129.07	89.01 to 111.05	78,648	76,517

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
11	20	95.59	95.43	93.88	08.34	101.65	68.09	129.07	89.01 to 98.83	78,934	74,103

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	11	Total	Increase	3%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	31	Median :	96	COV :	23.22	95% Median C.I. :	89.68 to 99.90
Total Sales Price :	3,393,089	Wgt. Mean :	95	STD :	22.50	95% Wgt. Mean C.I. :	87.44 to 101.69
Total Adj. Sales Price :	3,392,839	Mean :	97	Avg. Abs. Dev :	13.05	95% Mean C.I. :	88.67 to 105.17
Total Assessed Value :	3,208,413						
Avg. Adj. Sales Price :	109,446	COD :	13.65	MAX Sales Ratio :	188.53		
Avg. Assessed Value :	103,497	PRD :	102.50	MIN Sales Ratio :	58.03		

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	4	99.48	97.75	96.91	05.29	100.87	87.60	104.44	N/A	53,250	51,607
01/01/2022 To 03/31/2022	2	108.94	108.94	101.34	12.42	107.50	95.41	122.47	N/A	102,450	103,826
04/01/2022 To 06/30/2022	6	96.86	97.36	97.14	08.39	100.23	84.15	117.60	84.15 to 117.60	121,333	117,868
07/01/2022 To 09/30/2022	5	95.60	94.50	105.42	13.61	89.64	69.12	123.42	N/A	94,600	99,727
10/01/2022 To 12/31/2022	3	67.83	75.25	75.75	20.58	99.34	58.03	99.90	N/A	177,000	134,085
01/01/2023 To 03/31/2023	2	141.16	141.16	106.36	33.56	132.72	93.79	188.53	N/A	181,595	193,142
04/01/2023 To 06/30/2023	2	90.12	90.12	86.81	10.89	103.81	80.31	99.93	N/A	93,500	81,172
07/01/2023 To 09/30/2023	7	94.51	92.96	92.04	08.14	101.00	69.59	111.54	69.59 to 111.54	98,964	91,087
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	17	97.38	97.97	100.06	09.89	97.91	69.12	123.42	87.60 to 104.44	95,229	95,289
10/01/2022 To 09/30/2023	14	94.15	95.65	89.55	17.96	106.81	58.03	188.53	69.59 to 99.93	126,710	113,464
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	16	95.51	93.77	93.74	13.78	100.03	58.03	123.42	84.15 to 100.53	121,056	113,484

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
40	31	95.60	96.92	94.56	13.65	102.50	58.03	188.53	89.68 to 99.90	109,446	103,497

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	40	Total	Increase	3%

What IF

Loukota, Joe

From: Scott, Sarah
Sent: Thursday, April 18, 2024 3:53 PM
To: Russell, Jacqueline
Cc: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Loukota, Joe; hajek.assessor@cheyennecounty.net
Subject: RE: Cheyenne County Residential
Attachments: VG 10 substat to midpoint.pdf; VG 10 adjust total sales.pdf; VG 11 substat to midpoint.pdf; VG 40 substat to midpoint.pdf; Total Sales with VGs 10_11_40 to midpoint.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Russell,

In Valuation Group 10 (Sidney), 138 of 143 sales had a change in assessed value with an overall increase of 14% to the sales, while the abstract only reflected a 1% change.
In Valuation Group 11 (Sidney, SIV), 18 of 20 sales had a change in assessed value with an overall increase of 15% to the sales, the Sidney SIV sales were not consistently reported in the Abstract Schedule XI: Residential Assessor Location detail in 2023 and 2024; therefore, an individual change to Sidney (SIV) in the abstract could not be determined. For purposes of testing, the Division combined all Sidney and Sidney SIV abstract information together, which reflects only a 1% change to the abstract.
In Valuation Group 40 (Small Villages), 30 of 31 sales had a change in assessed value with an overall increase of 14%, while the abstract showed no significant change (0% rounded).

The requested what-ifs are attached and display the effect of an adjustment to the midpoint as requested.

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
revenue.nebraska.gov

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>
Sent: Thursday, April 18, 2024 11:48 AM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim

<jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; hajek.assessor@cheyennecounty.net

Subject: Re: Cheyenne County Residential

Ms Scott,

Thank you for the update on the Valuation Methodology.

There is a statement in the R&O that there are significant disparities in both Sidney as well as the small villages within the sales study, but no clear distinction of how many sales in each sub-class were adjusted by the Assessor showing cause for the addressed concern.

Therefore, would you please clarify that information if possible along with providing the following What-If analyses:

- Value Group 10 (Sidney) to the mid-point
 1. As a sub-class alone
 2. With the total sales
- Value Group 11 to the mid-point as sub-class
- Value Group 40 to the mid-point as sub-class
- Total sales with Value Groups 10, 11, & 40 all to the mid-point.

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

Phone: (402)471-8240

Fax: (402)471-7720

Email: jacqueline.russell@nebraska.gov

From: Scott, Sarah <sarah.scott@nebraska.gov>

Sent: Wednesday, April 17, 2024 10:00 AM

To: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim

<jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; hajek.assessor@cheyennecounty.net

<hajek.assessor@cheyennecounty.net>

Subject: RE: Cheyenne County Residential

Commissioner Russell,

The valuation methodology that the Division had on file was the 2023 methodology. My office reached out to Ms. Hajek this morning to find out if she had a 2024 methodology and recently received the attached methodology.

It is the normal practice of county assessors to up the valuation methodology between March 19 and June 1.

If you have additional questions, please let me know.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber

North Platte, NE 69101

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sarah.scott@nebraska.gov

revenue.nebraska.gov

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>

Sent: Wednesday, April 17, 2024 8:46 AM

To: Scott, Sarah <sarah.scott@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim

<jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; hajek.assessor@cheyennecounty.net

Subject: Cheyenne County Residential

Good Morning Ms. Scott,

Would you please provide a copy of the written valuation methodology for Cheyenne County.

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

Phone: (402)471-8240

Fax: (402)471-7720

Email: jacqueline.russell@nebraska.gov