

AGRICULTURAL

Type : Qualified

Number of Sales :	8	Median :	56	COV :	27.86	95% Median C.I. :	33.53 to 75.26
Total Sales Price :	1,516,340	Wgt. Mean :	53	STD :	16.12	95% Wgt. Mean C.I. :	31.62 to 73.57
Total Adj. Sales Price :	1,516,340	Mean :	58	Avg. Abs. Dev :	12.38	95% Mean C.I. :	44.39 to 71.35
Total Assessed Value :	797,484						
Avg. Adj. Sales Price :	189,543	COD :	22.19	MAX Sales Ratio :	75.26		
Avg. Assessed Value :	99,686	PRD :	110.04	MIN Sales Ratio :	33.53		

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>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	2	57.03	57.03	67.34	31.51	84.69	39.06	75.00	N/A	211,220	142,242
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	54.67	54.67	54.67	100.00	54.67	54.67	54.67	N/A	77,700	42,476
04/01/2022 To 06/30/2022	1	54.67	54.67	54.67	100.00	54.67	54.67	54.67	N/A	77,700	42,476
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	73.82	68.67	60.37	08.28	113.75	56.92	75.26	N/A	140,767	84,987
01/01/2023 To 03/31/2023	1	33.53	33.53	33.53	100.00	33.53	33.53	33.53	N/A	516,200	173,086
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	2	57.03	57.03	67.34	31.51	84.69	39.06	75.00	N/A	211,220	142,242
10/01/2021 To 09/30/2022	2	54.67	54.67	54.67	100.00	54.67	54.67	54.67	N/A	77,700	42,476
10/01/2022 To 09/30/2023	4	65.37	59.88	45.61	22.43	131.29	33.53	75.26	N/A	234,625	107,012
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	2	57.03	57.03	67.34	31.51	84.69	39.06	75.00	N/A	211,220	142,242
01/01/2022 To 12/31/2022	5	56.92	63.07	58.84	13.97	107.19	54.67	75.26	N/A	115,540	67,983

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Avg. Assessed Value :	99,686	PRD :	110.04	MIN Sales Ratio :	33.53		

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
3	8	55.80	57.87	52.59	22.19	110.04	33.53	75.26	33.53 to 75.26	189,543	99,686

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	5	73.82	59.33	50.84	21.04	116.70	33.53	75.26	N/A	204,288	103,856
3	5	73.82	59.33	50.84	21.04	116.70	33.53	75.26	N/A	204,288	103,856
____ ALL ____											
10/01/2020 To 09/30/2023	8	55.80	57.87	52.59	22.19	110.04	33.53	75.26	33.53 to 75.26	189,543	99,686

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	5	73.82	59.33	50.84	21.04	116.70	33.53	75.26	N/A	204,288	103,856
3	5	73.82	59.33	50.84	21.04	116.70	33.53	75.26	N/A	204,288	103,856
____ ALL ____											
10/01/2020 To 09/30/2023	8	55.80	57.87	52.59	22.19	110.04	33.53	75.26	33.53 to 75.26	189,543	99,686

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	0%

What IF

Loukota, Joe

From: Scott, Sarah
Sent: Tuesday, April 16, 2024 3:31 PM
To: Keetle, Steve
Cc: etaylor@custercountyne.gov; Hotz, Rob; Russell, Jacqueline; Kuhn, Jim; Loukota, Joe
Subject: RE: Custer County - Agricultural Valuation Group 3
Attachments: 21 Custer 2024 TERC Mkt 3 Substat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Keetle,

The requested substat is attached.

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: Keetle, Steve <Steve.Keetle@nebraska.gov>
Sent: Tuesday, April 16, 2024 2:16 PM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: etaylor@custercountyne.gov; Hotz, Rob <rob.hotz@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>
Subject: Custer County - Agricultural Valuation Group 3

Ms. Scott:

Please provide a substat showing the eight sales in Custer County agricultural valuation group 3.

Thank You.

Sincerely,
Steven A. Keetle,
Commissioner

Tax Equalization and Review Commission

steve.keetle@nebraska.gov

Phone: (402) 471-2842