

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	36	Median :	96	COV :	15.10	95% Median C.I. :	88.07 to 99.30
Total Sales Price :	8,981,350	Wgt. Mean :	97	STD :	14.19	95% Wgt. Mean C.I. :	92.23 to 101.70
Total Adj. Sales Price :	8,981,350	Mean :	94	Avg. Abs. Dev :	10.73	95% Mean C.I. :	89.36 to 98.64
Total Assessed Value :	8,708,660						
Avg. Adj. Sales Price :	249,482	COD :	11.17	MAX Sales Ratio :	122.55		
Avg. Assessed Value :	241,907	PRD :	96.95	MIN Sales Ratio :	61.10		

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	93.92	99.28	103.61	13.06	95.82	86.72	122.55	N/A	235,000	243,480
01/01/2022 To 03/31/2022	2	99.30	99.30	101.29	11.31	98.04	88.07	110.52	N/A	161,250	163,338
04/01/2022 To 06/30/2022	10	98.02	98.31	102.30	12.70	96.10	71.26	120.32	81.27 to 118.80	304,635	311,653
07/01/2022 To 09/30/2022	7	91.50	87.21	90.45	07.27	96.42	61.10	97.68	61.10 to 97.68	271,714	245,758
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	3	75.01	80.10	82.64	10.49	96.93	70.84	94.45	N/A	199,667	165,010
04/01/2023 To 06/30/2023	7	99.00	95.22	95.08	05.66	100.15	68.06	103.56	68.06 to 103.56	190,929	181,539
07/01/2023 To 09/30/2023	3	101.48	96.01	96.46	06.05	99.53	84.06	102.48	N/A	278,333	268,475
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	23	92.18	95.19	98.82	12.00	96.33	61.10	122.55	87.30 to 100.53	270,037	266,845
10/01/2022 To 09/30/2023	13	98.51	91.91	92.81	09.09	99.03	68.06	103.56	75.01 to 101.48	213,115	197,787
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	19	92.18	94.33	97.96	11.73	96.29	61.10	120.32	86.92 to 102.35	277,413	271,764

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	36	96.02	94.00	96.96	11.17	96.95	61.10	122.55	88.07 to 99.30	249,482	241,907

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	0%

What IF

Loukota, Joe

From: Scott, Sarah
Sent: Thursday, April 25, 2024 5:07 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Loukota, Joe; r.andreasen@washingtoncountyne.gov
Subject: RE: Washington County Residential
Attachments: Washington VG10 Res Substat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Hotz,

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: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Thursday, April 25, 2024 4:15 PM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; r.andreasen@washingtoncountyne.gov
Subject: Washington County Residential

Ms. Scott,

Please provide a substat for the 36 sales in Residential Valuation Group 10.

Robert W. Hotz, Chairman
Tax Equalization & Review Commission
301 Centennial Mall South
Lincoln, Nebraska 68509-5108

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Cell: (402) 802-7551

Email: rob.hotz@nebraska.gov