STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GAGE

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	7.99
Price-Related Differential:	101.00

Assessment Statistics For:	Commercial Real Property
Level of Value:	101.00
Coefficient of Dispersion:	19.24
Price-Related Differential:	97.32

Assessment Statistics For:	Agricultural Land
Level of Value:	79.00
Coefficient of Dispersion:	13.70
Price-Related Differential:	102.53

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GAGE County Assessor, by certified mail, return receipt requested, # P 444 665 384, on 19th day of May, 1997.

Stacey Bartosky

GAGE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	680	MAX SALES RATIO:	350.90
TOTAL SALES PRICE:	32,390,667	MIN SALES RATIO:	21.13
TOTAL ASSESSED VALUE:	32,362,915	COV (MEAN):	20.58
MEDIAN:	100	STD:	20.79
MEAN:	101	AVG. ABS. DEV:	7.99
AGGREGATE:	100	PRD:	101.00
COD (MEDIAN):	7.99		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ADAMS	26	98.66	95.76	9.56	101.60
BARNESTOB	1	99.58	99.58	0.00	100.00
BARNESTON	3	92.05	93.51	3.01	99.03
BEATRICE	436	100.41	99.84	4.66	100.65
BLUE SPRINGS	21	101.90	100.65	9.83	103.24
CLATONIA	9	97.64	95.95	8.41	97.56
CORTLAND	20	100.22	98.09	22.60	107.62
DEWITT	4	100.11	97.75	9.20	103.48
FILLEY	5	99.19	107.82	4.37	95.47
FIRTH	5	112.00	99.42	13.85	108.35
GLENOVER	1	346.15	346.15	0.00	100.00
HOLMESVILLE	3	99.04	100.87	7.65	103.53
LANHAM	1	60.00	60.00	0.00	100.00
LIBERTY	14	95.43	103.31	16.75	96.39
LINCOLN	1	104.01	104.01	0.00	100.00
ODELL	11	101.21	103.25	31.38	122.74
PICKRELL	8	100.34	99.65	1.84	100.75
ROCKFORD	1	97.83	97.83	0.00	100.00
VIRGINIA	6	86.99	89.81	20.05	95.30
WYMORE	64	102.07	104.91	9.20	99.45

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	98	100.01	99.70	19.84	102.59
1860 TO 1899	21	98.16	101.86	21.62	110.07
1900 TO 1919	178	100.74	99.17	5.53	101.27
1920 TO 1939	78	100.56	101.21	5.72	101.11
1940 TO 1949	34	99.68	97.23	5.99	101.69
1950 TO 1969	124	100.82	100.35	5.51	100.85
1970 TO 1979	80	99.69	98.87	5.36	101.47
1980 TO 1989	30	100.40	102.11	3.78	100.13
1990 TO 1996	35	99.98	100.19	4.04	100.94

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	23	99.25	95.10	14.84	99.66
101	462	100.52	100.42	5.11	100.77
102	28	99.92	100.18	5.55	99.56
103	6	100.98	100.76	1.45	100.11
104	55	101.59	100.68	10.94	107.01
111	14	100.07	98.48	2.62	100.32
115	23	101.30	105.84	6.21	98.43
200	1	99.23	99.23	0.00	100.00
301	2	99.54	100.16	10.38	99.38
304	4	98.55	81.25	14.13	107.34
305	3	100.93	98.62	1.75	100.82
503	1	108.71	108.71	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	9	97.86	97.30	6.43	100.82
20	167	100.92	101.64	8.88	102.36
25	4	103.19	105.17	5.60	100.97
30	377	100.50	100.40	4.81	100.47
35	9	99.61	99.90	1.77	100.15
40	48	100.32	99.54	3.89	100.40
50	1	100.53	100.53	0.00	100.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	38	100.42	104.48	24.08	103.75
5000 TO 9999	43	102.20	110.31	26.36	103.81
10000 TO 19999	87	100.74	100.09	9.98	100.35
20000 TO 29999	108	100.77	100.05	4.35	100.07
30000 TO 39999	61	99.80	98.11	6.79	99.83
40000 TO 49999	66	100.62	101.75	5.06	100.08
50000 TO 59999	66	100.28	100.67	4.24	100.01
60000 TO 79999	101	100.83	100.81	4.45	100.20
80000 TO 99999	50	99.93	99.97	4.62	99.87
100000 TO 124999	26	100.81	100.70	2.66	100.00
125000 TO 149999	19	99.83	95.24	6.11	100.02
150000 TO 199999	13	100.18	98.69	4.22	100.18
200000 TO 249999	2	93.59	93.66	6.02	99.92
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	634	100.41	99.87	7.51	101.69
2	6	103.61	104.85	7.88	102.57
3	40	101.00	99.51	14.89	99.47

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
34-0001	94	101.96	103.35	9.49	100.01
34-0015	471	100.42	99.97	5.67	101.10
34-0030	27	98.98	95.84	9.33	101.74
34-0074	15	98.48	101.88	27.98	113.32
34-0105	1	103.53	103.53	0.00	100.00
34-0166	6	98.97	104.93	3.88	97.30
48-0300	5	100.61	105.20	17.69	105.97
55-0160	30	100.01	97.59	19.78	105.95
67-0069	19	96.33	92.95	17.58	102.94
76-0002	1	95.87	95.87	0.00	100.00
76-0082	11	95.37	95.39	8.71	97.01

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	92	100.35	102.62	10.08	100.84
10/01/94 TO 12/31/94	61	100.70	101.33	7.74	100.29
01/01/95 TO 03/31/95	55	101.10	100.17	7.87	101.88
04/01/95 TO 06/30/95	93	100.18	99.01	6.93	100.35
07/01/95 TO 09/30/95	135	100.69	98.75	8.77	103.05
10/01/95 TO 12/31/95	76	100.34	100.41	5.37	101.00
01/01/96 TO 03/31/96	69	100.70	98.98	7.49	100.47
04/01/96 TO 06/30/96	99	100.03	99.08	8.68	103.19
07/01/95 TO 06/30/96	379	100.36	99.23	7.85	102.16

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	660	100.50	99.95	7.74	101.69
7	20	99.45	94.27	14.99	101.11

(Residential Sales Continued on Next Page)

GAGE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	56	MAX SALES RATIO:	290.00
TOTAL SALES PRICE:	4,798,050	MIN SALES RATIO:	38.31
TOTAL ASSESSED VALUE:	5,393,669		
MEDIAN:	101	COV (MEAN):	32.51
MEAN:	109	STD:	35.44
AGGREGATE:	112	AVG. ABS. DEV:	19.43
COD (MEDIAN):	19.24	PRD:	97.32

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ADAMS	1	48.86	48.86	0.00	100.00
BEATRICE	36	101.41	117.65	18.80	93.96
BLUE SPRINGS	1	102.92	102.92	0.00	100.00
CORTLAND	1	105.79	105.79	0.00	100.00
FILLEY	2	97.17	95.25	3.95	102.01
ODELL	2	196.52	105.82	47.57	185.71
PICKRELL	1	100.50	100.50	0.00	100.00
VIRGINIA	1	57.69	57.69	0.00	100.00
WYMORE	7	100.00	101.36	4.82	103.42

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	35	101.78	111.61	22.74	100.67
1860 TO 1899	1	99.61	99.61	0.00	100.00
1900 TO 1919	4	103.06	92.09	22.47	100.24
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	2	99.38	98.84	0.62	100.55
1960 TO 1969	1	100.00	100.00	0.00	100.00
1970 TO 1979	4	102.79	122.92	7.27	88.51
1980 TO 1989	4	100.00	100.05	0.93	99.98
1990 TO 1996	3	100.69	96.67	34.18	123.25

USANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
303	1	102.92	102.92	0.00	100.00
325	8	100.00	105.81	10.38	92.17
332	1	100.50	100.50	0.00	100.00
334	1	103.03	103.03	0.00	100.00
336	3	120.77	136.02	19.85	96.23
341	1	131.36	131.36	0.00	100.00
342	1	98.77	98.77	0.00	100.00
343	1	119.05	119.05	0.00	100.00
344	3	100.00	114.29	18.90	102.37
349	1	100.00	100.00	0.00	100.00
350	1	149.67	149.67	0.00	100.00
351	1	100.13	100.13	0.00	100.00
352	1	102.67	102.67	0.00	100.00
353	12	103.78	119.72	15.84	94.34
382	5	101.00	101.53	41.87	115.55
406	1	76.74	76.74	0.00	100.00
412	1	129.63	129.63	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	12	100.06	110.77	10.83	91.93
20	34	101.23	112.92	16.75	95.26
30	2	140.00	153.33	28.57	91.30

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	102.92	102.54	61.54	160.24
1 TO 999	2	88.37	78.02	13.16	113.27
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	131.51	135.43	47.60	139.18
5000 TO 9999	3	100.00	86.59	14.10	99.21
10000 TO 19999	7	101.00	94.16	9.06	100.54
20000 TO 39999	15	100.00	105.72	14.45	100.95
40000 TO 59999	10	100.59	107.24	18.15	98.86
60000 TO 79999	4	98.45	103.18	7.19	102.07
80000 TO 99999	1	129.41	129.41	0.00	100.00
100000 TO 149999	6	109.71	114.41	24.57	101.09
150000 TO 199999	1	115.15	115.15	0.00	100.00
200000 TO 499999	3	102.67	98.96	13.73	100.54
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	1	129.63	129.63	0.00	100.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	50	100.75	113.03	20.75	97.13
2	1	100.00	100.00	0.00	100.00
3	3	100.59	101.92	0.97	99.29

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
34-0001	8	100.00	102.27	4.63	102.21
34-0015	35	101.78	114.99	18.10	97.39
34-0030	1	48.86	48.86	0.00	100.00
34-0074	2	196.52	105.82	47.57	185.71
34-0166	2	97.17	95.25	3.95	102.01
55-0160	1	105.79	105.79	0.00	100.00
67-0069	1	57.69	57.69	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	126.92	123.73	21.21	102.58
10/01/94 TO 12/31/94	11	106.11	117.92	16.30	96.43
01/01/95 TO 03/31/95	11	102.22	105.29	27.39	114.21
04/01/95 TO 06/30/95	10	101.14	115.41	10.75	91.46
07/01/95 TO 09/30/95	5	93.33	100.19	29.19	102.85
10/01/95 TO 12/31/95	3	100.00	92.53	17.09	89.70
01/01/96 TO 03/31/96	8	100.00	108.41	18.33	94.64
04/01/96 TO 06/30/96	4	100.34	109.39	6.45	97.16
07/01/96 TO 06/30/96	20	100.00	105.00	18.33	95.72

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	54	100.59	112.41	19.31	97.08

(Commercial Sales Continued on Next Page)

GAGE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 2

QUALIFIED SALES:	680	MAX SALES RATIO:	350.90
TOTAL SALES PRICE:	32,390,667	MIN SALES RATIO:	21.13
TOTAL ASSESSED VALUE:	32,362,915		
MEDIAN:	100	COV (MEAN):	20.58
MEAN:	101	STD:	20.79
AGGREGATE:	100	AVG. ABS. DEV:	7.99
COD (MEDIAN):	7.99	PRD:	101.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	45	100.64	100.31	14.38	99.37
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	1	101.29	101.29	0.00	100.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	550	100.66	100.12	16.83	101.65
20000 TO 79999	77	99.07	97.04	12.51	103.34

GAGE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 2

QUALIFIED SALES: 54
TOTAL SALES PRICE: 4,798,050
TOTAL ASSESSED VALUE: 5,393,669
MEDIAN: 101
MEAN: 109
AGGREGATE: 112
COD (MEDIAN): 19.24

MAX SALES RATIO: 250.00
MIN SALES RATIO: 38.31
COV (MEAN): 32.51
STD: 35.44
AVG. ABS. DEV: 19.43
PRD: 97.32

6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	45	100.69	117.14	16.94	92.47
20000 TO 39999	1	48.86	48.86	0.00	100.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	105.79	105.79	0.00	100.00
80000 TO 99999	2	97.17	95.25	3.95	102.01

GAGE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES: 127
TOTAL SALES PRICE: 12,402,567
TOTAL ASSESSED VALUE: 9,786,695
MEDIAN: 79
MEAN: 81
AGGREGATE: 79
COD (MEDIAN): 13.70

MAX SALES RATIO: 162.26
MIN SALES RATIO: 47.86
COV (MEAN): 19.77
STD: 16.01
AVG. ABS. DEV: 10.82
PRD: 102.53

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1211	1	74.94	74.94	0.00	100.00
2413	1	69.04	69.04	0.00	100.00
3827	1	73.43	73.43	0.00	100.00
3925	5	72.06	65.23	9.67	105.25
3927	4	85.30	83.75	8.39	101.86
3929	9	80.29	93.43	29.19	97.42
3931	5	81.47	73.15	8.27	103.56
3969	1	51.69	51.69	0.00	100.00
3971	2	90.42	89.26	9.81	101.30
3973	3	79.29	79.25	21.56	109.93
3975	8	79.13	77.42	6.68	102.01
4161	6	76.98	75.04	6.67	99.54
4163	2	61.65	61.44	2.40	100.33
4165	13	78.99	84.11	19.17	103.63
4167	7	90.12	86.86	7.52	100.59
4209	3	85.25	64.19	17.94	122.17
4211	4	89.02	86.27	7.06	100.54
4213	3	75.43	79.36	21.69	99.47
4215	8	83.21	78.60	9.90	102.46
4401	6	81.92	84.61	9.38	97.70
4403	4	76.83	76.74	7.58	101.88
4405	4	80.25	84.47	11.27	97.01
4407	8	79.30	77.80	6.22	102.80
4455	6	76.14	71.65	13.04	102.29
4457	4	73.66	72.64	10.10	98.66
4459	6	80.31	86.57	14.75	96.47
4461	3	73.23	76.71	6.40	100.11

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	22	75.45	74.99	9.64	100.17
80 TO 159.99	64	80.56	79.88	15.30	103.18
160 TO 319.99	38	79.07	78.62	13.03	102.27
320 TO 639.99	3	76.29	79.35	8.37	103.06
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	96	79.33	80.20	13.96	102.25
GRASS	13	72.76	73.51	12.56	101.72
IRRGTD	14	78.73	77.99	9.26	103.15
N/A DRY	3	66.72	72.94	18.78	91.41
N/A IRRGRS	1	52.05	52.05	0.00	100.00
N/A IRRGTD	2	77.48	75.50	5.37	102.63

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	95	79.07	79.21	12.62	101.20
1 TO 10000000	32	79.01	78.13	17.47	104.50

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	85.25	85.25	0.00	100.00
20000 TO 39999	11	79.07	82.44	14.68	98.44
40000 TO 59999	23	79.03	81.24	11.09	99.72
60000 TO 79999	18	77.46	76.74	10.53	100.52
80000 TO 99999	14	83.55	90.90	19.93	104.49
100000 TO 149999	40	80.62	78.72	14.16	102.15
150000 TO 199999	11	75.66	76.09	8.27	99.95
200000 TO 249999	8	77.24	82.07	18.28	105.75
250000 TO 499999	2	74.45	74.48	1.51	99.97
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	13	78.39	77.20	5.85	101.15
2	35	77.92	75.35	12.45	102.85
3	21	79.15	80.76	11.04	100.55
4	58	79.20	80.69	17.18	102.47

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
34-0001	25	77.38	76.87	9.93	101.75
34-0015	30	80.12	82.26	19.71	103.42
34-0030	12	81.48	80.42	15.74	102.77
34-0066	1	105.20	105.20	0.00	100.00
34-0074	9	79.08	81.83	10.57	99.12
34-0166	9	79.07	76.98	12.22	101.21
48-0103	4	85.11	86.18	11.89	96.37
48-0300	13	75.66	76.13	6.85	100.98
55-0160	7	76.21	77.59	8.78	99.92
67-0069	11	84.14	75.53	12.08	105.14
76-0082	5	72.06	65.23	9.67	105.25
94-0166	1	101.97	101.97	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	82.26	82.26	0.00	100.00
10/01/93 TO 12/31/93	5	79.29	75.94	9.81	102.63
01/01/94 TO 03/31/94	12	78.97	77.20	8.80	102.84
04/01/94 TO 06/30/94	8	85.87	87.24	11.12	97.05
07/01/94 TO 09/30/94	7	81.80	82.83	16.61	101.50
10/01/94 TO 12/31/94	14	76.97	82.93	14.49	97.21
01/01/95 TO 03/31/95	17	75.15	75.53	10.59	100.96
04/01/95 TO 06/30/95	9	79.11	79.02	14.29	104.90
07/01/95 TO 09/30/95	8	87.94	89.63	18.26	108.51
10/01/95 TO 12/31/95	12	73.66	75.74	10.18	100.65
01/01/96 TO 03/31/96	21	81.49	75.91	15.46	102.57
04/01/96 TO 06/30/96	13	83.34	77.48	11.57	103.15
07/01/95 TO 06/30/96	54	80.60	77.83	14.99	103.90

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GARDEN

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	26.15
Price-Related Differential:	111.96

Assessment Statistics For:	Commercial Real Property
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Assessment Statistics For:	Agricultural Land
Level of Value:	80.00
Coefficient of Dispersion:	19.89
Price-Related Differential:	104.11

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GARDEN County Assessor, by certified mail, return receipt requested. # P 444 5 385.
on 19th day of May 1997.

Stacey Bradshaw

GARDEN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

NUMBER OF SALES:	79	MAX SALES RATIO:	312.50
TOTAL SALES PRICE:	1,416,903	MIN SALES RATIO:	29.27
TOTAL ASSESSED VALUE:	1,304,157		
MEDIAN:	98	COV (MEAN):	38.01
MEAN:	103	STD:	39.15
AGGREGATE:	92	AVG. ABS. DEV:	25.63
COD (MEDIAN):	26.15	PRD:	111.96

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
LEWELLEN	20	103.84	107.23	24.59	94.89
LISCO	4	86.36	82.95	15.83	111.42
OSHKOSH	42	93.51	91.14	24.07	110.43
OSKOSH	1	121.31	121.31	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	10	90.52	76.15	48.29	134.51
1860 TO 1899	1	153.69	153.69	0.00	100.00
1900 TO 1919	14	100.15	93.92	23.76	105.21
1920 TO 1939	16	101.35	99.36	23.02	114.16
1940 TO 1949	11	104.22	93.73	22.20	117.53
1950 TO 1969	14	87.10	87.83	17.10	102.11
1970 TO 1979	11	92.53	87.38	22.88	109.31
1980 TO 1989	1	121.31	121.31	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	9	130.00	100.85	43.90	113.06
101	63	94.42	90.53	21.06	108.75
102	2	117.53	111.19	12.26	105.71
103	2	117.38	82.04	35.65	143.69
104	3	123.65	113.29	17.70	114.97
115	1	86.72	86.72	0.00	100.00
119	1	139.72	139.72	0.00	100.00
304	1	154.23	154.23	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	90.84	88.16	27.70	110.19
20	23	104.22	106.25	24.05	107.05
25	4	71.62	76.54	35.82	94.02
30	25	98.59	90.51	17.23	109.72
35	4	102.67	96.42	14.78	106.80

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	14	100.17	90.70	18.32	112.65
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	1	154.23	154.23	0.00	100.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	42	91.83	91.40	23.87	108.74
20000 TO 79999	21	100.00	96.06	35.17	112.02

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	23	107.35	108.51	35.89	109.51
5000 TO 9999	14	94.48	103.10	19.28	99.42
10000 TO 19999	15	112.75	108.11	23.26	96.61
20000 TO 29999	21	96.85	91.66	17.27	99.68
30000 TO 39999	5	97.10	99.58	7.85	100.21
40000 TO 49999	3	82.99	81.11	3.48	99.85
50000 TO 59999	3	85.30	79.98	7.27	100.08
60000 TO 79999	1	99.53	99.53	0.00	100.00
80000 TO 99999	2	93.22	93.82	9.94	100.26
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	69	100.00	94.65	26.55	111.30
2	3	75.66	78.61	13.31	99.59
3	6	86.36	79.22	13.45	112.77

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
35-0000	0	0.00	0.00	0.00	0.00
35-0001	1	154.23	154.23	0.00	100.00
35-0044	22	103.84	107.76	33.31	101.63
35-0131	49	94.42	90.11	23.11	111.13
35-0533	4	86.36	82.95	15.83	111.42

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	8	99.29	89.68	15.69	114.21
10/01/94 TO 12/31/94	10	101.97	87.58	20.33	121.30
01/01/95 TO 03/31/95	4	63.19	69.47	15.64	93.69
04/01/95 TO 06/30/95	17	107.96	110.31	27.61	106.66
07/01/95 TO 09/30/95	12	100.17	90.97	20.41	111.79
10/01/95 TO 12/31/95	8	95.86	92.84	37.18	114.33
01/01/96 TO 03/31/96	8	89.79	89.16	27.56	114.00
04/01/96 TO 06/30/96	11	92.59	89.67	22.05	101.92
07/01/96 TO 06/30/96	39	92.59	89.83	26.90	110.65

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	67	96.85	91.94	23.89	110.32
7	11	100.00	95.05	40.53	114.97

Attachment 1

GARDEN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	3	MAX SALES RATIO:	68.40
TOTAL SALES PRICE:	24,300	MIN SALES RATIO:	55.55
TOTAL ASSESSED VALUE:	15,987		
MEDIAN:	68	COV (MEAN):	9.44
MEAN:	64	STD:	6.04
AGGREGATE:	66	AVG. ABS. DEV:	4.28
COD (MEDIAN):	6.29	PRD:	106.67

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GERRILEN	1	68.31	68.31	0.00	100.00
LISCO	1	55.55	55.55	0.00	100.00
OSHKOSH	1	68.40	68.40	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	55.55	55.55	0.00	100.00
1920 TO 1939	2	68.36	68.33	0.07	100.03
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
351	2	55.55	55.55	0.00	100.00
531	1	68.40	68.40	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	68.35	68.33	0.07	100.03
20	1	55.55	55.55	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	68.40	68.40	0.00	100.00
20000 TO 39999	2	61.93	59.57	10.30	103.96
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	68.40	68.40	0.00	100.00
5000 TO 9999	1	68.31	68.31	0.00	100.00
10000 TO 19999	1	55.55	55.55	0.00	100.00
20000 TO 29999	0	0.00	0.00	0.00	0.00
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 69999	0	0.00	0.00	0.00	0.00
70000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 89999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 299999	0	0.00	0.00	0.00	0.00
300000 TO 399999	0	0.00	0.00	0.00	0.00
400000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	2	68.35	68.33	0.07	100.03
3	1	55.55	55.55	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
35-0044	1	68.31	68.31	0.00	100.00
35-0131	1	68.40	68.40	0.00	100.00
35-0553	1	55.55	55.55	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	3	68.35	68.33	0.07	100.03
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	55.55	55.55	0.00	100.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/96 TO 09/30/96	0	0.00	0.00	0.00	0.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	3	68.31	60.41	6.27	106.09

GARDEN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	41	MAX SALES RATIO:	141.51
TOTAL SALES PRICE:	3,940,211	MIN SALES RATIO:	34.45
TOTAL ASSESSED VALUE:	2,848,475		
MEDIAN:	90	COV (MEAN):	23.63
MEAN:	76	STD:	20.25
AGGREGATE:	73	AVG. ABS. DEV:	15.31
COD (MEDIAN):	19.49	PRD:	104.22

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
91	1	97.06	97.06	0.00	100.00
1633	1	93.74	93.74	0.00	100.00
1637	1	137.30	137.30	0.00	100.00
1639	1	62.41	62.41	0.00	100.00
2261	2	84.60	84.36	1.67	100.29
2263	5	55.40	58.24	22.50	101.26
2489	2	84.43	84.42	0.56	100.01
2491	3	74.35	71.98	12.25	104.35
2493	1	40.93	40.93	0.00	100.00
2587	9	62.56	67.49	23.37	102.55
2735	4	94.17	74.33	13.74	100.41
2737	5	81.96	80.73	3.01	99.30
2739	2	91.12	91.31	0.77	99.77
2731	3	95.60	96.72	1.29	99.51

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 19999	5	94.70	93.37	25.51	111.20
20000 TO 39999	9	99.45	79.19	26.92	101.21
40000 TO 59999	4	94.43	91.36	3.26	103.36
60000 TO 79999	5	90.50	90.04	3.35	99.94
80000 TO 99999	3	84.53	86.34	3.71	99.29
100000 TO 149999	10	82.19	75.02	24.91	102.11
150000 TO 199999	2	57.34	61.02	28.99	95.39
200000 TO 249999	1	93.74	93.74	0.00	100.00
250000 TO 299999	1	42.74	42.74	0.00	100.00
300000 TO 399999	1	40.41	40.41	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	4	79.20	84.20	25.16	113.36
80 TO 159.99	11	67.34	68.41	24.75	113.38
160 TO 319.99	12	90.18	73.13	33.11	101.23
320 TO 639.99	14	84.53	73.31	38.63	111.91
640 TO 1399.99	7	74.65	79.29	27.74	103.31
1400 TO 2599.99	1	69.49	69.49	0.00	100.00
2600 TO 7499.99	2	78.07	71.91	20.06	106.72
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	17	83.96	93.84	7.97	102.47
GRASS	19	67.34	71.03	28.44	101.66
IRRGTD	5	59.32	58.76	9.26	102.75

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	24	82.96	74.05	18.99	106.10
1 TO 10000000	17	67.34	71.20	25.10	101.46

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
17-0111	1	96.74	97.62	0.91	99.02
17-0562	1	95.16	95.20	0.00	100.04
35-0070	1	91.12	91.31	0.77	99.77
35-0133	1	94.33	94.65	0.00	100.00
35-0044	11	64.50	69.37	21.23	103.73
35-0131	11	75.24	69.59	27.92	105.32
35-0553	1	64.37	64.39	0.07	100.03
81-0135	1	93.74	93.74	0.00	100.00
81-0070	1	[illegible]	[illegible]	[illegible]	[illegible]

N/A

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 12/31/93	0	96.65	97.08	22.02	111.29
12/01/93 TO 12/31/93	1	93.74	93.74	0.00	100.00
01/01/94 TO 03/31/94	5	55.40	57.32	6.53	99.35
04/01/94 TO 06/30/94	3	94.74	95.33	0.34	100.24
07/01/94 TO 09/30/94	2	111.73	98.97	23.50	112.94
10/01/94 TO 12/31/94	2	94.27	91.64	21.37	103.35
01/01/95 TO 03/31/95	9	73.23	85.13	24.43	104.72
04/01/95 TO 06/30/95	7	84.90	79.06	14.24	104.89
07/01/95 TO 09/30/95	3	94.90	74.65	3.06	115.95
10/01/95 TO 12/31/95	2	91.00	86.36	32.08	90.48
01/01/96 TO 03/31/96	3	92.56	85.21	19.02	108.71
04/01/96 TO 06/30/96	4	60.08	59.93	29.34	100.77
07/01/96 TO 09/30/96	12	84.40	84.93	24.35	105.19

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GARFIELD

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	18.52
Price-Related Differential:	96.70

Assessment Statistics For:	Commercial Real Property
Level of Value:	93.00
Coefficient of Dispersion:	17.05
Price-Related Differential:	98.94

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	11.74
Price-Related Differential:	93.67

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GARFIELD County Assessor, by certified mail, return receipt requested, # P 411 645 386,
on 19th day of May, 1997.

Stacey Bratkosky

GARFIELD COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	37	MAX SALES RATIO:	137.15
TOTAL SALES PRICE:	790,450	MIN SALES RATIO:	20.72
TOTAL ASSESSED VALUE:	721,735		
MEDIAN:	93	COV (MEAN):	27.90
MEAN:	88	STD:	24.55
AGGREGATE:	91	AVG. ABS. DEV:	17.22
COD (MEDIAN):	18.52	PRD:	96.70

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURWELL	29	95.63	91.99	14.64	99.57

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	7	51.40	39.44	61.06	161.82
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	10	93.33	91.85	14.53	98.80
1920 TO 1939	11	97.49	95.72	11.44	100.78
1940 TO 1949	1	112.14	112.14	0.00	100.00
1950 TO 1969	4	94.41	91.77	3.52	100.36
1970 TO 1979	3	83.35	79.06	9.46	109.22
1980 TO 1989	1	92.70	92.70	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	2	91.51	90.34	8.92	101.29
101	21	94.24	91.13	11.37	100.34
104	7	95.63	97.75	13.98	101.97

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30	6	83.44	87.58	12.79	94.01
35	3	72.75	82.70	12.64	98.72
30	21	96.27	93.83	11.37	103.22
40	2	96.39	95.88	2.23	100.53

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	1	104.80	104.80	0.00	100.00
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	2	93.47	93.58	0.82	99.88
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	28	95.11	91.97	14.90	99.08
20000 TO 79999	6	65.70	61.90	44.17	108.94

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	78.00	61.61	36.87	125.71
5000 TO 9999	7	93.31	79.72	32.31	97.55
10000 TO 19999	10	78.38	89.81	20.93	98.38
20000 TO 29999	4	96.95	97.51	1.49	99.88
30000 TO 39999	4	97.30	100.09	5.67	99.21
40000 TO 49999	4	93.64	91.93	4.56	100.39
50000 TO 59999	1	91.65	91.65	0.00	100.00
60000 TO 79999	2	85.13	85.13	10.70	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	28	95.11	91.97	14.90	99.08
2	2	93.47	93.58	0.82	99.88
3	7	78.00	64.02	36.80	113.66

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
36-0005	7	78.00	64.02	36.80	113.66
36-0015	29	94.59	92.02	14.53	99.09
36-0021	1	94.24	94.24	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	3	95.63	87.95	25.69	84.03
10/01/94 TO 12/31/94	7	97.49	95.13	8.88	95.93
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	4	103.36	106.29	14.85	102.83
07/01/95 TO 09/30/95	6	79.69	81.25	11.51	100.70
10/01/95 TO 12/31/95	4	86.88	86.36	11.75	102.56
01/01/96 TO 03/31/96	5	72.30	83.82	41.70	80.11
04/01/96 TO 06/30/96	8	95.66	92.36	17.91	104.09
07/01/95 TO 06/30/96	23	83.35	86.14	21.46	98.43

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	29	94.24	92.13	14.40	98.76
6	6	65.70	51.34	49.61	138.29
7	2	91.51	90.34	8.92	101.29

Attachment 1

GARFIELD COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	12	MAX SALES RATIO:	141.79
TOTAL SALES PRICE:	399,448	MIN SALES RATIO:	53.38
TOTAL ASSESSED VALUE:	376,145		
MEDIAN:	93	COV (MEAN):	23.32
MEAN:	93	STD:	21.69
AGGREGATE:	94	AVG. ABS. DEV:	15.86
COD (MEDIAN):	17.05	PRD:	98.94

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURWELL	12	92.56	94.17	17.13	98.31

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	53.38	53.38	0.00	100.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	3	95.44	90.03	15.06	98.33
1920 TO 1939	1	83.30	83.30	0.00	100.00
1940 TO 1949	2	92.83	88.83	14.13	104.49
1950 TO 1959	2	100.42	103.79	5.93	96.75
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	3	90.67	104.38	19.14	102.89
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
342	1	105.94	105.94	0.00	100.00
343	1	106.38	106.38	0.00	100.00
344	1	141.79	141.79	0.00	100.00
353	2	88.88	88.77	6.28	100.13
389	1	90.67	90.67	0.00	100.00
404	1	89.72	89.72	0.00	100.00
419	1	79.71	79.71	0.00	100.00
442	2	101.03	101.70	5.53	99.34
851	1	63.51	63.51	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	1	90.67	90.67	0.00	100.00
10	1	106.38	106.38	0.00	100.00
20	9	94.46	91.85	15.71	104.10

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	106.38	106.38	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	11	90.67	90.79	17.51	100.58
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	1	53.38	53.38	0.00	100.00
10000 TO 19999	3	90.67	104.38	19.14	102.89
20000 TO 39999	5	94.46	89.58	11.78	98.97
40000 TO 59999	1	105.94	105.94	0.00	100.00
60000 TO 79999	1	79.71	79.71	0.00	100.00
80000 TO 99999	1	106.38	106.38	0.00	100.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	93.56	94.17	17.13	98.31

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
36-0014	4	100.42	105.76	15.69	102.42
36-0015	8	86.51	87.67	17.02	98.62

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	94.96	96.90	12.28	97.99
10/01/94 TO 12/31/94	2	115.75	112.50	22.49	102.89
01/01/95 TO 03/31/95	1	90.67	90.67	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	2	84.94	96.04	25.21	88.45
10/01/95 TO 12/31/95	2	73.92	84.19	27.79	87.80
01/01/96 TO 03/31/96	3	95.44	90.11	9.16	103.98
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/96 TO 06/30/96	7	94.46	91.79	16.81	93.19

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	53.38	53.38	0.00	100.00
1 TO 10000000	11	94.46	95.00	14.36	101.20

GARFIELD COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	13	MAX SALES RATIO:	92.46
TOTAL SALES PRICE:	1,251,022	MIN SALES RATIO:	25.26
TOTAL ASSESSED VALUE:	1,015,270		
MEDIAN:	77	COV (MEAN):	21.15
MEAN:	74	STD:	15.65
AGGREGATE:	79	AVG. ABS. DEV:	9.04
COD (MEDIAN):	11.74	PRD:	93.67

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1471	1	79.27	79.27	0.00	100.00
1475	2	82.06	78.17	5.74	104.98
1575	1	78.34	78.34	0.00	100.00
1751	1	69.23	69.23	0.00	100.00
1755	1	83.88	83.88	0.00	100.00
1757	2	86.62	90.46	6.75	95.75
1861	2	69.71	68.43	6.22	101.86
1863	1	73.73	73.73	0.00	100.00
1865	2	50.79	62.08	50.26	81.82

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	2	56.02	35.51	54.90	157.73
80 TO 159.99	2	72.78	75.09	4.87	96.92
160 TO 319.99	3	78.34	78.77	4.19	99.98
320 TO 639.99	4	75.54	73.93	6.30	100.51
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	2	85.87	84.76	7.68	101.30
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

DRITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	11	77.35	78.83	13.58	93.20
IRRGTD	2	77.33	77.25	1.31	100.11

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	12	77.85	79.50	12.19	93.20
1 TO 10000000	1	73.73	73.73	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	78.00	73.96	11.24	105.46
20000 TO 39999	3	74.04	62.91	26.39	97.06
40000 TO 59999	1	80.77	80.77	0.00	100.00
60000 TO 79999	1	78.34	78.34	0.00	100.00
80000 TO 99999	3	76.32	73.34	5.23	99.56
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	73.73	73.73	0.00	100.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	2	85.87	84.76	7.68	101.30
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
36-0005	1	25.26	25.26	0.00	100.00
36-0014	1	76.32	76.32	0.00	100.00
36-0025	2	76.36	79.35	9.57	96.49
36-0070	3	79.27	79.08	3.96	102.59
36-0504	4	73.89	81.54	9.27	93.70
45-0137	1	78.34	78.34	0.00	100.00
92-0045	1	80.77	80.77	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	0	0.00	0.00	0.00	0.00
01/01/94 TO 03/31/94	3	77.35	77.17	5.99	95.90
04/01/94 TO 06/30/94	1	78.34	68.21	23.62	98.10
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	2	78.81	75.45	6.44	104.44
01/01/95 TO 03/31/95	2	81.55	77.07	6.41	105.80
04/01/95 TO 06/30/95	1	69.23	69.23	0.00	100.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	1	92.46	92.46	0.00	100.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	1	74.04	74.04	0.00	100.00
07/01/95 TO 06/30/96	2	83.25	90.22	11.06	92.28

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GOSPER

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	8.69
Price-Related Differential:	103.23

Assessment Statistics For:	Commercial Real Property
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Assessment Statistics For:	Agricultural Land
Level of Value:	78.00
Coefficient of Dispersion:	12.85
Price-Related Differential:	100.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GOSPER County Assessor, by certified mail, return receipt requested, # P 411 645 387, on 19th day of May, 1997.

Stacey Bratsky

GOSPER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	87	MAX SALES RATIO:	131.76
TOTAL SALES PRICE:	3,861,206	MIN SALES RATIO:	66.78
TOTAL ASSESSED VALUE:	3,584,911		
MEDIAN:	94	COV [MEAN]:	11.67
MEAN:	96	STD:	11.20
AGGREGATE:	93	AVG. ABS. DEV:	8.17
COD [MEDIAN]:	8.69	PRD:	103.23

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ACREAGE	5	88.11	89.65	3.05	100.08
ELWOOD	36	98.12	94.27	8.43	103.65
JOHNSON LAKE	38	94.32	92.50	9.84	102.10
SMITHFIELD	2	90.40	88.11	6.66	102.59
VACELW	5	95.79	96.26	2.84	100.38
VACSM	1	92.00	92.00	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	57	94.15	92.84	8.80	102.60
1860 TO 1899	1	98.39	98.39	0.00	100.00
1900 TO 1919	4	100.98	98.26	4.31	102.29
1920 TO 1939	3	89.32	94.41	8.09	101.95
1940 TO 1949	1	100.49	100.49	0.00	100.00
1950 TO 1969	10	92.01	92.27	10.71	102.33
1970 TO 1979	6	98.95	91.68	9.00	106.34
1980 TO 1989	3	92.97	91.55	3.73	100.50
1990 TO 1996	2	93.23	93.23	0.31	100.01

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	3	108.46	95.20	5.93	110.22
101	54	94.83	94.60	7.83	101.66
102	2	120.14	115.56	9.67	103.97
104	7	93.76	92.21	5.31	103.35
201	1	81.43	81.43	0.00	100.00
202	1	109.37	109.37	0.00	100.00
600	1	95.91	95.91	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	10	94.54	89.11	9.49	102.38
20	43	94.92	94.70	7.85	103.01
30	13	94.74	96.05	8.66	102.30

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	6	89.25	89.76	2.94	100.09
100 TO 999	38	94.32	92.50	9.84	102.10
1000 TO 1999	1	99.54	99.54	0.00	100.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	39	97.94	94.43	7.97	103.47
20000 TO 79999	3	92.00	88.45	4.37	102.80

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	4	96.53	97.42	3.75	99.17
5000 TO 9999	6	99.42	100.55	6.47	100.90
10000 TO 19999	8	96.58	97.98	10.05	100.47
20000 TO 29999	17	98.29	95.69	7.66	100.43
30000 TO 39999	13	95.77	98.35	10.40	100.13
40000 TO 49999	6	102.15	101.54	10.50	100.10
50000 TO 59999	10	91.88	94.26	5.73	99.96
60000 TO 79999	11	93.45	93.10	6.74	100.09
80000 TO 99999	8	92.96	87.98	6.70	100.20
100000 TO 124999	2	79.68	79.57	10.04	100.14
125000 TO 149999	2	96.21	86.23	2.08	99.97
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	44	96.11	96.19	7.84	103.12
3	43	93.97	92.04	9.30	102.01

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
37-0004	38	94.32	92.50	9.84	102.10
37-0030	44	95.26	93.58	7.99	103.68
69-0054	5	92.00	89.40	3.52	101.38

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	9	94.74	92.52	6.83	105.43
10/01/94 TO 12/31/94	8	90.56	89.42	7.89	103.56
01/01/95 TO 03/31/95	12	97.89	97.90	6.95	101.26
04/01/95 TO 06/30/95	9	99.54	102.80	8.79	100.34
07/01/95 TO 09/30/95	13	93.45	85.68	11.06	105.00
10/01/95 TO 12/31/95	12	94.65	92.54	7.02	100.25
01/01/96 TO 03/31/96	11	93.55	90.50	6.47	104.09
04/01/96 TO 06/30/96	13	92.95	96.44	9.82	100.10
07/01/95 TO 06/30/96	49	93.52	91.52	8.73	102.00

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	47	93.78	93.13	7.36	102.82
6	38	94.32	92.50	9.84	102.10
7	2	110.63	110.59	1.96	100.04

Attachment 1

GOSPER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	6	MAX SALES RATIO:	115.95
TOTAL SALES PRICE:	157,000	MIN SALES RATIO:	65.54
TOTAL ASSESSED VALUE:	145,150		
MEDIAN:	105	COV (MEAN):	18.21
MEAN:	98	STD:	17.85
AGGREGATE:	92	AVG. ABS. DEV:	14.52
COD (MEDIAN):	13.83	PRD:	106.52

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ELWOOD	4	98.46	86.03	20.11	109.96
JOHNSON LAKE	2	104.72	104.35	3.80	100.35

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	112.85	108.35	4.49	101.38
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	65.54	65.54	0.00	100.00
1920 TO 1939	1	84.07	84.07	0.00	100.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	1	108.70	108.70	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	108.70	108.70	0.00	100.00
1 TO 999	1	100.74	100.74	0.00	100.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	4	98.46	86.03	20.11	109.96
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	98.46	99.36	14.62	99.09
20000 TO 39999	3	108.70	107.45	4.67	100.94
40000 TO 59999	1	65.54	65.54	0.00	100.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	4	98.46	86.03	20.11	109.96
3	2	104.72	104.35	3.80	100.35

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
37-0004	2	104.72	104.35	3.80	100.35
37-0030	3	112.85	105.74	8.42	98.63

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	3	112.85	86.37	14.89	113.59
01/01/95 TO 03/31/95	1	108.70	108.70	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	1	100.74	100.74	0.00	100.00
01/01/96 TO 03/31/96	1	84.07	84.07	0.00	100.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/96 TO 06/30/96	3	92.40	95.18	9.02	97.08

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	6	104.72	92.45	13.87	105.97

GOSPER COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	43	MAX SALES RATIO:	111.49
TOTAL SALES PRICE:	4,569,203	MIN SALES RATIO:	51.95
TOTAL ASSESSED VALUE:	3,608,217		
MEDIAN:	78	COV (MEAN):	16.22
MEAN:	79	STD:	12.81
AGGREGATE:	79	AVG. ABS. DEV:	10.02
COD (MEDIAN):	12.85	PRD:	100.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3637	3	76.01	72.34	6.05	99.55
3639	3	78.40	79.08	1.96	99.14
3641	1	97.66	97.66	0.00	100.00
3789	2	76.12	66.15	14.79	115.08
3791	4	89.53	87.64	12.03	101.70
3793	4	71.06	72.52	9.54	97.75
3871	1	83.97	83.97	0.00	100.00
3873	5	79.13	82.81	8.69	96.79
3875	4	74.66	69.33	7.92	106.28
4025	5	69.50	72.65	7.52	99.32
4027	3	86.53	86.45	11.12	98.02
4029	6	77.90	72.54	19.34	110.57
4031	3	88.27	96.95	5.84	94.42

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	1	87.38	87.38	0.00	100.00
40 TO 79.99	0	0.00	0.00	0.00	0.00
80 TO 159.99	13	76.01	73.41	11.30	105.60
160 TO 319.99	23	78.88	81.61	15.80	98.74
320 TO 639.99	5	75.91	78.21	4.06	98.48
640 TO 1399.99	1	79.55	79.55	0.00	100.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	12	73.21	72.14	13.72	104.03
GRASS	18	76.85	77.26	11.06	101.46
IRRGTD	10	79.79	81.90	13.68	101.06
N/A DRY	1	88.18	88.18	0.00	100.00
N/A GRASS	1	87.38	87.38	0.00	100.00
N/A IRRGTD	1	98.32	98.32	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	33	76.91	78.99	13.67	99.48
1 TO 10000000	10	79.51	78.93	9.56	103.90

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	6	85.85	85.68	12.34	102.13
40000 TO 59999	10	78.69	79.15	11.77	100.91
60000 TO 79999	4	72.21	71.16	6.97	100.22
80000 TO 99999	5	78.88	75.51	10.39	99.94
100000 TO 149999	6	68.02	70.52	10.14	100.33
150000 TO 199999	6	88.77	88.90	11.92	99.41
200000 TO 249999	2	91.31	91.60	13.34	99.68
250000 TO 499999	4	70.89	72.14	10.91	99.95
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	13	76.91	78.55	14.38	100.69
2	8	71.09	74.17	8.17	99.71
3	7	76.79	76.64	4.95	97.17
4	15	85.44	84.36	13.41	100.53

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
24-0015	1	97.66	97.66	0.00	100.00
32-0012	1	76.91	76.91	0.00	100.00
33-0018	13	85.44	82.41	13.79	102.11
33-0540	2	78.41	79.57	12.46	98.53
37-0004	2	78.40	79.08	1.90	99.14
37-0030	14	76.40	79.72	10.63	96.91
49-0054	10	71.09	71.69	11.80	104.51

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	76.91	76.91	0.00	100.00
10/01/93 TO 12/31/93	2	77.75	77.32	2.51	100.54
01/01/94 TO 03/31/94	6	74.09	75.27	13.77	101.84
04/01/94 TO 06/30/94	3	73.97	76.58	11.23	104.44
07/01/94 TO 09/30/94	1	87.38	87.38	0.00	100.00
10/01/94 TO 12/31/94	1	100.90	100.90	0.00	100.00
01/01/95 TO 03/31/95	9	78.88	82.56	11.22	96.56
04/01/95 TO 06/30/95	5	85.44	82.36	5.06	100.39
07/01/95 TO 09/30/95	2	94.21	82.25	18.34	114.53
10/01/95 TO 12/31/95	3	69.50	69.82	6.33	100.43
01/01/96 TO 03/31/96	7	66.54	75.88	16.37	95.84
04/01/96 TO 06/30/96	3	88.18	86.22	10.16	98.15
07/01/95 TO 06/30/96	15	76.01	76.43	15.84	101.34

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GRANT

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	53.43
Price-Related Differential:	152.63

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	1.56
Price-Related Differential:	100.00

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	14.58
Price-Related Differential:	100.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GRANT County Assessor, by certified mail, return receipt requested. # P 411 815 388

on 19th day of May 1997.

Stacy Bratsky

GRANT COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	13	MAX SALES RATIO:	296.72
TOTAL SALES PRICE:	156,500	MIN SALES RATIO:	26.28
TOTAL ASSESSED VALUE:	119,551		
MEDIAN:	96	COV (MEAN):	61.70
MEAN:	116	STD:	71.57
AGGREGATE:	76	AVG. ABS. DEV:	51.29
COD (MEDIAN):	53.43	PRD:	152.63

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASHBY	3	146.67	145.35	38.73	130.66
HYANNIS	8	85.20	56.88	41.17	156.65
WHITMAN	2	109.66	123.36	43.73	88.89

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	26.28	26.28	0.00	100.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	5	91.65	59.08	59.94	187.75
1940 TO 1949	2	88.13	87.10	10.80	101.18
1950 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	5	126.33	122.53	42.50	121.55
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	5	126.33	122.53	42.50	121.55
101	6	85.13	61.49	56.33	171.63

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	4	108.99	117.45	38.33	108.11
20	3	78.61	102.48	99.66	142.15
25	1	157.61	157.61	0.00	100.00
30	1	32.44	32.44	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	0	0.00	0.00	0.00	0.00
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	8	85.20	56.88	41.17	156.65
20000 TO 79999	5	146.67	137.24	36.31	114.98

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	211.19	227.44	33.68	95.93
5000 TO 9999	6	93.93	101.14	21.18	96.16
10000 TO 19999	2	52.45	52.23	49.89	100.42
20000 TO 29999	1	126.33	126.33	0.00	100.00
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	32.44	32.44	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	8	85.20	56.88	41.17	156.65
3	5	146.67	137.24	36.31	114.98

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
38-0001	8	85.20	56.88	41.17	156.65
38-0005	2	109.66	123.36	43.73	88.89
38-0007	3	146.67	145.35	38.73	130.66

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	119.18	120.50	33.36	98.08
10/01/94 TO 12/31/94	2	104.18	81.31	40.78	128.13
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	2	311.52	145.26	40.28	145.62
07/01/95 TO 09/30/95	4	93.93	72.12	30.21	108.08
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	3	78.61	47.33	75.80	226.96
07/01/95 TO 06/30/96	7	91.65	55.29	41.73	163.81

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	8	85.13	60.81	52.72	155.62
7	5	126.33	122.53	42.50	121.55

GRANT COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	2	MAX SALES RATIO:	101.55
TOTAL SALES PRICE:	50,000	MIN SALES RATIO:	98.43
TOTAL ASSESSED VALUE:	49,840		
MEDIAN:	100	COV (MEAN):	1.56
MEAN:	100	STD:	1.56
AGGREGATE:	100	AVG. ABS. DEV:	1.56
COD (MEDIAN):	1.56	PRD:	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASBY	1	101.55	101.55	0.00	100.00
HYANNIS	1	98.43	98.43	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	98.43	98.43	0.00	100.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	1	101.55	101.55	0.00	100.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
350	2	99.99	99.68	1.56	100.31

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	98.43	98.43	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	1	101.55	101.55	0.00	100.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	98.43	98.43	0.00	100.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	99.99	99.68	1.56	100.31
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	98.43	98.43	0.00	100.00
3	1	101.55	101.55	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
38-0007	1	101.55	101.55	0.00	100.00
38-0011	1	98.43	98.43	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	1	101.55	101.55	0.00	100.00
10/01/95 TO 12/31/95	1	98.43	98.43	0.00	100.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	2	99.99	99.68	1.56	100.31

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	2	99.99	99.68	1.56	100.31

GRANT COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	4	MAX SALES RATIO:	92.88
TOTAL SALES PRICE:	1,593,699	MIN SALES RATIO:	53.86
TOTAL ASSESSED VALUE:	1,175,870		
MEDIAN:	74	COV (MEAN):	18.76
MEAN:	74	STD:	13.88
AGGREGATE:	74	AVG. ABS. DEV:	10.79
COD (MEDIAN):	16.58	PRD:	100.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1429	1	53.86	53.86	0.00	100.00
1621	1	92.88	92.88	0.00	100.00
1623	2	74.37	74.44	2.79	99.89

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	0	0.00	0.00	0.00	0.00
80 TO 159.99	0	0.00	0.00	0.00	0.00
160 TO 319.99	0	0.00	0.00	0.00	0.00
320 TO 639.99	1	53.86	53.86	0.00	100.00
640 TO 1399.99	1	92.88	92.88	0.00	100.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	2	74.37	74.44	2.79	99.89
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	4	74.37	73.78	14.51	100.11

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	73.37	69.09	26.59	106.20
1 TO 10000000	2	74.37	74.44	2.79	99.89

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	92.88	92.88	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	53.86	53.86	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 9999999	2	74.37	74.44	2.79	99.89

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
38-0005	4	74.37	73.78	14.51	100.11

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	0	0.00	0.00	0.00	0.00
01/01/94 TO 03/31/94	0	0.00	0.00	0.00	0.00
04/01/94 TO 06/30/94	0	0.00	0.00	0.00	0.00
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	3	72.29	72.82	10.41	92.74
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	92.88	92.88	0.00	100.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	0	0.00	0.00	0.00	0.00

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: GREELEY

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	53.63
Price-Related Differential:	148.15

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	37.08
Price-Related Differential:	150.00

Assessment Statistics For:	Agricultural Land
Level of Value:	75.00
Coefficient of Dispersion:	18.68
Price-Related Differential:	102.74

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the GREELEY County Assessor, by certified mail, return receipt requested, # P411065389 on 19th day of May, 1997.

Stacy Bratkovsky

GREELEY COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	49	MAX SALES RATIO:	438.06
TOTAL SALES PRICE:	1,047,300	MIN SALES RATIO:	34.41
TOTAL ASSESSED VALUE:	844,695		
MEDIAN:	94	COV (MEAN):	68.16
MEAN:	120	STD:	81.79
AGGREGATE:	81	AVG. ABS. DEV:	50.41
COD (MEDIAN):	53.63	PRD:	148.15

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GREELEY	19	97.33	79.08	41.22	143.38
SCOTIA	7	110.20	99.43	17.93	111.44
SPALDING	11	86.45	85.01	69.15	150.94
WOLBACH	10	104.61	90.18	71.60	159.82

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	81.42	45.99	34.82	180.06
1860 TO 1899	11	84.21	66.73	52.66	157.07
1900 TO 1919	24	108.09	86.77	54.47	157.00
1920 TO 1939	2	82.06	85.00	14.65	96.54
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	2	128.92	96.88	38.26	133.07
1970 TO 1979	3	130.45	91.81	37.23	139.02
1980 TO 1989	3	83.26	82.34	32.25	124.92
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	1	130.45	130.45	0.00	100.00
101	32	106.39	84.75	46.93	144.71
102	2	61.65	59.75	16.98	103.18
104	8	87.30	77.43	54.66	163.36

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	28	119.31	96.77	47.72	144.24
30	15	72.38	71.85	35.04	118.94

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	2	43.89	44.94	21.59	97.65
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	19	97.33	79.08	41.22	143.38
20000 TO 79999	28	93.83	89.40	61.06	144.81

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	8	146.91	226.56	74.23	95.71
5000 TO 9999	11	139.94	146.88	19.32	101.25
10000 TO 19999	11	87.41	99.85	32.26	102.62
20000 TO 29999	7	86.45	87.93	18.65	99.07
30000 TO 39999	2	80.45	79.02	16.94	101.81
40000 TO 49999	3	79.59	78.33	4.67	99.99
50000 TO 59999	3	43.45	44.25	16.15	100.44
60000 TO 79999	4	53.31	57.24	9.99	100.52
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	47	97.33	85.54	51.73	143.75
3	2	43.89	44.94	21.59	97.65

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0007	19	97.33	79.08	41.22	143.38
39-0043	11	84.21	80.02	84.18	169.40
39-0055	12	83.02	76.66	71.23	157.17
39-0501	7	110.30	99.43	17.93	111.44

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	10	111.11	104.84	24.38	112.21
10/01/94 TO 12/31/94	4	79.09	66.52	36.41	136.03
01/01/95 TO 03/31/95	2	127.18	98.81	34.53	128.73
04/01/95 TO 06/30/95	8	132.93	79.81	28.50	144.33
07/01/95 TO 09/30/95	4	75.78	73.01	9.61	105.12
10/01/95 TO 12/31/95	7	122.38	159.70	100.62	132.65
01/01/96 TO 03/31/96	6	62.90	60.35	36.31	126.37
04/01/96 TO 06/30/96	8	85.81	70.12	57.99	161.36
07/01/95 TO 06/30/96	25	86.45	74.31	71.34	169.70

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	48	91.34	79.29	55.51	150.73
7	1	130.45	130.45	0.00	100.00

GREELEY COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES: 11
TOTAL SALES PRICE: 446,915
TOTAL ASSESSED VALUE: 266,420
MEDIAN: 96
MEAN: 90
AGGREGATE: 60
COD (MEDIAN): 37.08

MAX SALES RATIO: 166.00
MIN SALES RATIO: 16.27
COV (MEAN): 49.14
STD: 44.23
AVG. ABS. DEV: 35.60
PRD: 150.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GREELEY	2	71.78	54.37	34.20	132.01
SCOTIA	3	103.21	94.62	32.59	117.77
SPALDING	5	87.09	61.69	50.77	132.60
WOLBACH	1	100.76	100.76	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	103.21	103.21	0.00	100.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	5	65.10	46.12	54.01	148.19
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	1	146.05	146.05	0.00	100.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	2	131.16	101.93	26.56	128.68
1980 TO 1989	1	87.09	87.09	0.00	100.00
1990 TO 1996	1	47.23	47.23	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
346	1	47.23	47.23	0.00	100.00
349	1	16.27	16.27	0.00	100.00
350	2	95.15	88.72	8.47	107.26
353	5	100.76	96.86	21.85	110.28
433	1	166.00	166.00	0.00	100.00
442	1	34.14	34.14	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	100.76	86.77	24.81	111.16
20	4	36.16	46.85	66.65	166.75

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	47.23	47.23	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	96.33	96.33	0.00	100.00
30000 TO 39999	8	95.15	65.96	44.42	140.86
40000 TO 59999	1	100.76	100.76	0.00	100.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	4	135.75	106.91	22.38	117.53
5000 TO 9999	1	103.21	103.21	0.00	100.00
10000 TO 19999	2	58.52	50.31	72.20	116.53
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	2	65.23	60.32	47.67	108.14
60000 TO 79999	1	87.09	87.09	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	47.23	47.23	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	11	96.33	59.61	36.96	150.61

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0007	2	71.78	54.37	34.20	132.01
39-0043	1	100.76	100.76	0.00	100.00
39-0055	5	87.09	61.69	50.77	132.60
39-0501	3	103.21	94.62	32.59	117.77

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	105.57	86.61	38.34	121.90
10/01/94 TO 12/31/94	1	166.00	166.00	0.00	100.00
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	96.33	96.33	0.00	100.00
07/01/95 TO 09/30/95	2	105.27	89.67	18.04	118.51
10/01/95 TO 12/31/95	2	68.68	41.94	50.29	163.76
01/01/96 TO 03/31/96	2	74.00	49.43	35.17	149.70
04/01/96 TO 06/30/96	1	16.27	16.27	0.00	100.00
07/01/95 TO 06/30/96	7	87.09	53.89	38.02	136.30

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	11	96.33	59.61	36.96	150.61

GREELEY COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES: 54
TOTAL SALES PRICE: 6,296,460
TOTAL ASSESSED VALUE: 4,576,335
MEDIAN: 75
MEAN: 75
AGGREGATE: 73
COD (MEDIAN): 18.68

MAX SALES RATIO: 140.34
MIN SALES RATIO: 35.21
COV (MEAN): 24.75
STD: 18.56
AVG. ABS. DEV: 14.01
PRD: 102.74

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2043	1	67.04	67.04	0.00	100.00
2047	4	57.63	63.02	33.04	100.62
2049	2	58.04	57.98	2.63	100.10
2135	3	56.57	59.16	3.28	97.36
2137	1	77.92	77.92	0.00	100.00
2139	3	83.34	88.01	7.18	100.35
2327	8	82.38	83.48	27.45	104.00
2329	6	80.20	81.77	10.88	101.59
2331	2	70.37	70.37	7.82	100.00
2333	1	48.46	48.46	0.00	100.00
2423	6	78.59	74.85	15.09	105.11
2425	7	68.85	72.73	12.68	97.29
2427	6	69.05	72.14	10.58	101.84
2429	4	75.86	73.04	10.17	101.09

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	6	60.80	59.29	12.55	104.32
80 TO 159.99	26	72.02	71.18	23.53	105.78
160 TO 319.99	9	79.02	74.39	8.97	103.98
320 TO 639.99	12	80.83	77.07	14.46	103.54
640 TO 1399.99	1	67.04	67.04	0.00	100.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	8	67.39	92.11	17.04	97.01
GRASS	27	68.85	71.54	15.35	100.03
IRRGTD	16	69.05	67.55	22.53	103.52
N/A DRY	1	83.64	83.64	0.00	100.00
N/A GRASS	1	104.19	104.19	0.00	100.00
N/A IRRGTD	1	84.47	94.47	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	35	69.03	71.52	18.92	101.87
1 TO 10000000	19	77.33	74.30	18.81	105.17

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	4	78.61	77.62	12.59	97.21
40000 TO 59999	8	66.16	67.57	8.94	100.21
60000 TO 79999	6	101.13	95.21	22.59	98.72
80000 TO 99999	5	75.87	74.82	4.48	99.65
100000 TO 149999	14	79.59	78.07	21.19	100.99
150000 TO 199999	10	66.06	68.03	17.19	99.41
200000 TO 249999	3	67.04	69.93	10.89	101.26
250000 TO 499999	4	64.32	66.41	12.94	99.92
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0007	8	80.43	82.15	8.59	99.01
39-0043	14	73.38	70.76	16.29	102.54
39-0055	9	56.57	60.41	16.65	99.79
39-0501	23	75.10	77.06	19.07	103.20

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	57.86	57.86	0.00	100.00
10/01/93 TO 12/31/93	0	0.00	0.00	0.00	0.00
01/01/94 TO 03/31/94	12	72.02	72.75	15.22	100.61
04/01/94 TO 06/30/94	2	78.55	70.58	12.07	111.29
07/01/94 TO 09/30/94	4	72.11	75.98	15.18	96.24
10/01/94 TO 12/31/94	4	75.29	71.98	4.58	103.03
01/01/95 TO 03/31/95	8	70.37	70.17	19.50	102.99
04/01/95 TO 06/30/95	5	65.50	61.54	8.95	108.13
07/01/95 TO 09/30/95	1	98.07	98.07	0.00	100.00
10/01/95 TO 12/31/95	5	82.83	74.68	33.68	104.36
01/01/96 TO 03/31/96	6	80.83	77.93	12.93	103.71
04/01/96 TO 06/30/96	8	69.71	74.13	24.69	101.99
07/01/95 TO 06/30/96	20	80.83	76.29	23.48	104.16

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HALL

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	17.69
Price-Related Differential:	101.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	95.00
Coefficient of Dispersion:	29.15
Price-Related Differential:	108.99

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	20.29
Price-Related Differential:	105.19

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HALL County Assessor, by certified mail, return receipt requested, # P 414 065 390 on 19th day of May, 1997.

Stacey Grabowsky

HALL COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/17/97 PAGE: 1

QUALIFIED SALES:	1925	MAX SALES RATIO:	324.29
TOTAL SALES PRICE:	120,994,300	MIN SALES RATIO:	14.30
TOTAL ASSESSED VALUE:	111,488,955		
MEDIAN:	93	COV (MEAN):	27.88
MEAN:	93	STD:	25.93
AGGREGATE:	92	AVG. ABS. DEV:	16.45
COD (MEDIAN):	17.69	PRD:	101.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALDA	32	77.69	77.61	34.00	90.86
CAIRO	20	99.32	96.03	25.01	107.77
DONIPHAN	50	87.93	84.85	21.66	101.76
GRAND ISLAND	1694	92.77	92.49	16.42	100.80
WOOD RIVER	34	93.73	88.93	30.63	102.15

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	284	85.82	85.54	34.05	101.76
1860 TO 1899	36	95.44	98.77	30.84	109.76
1900 TO 1919	223	97.97	93.76	22.24	105.61
1920 TO 1939	246	88.58	86.71	17.81	102.96
1940 TO 1949	134	89.71	89.42	14.02	100.90
1950 TO 1969	411	94.67	94.66	12.48	101.27
1970 TO 1979	306	94.52	93.55	12.07	99.43
1980 TO 1989	169	94.53	92.70	12.19	99.52
1990 TO 1996	116	94.89	91.22	10.19	101.43

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	37	72.87	61.64	33.88	116.42
101	1227	93.22	92.63	14.68	101.83
102	89	99.68	95.40	14.73	104.31
103	81	91.18	91.33	11.75	101.13
104	100	99.04	93.57	16.00	104.87
106	5	64.93	64.64	13.43	103.92
107	3	101.20	90.71	19.62	104.15
111	40	95.61	93.19	9.28	100.33
301	16	83.04	81.92	18.36	105.51
302	8	95.70	98.32	8.01	97.55
303	4	93.35	94.13	3.87	98.98
304	16	98.82	97.02	10.16	101.11
305	6	102.88	107.35	13.74	99.28
306	1	113.00	113.00	0.00	100.00
307	2	72.17	83.18	38.90	86.76
308	4	84.87	83.86	8.26	103.75
310	1	94.38	94.38	0.00	100.00
311	1	113.33	113.33	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	12	100.31	101.87	21.25	104.64
20	278	96.70	93.08	21.82	104.38
25	2	101.18	101.18	9.80	100.00
30	1232	92.47	92.00	13.76	101.19
35	1	73.41	73.41	0.00	100.00
40	105	99.22	94.53	9.44	100.80
50	11	99.27	91.00	11.73	101.60

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	15	82.13	67.94	22.52	111.73
100 TO 999	73	98.23	94.86	22.04	99.89
1000 TO 1999	76	91.94	90.77	25.53	107.14
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	1	26.50	26.50	0.00	100.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	20	110.09	104.33	41.98	104.18
5000 TO 9999	75	87.16	92.44	47.60	100.20
10000 TO 19999	152	92.14	95.40	32.97	100.71
20000 TO 29999	138	93.08	95.71	27.79	99.43
30000 TO 39999	160	96.36	97.71	24.93	100.19
40000 TO 49999	208	90.96	89.52	15.94	100.06
50000 TO 59999	239	89.49	89.37	14.34	100.00
60000 TO 79999	426	92.71	93.10	10.51	99.90
80000 TO 99999	256	95.30	94.40	9.64	100.00
100000 TO 124999	116	91.22	89.23	12.00	100.04
125000 TO 149999	73	95.31	91.72	11.53	100.14
150000 TO 199999	48	95.35	92.30	10.89	99.99
200000 TO 249999	7	77.41	75.97	11.75	99.74
250000 TO 499999	7	84.07	89.31	10.64	100.37
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1750	92.84	92.49	16.96	100.60
2	150	95.63	93.18	23.54	103.49
3	24	69.19	66.50	30.04	99.83

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
40-0002	1711	93.09	92.65	16.74	101.35
40-0003	19	85.20	86.81	27.21	89.93
40-0008	37	93.25	82.26	33.19	105.14
40-0012	33	78.50	86.30	33.74	82.50
40-0016	1	22.93	22.93	0.00	100.00
40-0026	81	91.57	86.37	17.71	102.10
40-0028	10	95.22	90.35	26.71	99.65
40-0501	13	82.13	89.46	22.54	95.59
47-0100	20	99.32	96.03	25.01	107.77

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	261	98.21	94.37	15.51	99.90
10/01/94 TO 12/31/94	204	97.90	95.81	20.40	105.22
01/01/95 TO 03/31/95	200	95.38	93.65	16.17	102.46
04/01/95 TO 06/30/95	295	95.87	93.93	15.69	101.03
07/01/95 TO 09/30/95	247	90.82	91.25	16.34	98.50
10/01/95 TO 12/31/95	233	89.33	91.10	17.68	99.29
01/01/96 TO 03/31/96	214	89.90	90.06	18.75	99.47
04/01/96 TO 06/30/96	271	86.56	88.12	19.01	101.11
07/01/95 TO 06/30/96	965	89.29	90.07	17.94	99.63

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1888	93.08	92.50	17.37	100.99
6	1	37.15	37.15	0.00	100.00
7	36	69.35	60.84	34.66	115.69

(Residential Sales Continued on Next Page)

Attachment 1

HALL COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	165	MAX SALES RATIO:	294.48
TOTAL SALES PRICE:	27,158,953	MIN SALES RATIO:	16.10
TOTAL ASSESSED VALUE:	24,059,151		
MEDIAN:	95	COV (MEAN):	46.71
MEAN:	97	STD:	45.31
AGGREGATE:	89	AVG. ABS. DEV:	27.69
COD (MEDIAN):	29.15	PRD:	108.99

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALDA	2	54.37	51.88	7.24	104.79
CAIRO	3	97.99	72.89	68.33	172.47
DONIPHAN	2	81.57	77.50	29.95	105.25
GRAND ISLAND	155	93.33	88.88	27.82	108.32
WOOD RIVER	2	100.00	100.00	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	35	92.94	78.62	30.44	120.45
1860 TO 1899	1	36.14	36.14	0.00	100.00
1900 TO 1919	18	87.96	86.12	34.61	112.42
1920 TO 1939	17	100.00	104.61	36.36	106.48
1940 TO 1949	10	94.11	88.71	40.71	113.56
1950 TO 1959	10	100.00	96.91	11.88	106.82
1960 TO 1969	17	100.00	104.57	39.84	104.80
1970 TO 1979	30	92.76	94.70	23.08	97.23
1980 TO 1989	22	89.50	84.46	15.04	108.10
1990 TO 1996	4	87.94	91.63	34.75	94.90

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
300	9	96.69	103.28	27.46	107.11
303	1	80.36	90.36	0.00	100.00
309	3	177.39	198.11	25.96	96.46
316	1	104.48	104.48	0.00	100.00
319	1	115.47	115.47	0.00	100.00
325	19	96.62	85.41	16.73	102.35
326	6	92.72	89.83	49.32	136.13
334	1	100.00	100.00	0.00	100.00
342	1	86.29	86.29	0.00	100.00
343	1	73.21	73.21	0.00	100.00
344	12	91.85	97.17	26.48	86.91
349	3	92.44	56.15	24.70	161.26
350	6	97.11	90.13	14.55	100.99
352	14	87.38	86.51	26.19	113.63
353	26	91.75	92.87	31.51	104.84
358	1	125.71	125.71	0.00	100.00
387	2	116.82	117.10	0.67	99.75
389	3	80.00	80.40	10.13	96.32
406	13	90.00	99.10	35.60	91.52
407	4	123.53	121.94	10.57	94.66
410	1	87.80	87.80	0.00	100.00
419	1	134.64	134.64	0.00	100.00
421	1	64.28	64.28	0.00	100.00
442	2	43.41	44.14	9.86	98.34
444	1	63.33	63.33	0.00	100.00
851	1	88.25	88.25	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	5	97.99	55.63	24.04	164.74
3	1	107.00	107.00	0.00	100.00
10	14	81.69	79.72	49.29	110.77
15	4	59.41	60.90	15.29	98.85
20	93	96.25	91.62	24.11	105.36
25	2	168.50	231.20	62.02	72.88
30	7	98.00	96.88	39.63	115.33

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	100.00	100.00	0.00	100.00
5000 TO 9999	4	156.96	155.93	70.79	100.32
10000 TO 19999	5	129.00	128.83	32.85	103.42
20000 TO 39999	25	97.78	104.14	21.56	98.88
40000 TO 59999	28	100.42	101.54	37.83	99.51
60000 TO 79999	22	98.67	96.41	32.61	98.63
80000 TO 99999	11	85.56	82.36	20.64	100.77
100000 TO 149999	27	92.31	93.26	18.48	100.25
150000 TO 199999	14	95.43	90.01	14.29	100.07
200000 TO 499999	22	92.21	85.06	27.11	107.87
500000 TO 999999	3	79.14	69.25	21.59	99.11
1000000 TO 4999999	3	90.81	89.74	11.70	94.95
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	157	93.33	88.28	27.69	107.67
2	3	221.76	134.88	26.23	157.23
3	4	85.60	80.20	21.40	104.16

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
40-0002	155	93.33	88.87	29.08	109.65
40-0003	1	50.43	50.43	0.00	100.00
40-0008	2	100.00	100.00	0.00	100.00
40-0012	1	58.31	58.31	0.00	100.00
40-0026	2	81.57	77.50	29.95	105.25
40-0501	1	112.50	112.50	0.00	100.00
47-0100	3	97.99	72.89	68.33	172.47

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	21	98.87	101.44	23.06	99.36
10/01/94 TO 12/31/94	6	100.00	104.25	24.44	98.85
01/01/95 TO 03/31/95	26	99.95	87.28	19.79	113.70
04/01/95 TO 06/30/95	19	100.00	90.93	32.57	108.13
07/01/95 TO 09/30/95	24	88.03	76.63	25.82	117.30
10/01/95 TO 12/31/95	22	90.22	86.06	32.92	117.21
01/01/96 TO 03/31/96	21	92.94	85.59	31.17	103.76
04/01/96 TO 06/30/96	26	87.30	83.59	38.66	111.51
07/01/95 TO 06/30/96	93	88.31	86.61	32.82	110.29

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	22	96.64	91.14	28.79	118.09
1 TO 10000000	143	92.31	88.42	29.66	108.34

(Commercial Sales Continued on Next Page)

HALL COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/17/97 PAGE: 2

QUALIFIED SALES:	1925	MAX SALES RATIO:	324.29
TOTAL SALES PRICE:	120,994,300	MIN SALES RATIO:	14.30
TOTAL ASSESSED VALUE:	111,488,955		
MEDIAN:	93	COV (MEAN):	27.88
MEAN:	93	STD:	25.93
AGGREGATE:	92	AVG. ABS. DEV:	16.45
COD (MEDIAN):	17.69	PRD:	101.09

6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1633	92.76	92.54	16.21	100.91
20000 TO 79999	127	91.53	88.91	28.29	97.20

HALL COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 2

QUALIFIED SALES:	165	MAX SALES RATIO:	294.48
TOTAL SALES PRICE:	27,158,983	MIN SALES RATIO:	16.10
TOTAL ASSESSED VALUE:	24,059,157		
MEDIAN:	95	COV (MEAN):	46.71
MEAN:	97	STD:	45.31
AGGREGATE:	89	AVG. ABS. DEV:	27.69
COD (MEDIAN):	29.15	PRD:	108.99

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	101.01	101.01	0.00	100.00
10001	25	97.78	98.43	30.99	100.73
10060	1	41.89	41.89	0.00	100.00
10100	3	68.24	80.56	15.75	94.54
10165	2	93.27	92.71	7.22	100.61
10195	1	40.00	40.00	0.00	100.00
10210	3	182.00	200.74	18.35	104.25
10360	2	92.76	91.88	5.34	100.95
10422	1	99.74	99.74	0.00	100.00
10630	1	73.21	73.21	0.00	100.00
10660	2	90.32	96.11	28.83	93.98
11165	2	79.34	74.40	10.56	106.65
11167	1	33.70	33.70	0.00	100.00
11180	1	98.46	98.46	0.00	100.00
11225	6	96.67	116.59	43.63	97.37
11305	2	195.12	83.01	53.85	210.97
11315	2	78.05	69.87	32.38	111.71
11355	1	92.94	92.94	0.00	100.00
11638	1	90.40	90.40	0.00	100.00
11645	1	101.00	101.00	0.00	100.00
11695	1	87.05	87.05	0.00	100.00
11885	4	93.72	91.53	19.64	92.84
11895	1	93.22	93.22	0.00	100.00
11915	1	87.82	87.82	0.00	100.00
12075	1	62.44	62.44	0.00	100.00
12085	2	97.53	103.56	10.56	94.09
12205	1	64.74	64.74	0.00	100.00
12263	1	38.50	38.50	0.00	100.00
12375	1	98.87	98.87	0.00	100.00
12415	3	96.47	99.53	5.03	99.10
12715	1	106.58	106.58	0.00	100.00
12865	3	80.36	129.21	79.37	89.32
12975	1	91.20	91.20	0.00	100.00
12985	1	100.18	100.18	0.00	100.00
13005	2	74.81	82.24	15.34	90.97
13065	2	109.98	139.61	5.83	100.34
13495	1	88.31	88.31	0.00	100.00
13515	3	103.45	100.67	11.46	98.94
13612	1	100.00	100.00	0.00	100.00
13675	3	62.88	65.51	27.71	107.17
13885	1	88.25	88.25	0.00	100.00
13975	1	58.18	58.18	0.00	100.00
14100	1	96.41	96.41	0.00	100.00
14158	1	79.14	79.14	0.00	100.00
14170	5	75.17	73.92	27.06	119.22
14185	1	100.00	100.00	0.00	100.00
14220	1	95.74	95.74	0.00	100.00
14320	2	84.83	77.20	22.60	109.87
14800	1	103.23	103.23	0.00	100.00
14920	1	84.21	84.21	0.00	100.00
15025	2	71.15	70.92	3.89	100.33
15115	2	123.53	123.53	0.00	100.00
15389	1	99.90	99.90	0.00	100.00
15392	2	75.71	75.71	0.00	100.00
15735	2	95.43	95.43	0.00	100.00
15890	3	125.71	111.66	15.68	99.54
15912	2	97.94	97.94	1.09	100.00
15913	1	143.90	143.90	0.00	100.00
15950	2	87.35	86.35	10.70	101.16

(Commercial Sales Continued on Next Page)

HALL COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	68	MAX SALES RATIO:	157.70
TOTAL SALES PRICE:	11,904,358	MIN SALES RATIO:	44.55
TOTAL ASSESSED VALUE:	9,118,535		
MEDIAN:	76	COV (MEAN):	28.35
MEAN:	81	STD:	22.96
AGGREGATE:	77	AVG. ABS. DEV:	15.42
COD (MEDIAN):	20.29	PRD:	105.19

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	1	62.33	62.33	0.00	100.00
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	2	101.50	100.89	11.26	100.60
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 69999	2	93.64	91.44	13.48	102.40
70000 TO 79999	6	120.37	116.29	18.68	100.38
80000 TO 89999	6	80.77	82.27	9.70	100.35
90000 TO 99999	1	63.88	63.88	0.00	100.00
100000 TO 109999	3	56.91	51.92	9.00	99.54
110000 TO 124999	4	81.54	78.55	9.41	100.01
125000 TO 174999	13	80.37	84.64	24.80	101.14
175000 TO 249999	13	72.35	71.61	16.19	99.61
250000 TO 499999	15	74.44	74.81	8.95	100.46
500000 TO 9999999	2	66.79	66.68	12.02	100.17

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	90.35	77.31	17.61	116.86
10/01/93 TO 12/31/93	3	75.48	75.85	7.03	105.33
01/01/94 TO 03/31/94	9	82.39	86.73	26.03	109.48
04/01/94 TO 06/30/94	4	89.61	99.46	17.76	104.68
07/01/94 TO 09/30/94	4	69.35	71.80	11.55	94.75
10/01/94 TO 12/31/94	8	80.64	90.36	30.79	104.26
01/01/95 TO 03/31/95	17	75.99	72.02	17.00	103.65
04/01/95 TO 06/30/95	4	82.71	78.58	8.73	105.29
07/01/95 TO 12/31/95	6	57.86	60.61	7.23	98.43
01/01/96 TO 06/30/96	11	79.47	76.78	14.17	103.99

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	3	71.06	68.14	10.26	102.70
GRASS	8	84.26	83.54	24.60	104.63
IRRGTD	56	75.98	76.37	19.69	106.16
N/A GRASS	1	62.33	62.33	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0003	1	106.26	106.26	0.00	100.00
10-0019	4	83.64	81.57	5.46	99.63
18-0101	2	126.32	112.89	24.84	111.91
40-0003	3	79.47	73.63	11.00	98.71
40-0008	7	74.44	72.21	11.01	104.97
40-0012	1	54.97	54.97	0.00	100.00
40-0016	6	66.79	68.42	14.65	102.92
40-0026	22	78.21	78.38	18.55	107.39
40-0028	1	66.64	66.64	0.00	100.00
40-0501	9	64.34	70.25	19.79	101.76
47-0100	12	76.62	84.47	26.84	102.55

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	1	121.69	121.69	0.00	100.00
40 TO 79.99	19	77.26	72.08	19.29	107.14
80 TO 159.99	27	76.05	79.18	22.41	106.59
160 TO 639.99	21	74.44	75.58	16.24	103.98
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3209	5	74.82	73.05	15.42	102.68
3211	4	68.56	66.48	18.77	100.92
3213	5	75.99	72.10	18.55	107.04
3215	7	78.45	94.28	31.66	99.03
3309	1	75.48	75.48	0.00	100.00
3311	5	64.65	66.73	12.89	102.13
3313	1	82.39	82.39	0.00	100.00
3315	1	66.64	66.64	0.00	100.00
3433	6	89.96	87.95	12.68	106.33
3435	2	60.33	60.78	6.91	99.27
3437	4	85.89	80.90	7.92	103.63
3439	3	85.23	78.95	4.77	103.98
3533	3	82.06	81.14	14.11	106.75
3535	3	73.66	70.47	8.72	103.11
3537	8	78.21	80.30	27.23	111.29
3539	7	74.14	82.63	21.86	106.25
3540	1	54.97	54.97	0.00	100.00

HALL COUNTY STATISTICAL REPORT

COMMERCIAL REAL PROPERTY QUALIFIED SALES

QUALIFIED SALES:	165	MAX SALES RATIO:	294.48
TOTAL SALES PRICE:	27,158,953	MIN SALES RATIO:	16.10
TOTAL ASSESSED VALUE:	24,059,157		
MEDIAN:	95	COV (MEAN):	46.71
MEAN:	97	STD:	45.31
AGGREGATE:	89	AVG. ABS. DEV:	27.69
COD (MEDIAN):	29.15	PRD:	108.99

16210	2	91.58	91.72	9.67	99.85
16270	3	34.07	33.93	4.41	102.33
16283	2	116.01	116.00	0.14	100.01
16290	1	85.56	85.56	0.00	100.00
16300	13	99.90	95.02	11.62	105.77
20000	3	74.18	101.07	38.41	63.28
20005	2	139.57	58.82	71.96	237.26
25005	1	97.99	97.99	0.00	100.00
40005	1	58.31	58.31	0.00	100.00
50005	2	100.00	100.00	0.00	100.00
60005	1	57.14	57.14	0.00	100.00
60115	1	106.00	106.00	0.00	100.00

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HAMILTON

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	13.07
Price-Related Differential:	105.38

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	25.96
Price-Related Differential:	88.12

Assessment Statistics For:	Agricultural Land
Level of Value:	80.00
Coefficient of Dispersion:	17.68
Price-Related Differential:	106.59

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HAMILTON County Assessor, by certified mail, return receipt requested, # P 414 645 391 on 19th day of May, 1997.

Stacey Bratkovsky

HAMILTON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	324	MAX SALES RATIO:	258.77
TOTAL SALES PRICE:	15,443,376	MIN SALES RATIO:	33.00
TOTAL ASSESSED VALUE:	14,288,630		
MEDIAN:	96	COV (MEAN):	24.04
MEAN:	98	STD:	23.56
AGGREGATE:	93	AVG. ABS. DEV:	12.55
COD (MEDIAN):	13.07	PRD:	105.38

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ACREAGE	20	71.85	71.50	21.00	98.97
AURORA	204	96.43	96.49	10.64	103.42
GILTNER	23	98.96	99.25	11.79	101.29
HAMPTON	19	99.12	102.35	5.95	100.48
HILLCREST	3	92.31	75.51	27.97	138.99
HORDVILLE	3	179.67	145.60	14.39	106.19
MARQUETTE	14	96.26	96.42	4.27	100.86
PARADISE LAKE	1	73.16	73.16	0.00	100.00
PHILLIPS	3	96.55	97.26	7.89	101.38
RATHJES	1	46.86	46.86	0.00	100.00
STOCKHAM	2	170.88	202.67	51.43	84.32
SUNSET TERRACE	5	69.19	70.22	27.21	97.64
TURTLE BEACH	12	100.00	99.97	5.74	100.95
VALLEY VIEW	1	79.11	79.11	0.00	100.00
WILLOW BEND	7	81.63	85.15	9.77	98.19

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	76	95.68	91.88	18.93	108.41
1860 TO 1899	5	99.55	100.13	18.49	114.31
1900 TO 1919	97	96.28	91.91	13.22	106.16
1920 TO 1939	36	98.64	94.64	8.00	104.46
1940 TO 1949	2	85.91	87.09	8.53	98.65
1950 TO 1969	28	97.61	95.19	12.68	107.60
1970 TO 1979	36	95.40	89.83	11.57	105.78
1980 TO 1989	15	96.81	87.15	10.80	102.82
1990 TO 1996	27	95.93	95.37	5.52	100.02

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	14	92.92	90.15	10.65	101.95
101	173	96.81	92.79	10.82	105.49
102	19	96.10	91.69	10.04	101.52
103	1	99.25	99.25	0.00	100.00
104	38	96.26	91.22	14.14	108.13
107	2	71.45	78.55	32.86	90.96
207	1	108.00	108.00	0.00	100.00
300	1	89.42	89.42	0.00	100.00
301	4	104.65	108.01	7.56	99.37
302	1	88.71	88.71	0.00	100.00
305	1	85.32	85.32	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	5	98.55	83.67	20.65	100.03
20	68	97.12	96.84	14.02	107.70
30	144	95.91	91.54	10.38	104.05
35	2	98.15	98.37	8.90	99.77
40	28	96.90	92.75	6.94	102.69
50	2	78.62	80.43	7.74	97.75

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	54	80.97	75.12	21.60	107.44
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	1	97.54	97.54	0.00	100.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	1	91.68	91.68	0.00	100.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	20	101.12	116.84	31.86	103.85
5000 TO 9999	30	104.72	106.04	24.20	103.07
10000 TO 19999	48	97.58	99.52	13.96	99.60
20000 TO 29999	27	96.35	97.83	6.51	100.15
30000 TO 39999	37	97.04	101.05	13.39	100.42
40000 TO 49999	30	96.43	93.52	8.64	99.95
50000 TO 59999	18	95.92	97.40	4.86	100.09
60000 TO 79999	59	95.92	92.39	7.75	99.98
80000 TO 99999	27	96.81	91.92	6.79	99.77
100000 TO 124999	14	94.21	88.97	14.15	100.11
125000 TO 149999	8	95.34	89.75	8.80	99.90
150000 TO 199999	4	80.15	78.09	15.89	100.65
200000 TO 249999	1	56.61	56.61	0.00	100.00
250000 TO 499999	1	84.70	84.70	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	271	96.85	97.69	11.19	103.62
2	1	56.61	56.61	0.00	100.00
3	52	83.17	76.62	21.13	106.80

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1493	1	98.11	98.11	0.00	100.00
18-0101	1	102.41	102.41	0.00	100.00
40-0026	1	56.75	56.75	0.00	100.00
41-0001	36	96.26	88.76	10.16	104.90
41-0002	27	98.55	88.24	16.14	108.33
41-0004	1	80.97	80.97	0.00	100.00
41-0022	1	90.41	90.41	0.00	100.00
41-0091	19	99.12	94.96	11.51	108.43
41-0504	229	96.19	93.82	12.48	104.83
72-0072	5	103.29	79.95	40.15	154.34

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	55	96.74	87.97	18.69	118.37
10/01/94 TO 12/31/94	27	96.59	94.99	13.44	105.87
01/01/95 TO 03/31/95	31	97.61	98.09	11.01	101.68
04/01/95 TO 06/30/95	47	96.53	93.74	11.57	103.80
07/01/95 TO 09/30/95	43	95.43	94.58	11.97	104.38
10/01/95 TO 12/31/95	36	98.32	95.87	8.31	103.18
01/01/96 TO 03/31/96	39	94.15	91.50	9.77	99.38
04/01/96 TO 06/30/96	46	94.59	89.45	13.60	104.13
07/01/96 TO 06/30/96	164	96.21	92.40	11.78	103.20

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	306	96.52	92.56	13.15	106.26
6	7	85.71	90.11	8.54	98.85
7	11	93.72	96.64	10.59	96.70
5000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	193	96.44	97.21	10.16	102.88
20000 TO 79999	69	98.58	100.76	11.32	104.94

HAMILTON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/06/97 PAGE: 1

QUALIFIED SALES:	17	MAX SALES RATIO:	157.84
TOTAL SALES PRICE:	737,586	MIN SALES RATIO:	11.00
TOTAL ASSESSED VALUE:	747,431		
MEDIAN:	96	COV (MEAN):	37.18
MEAN:	89	STD:	33.09
AGGREGATE:	101	AVG. ABS. DEV:	24.92
COD (MEDIAN):	25.96	PRD:	88.12

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AURORA	9	99.04	112.15	21.83	91.25
GILTNER	1	11.00	11.00	0.00	100.00
HAMPTON	4	63.42	68.07	22.98	104.06
HORNVILLE	1	112.20	112.20	0.00	100.00
MARQUETTE	1	84.80	84.80	0.00	100.00
STOCKMAN	1	96.07	96.07	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	96.61	106.06	12.23	91.09
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	7	97.31	91.11	25.98	106.30
1920 TO 1939	2	85.40	86.45	18.39	98.79
1940 TO 1949	1	61.12	61.12	0.00	100.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	1	60.51	60.51	0.00	100.00
1970 TO 1979	3	57.13	78.98	25.47	89.29
1980 TO 1989	1	133.30	133.30	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
306	1	97.31	97.31	0.00	100.00
316	1	61.12	61.12	0.00	100.00
325	1	55.39	55.39	0.00	100.00
341	1	60.51	60.51	0.00	100.00
344	2	126.30	122.31	24.98	103.25
350	3	101.11	52.31	33.36	142.93
353	3	99.04	98.50	13.14	93.91
362	1	96.07	96.07	0.00	100.00
406	1	57.13	57.13	0.00	100.00
421	1	133.30	133.30	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	10	82.88	73.85	31.30	104.92
20	4	96.33	100.42	26.88	101.34
30	1	133.30	133.30	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	72.96	61.41	26.23	118.80
1 TO 999	2	120.86	132.91	10.29	90.93
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	6	98.17	97.00	19.19	106.22
20000 TO 39999	2	53.53	14.41	79.45	371.46
40000 TO 59999	4	63.42	68.07	22.98	104.06
60000 TO 79999	1	112.20	112.20	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	96.07	103.75	8.20	92.94
5000 TO 9999	1	112.20	112.20	0.00	100.00
10000 TO 19999	1	69.70	69.70	0.00	100.00
20000 TO 39999	6	75.94	72.35	50.52	109.93
40000 TO 59999	3	97.31	90.28	16.32	98.64
60000 TO 79999	2	79.78	81.74	24.15	97.50
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	133.30	133.30	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	13	84.80	79.78	32.21	103.12
2	1	96.07	96.07	0.00	100.00
3	2	120.86	132.91	10.29	90.93

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
41-0001	1	84.80	84.80	0.00	100.00
41-0091	2	62.55	60.15	11.44	103.98
41-0504	7	108.42	118.70	18.77	92.16

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	84.80	79.79	14.22	101.61
10/01/94 TO 12/31/94	3	108.75	126.75	19.49	81.99
01/01/95 TO 03/31/95	4	103.73	97.43	26.95	107.95
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	4	98.59	99.36	5.70	101.68
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	2	35.76	40.96	69.24	87.30
04/01/96 TO 06/30/96	1	57.13	57.13	0.00	100.00
07/01/95 TO 06/30/96	7	94.75	63.05	27.25	120.71

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	17	96.07	101.33	25.94	87.56

HAMILTON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	83	MAX SALES RATIO:	144.84
TOTAL SALES PRICE:	13,986,980	MIN SALES RATIO:	30.15
TOTAL ASSESSED VALUE:	10,836,371		
MEDIAN:	80	COV (MEAN):	23.32
MEAN:	82	STD:	19.13
AGGREGATE:	77	AVG. ABS. DEV:	14.14
COD (MEDIAN):	17.68	PRD:	106.49

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3005	11	90.02	84.86	13.47	102.35
3007	1	53.50	53.50	0.00	100.00
3219	3	78.50	78.89	13.03	111.13
3221	3	76.87	72.77	10.46	103.62
3223	2	90.43	91.58	9.98	98.75
3301	6	67.16	61.82	23.66	107.98
3303	3	91.19	83.54	10.22	103.51
3305	3	75.89	77.40	2.16	99.08
3307	3	80.17	75.08	6.44	100.73
3433	1	59.41	59.41	0.00	100.00
3441	5	73.38	80.77	21.42	102.99
3443	5	84.17	83.14	10.33	105.41
3445	5	90.21	80.92	12.50	107.06
3447	11	72.13	72.03	15.48	103.40
3525	4	67.48	62.82	20.59	96.10
3527	8	83.86	81.60	11.85	105.41
3529	5	94.02	94.08	18.98	106.43
3531	3	107.15	116.22	14.61	98.12

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	1	53.50	53.50	0.00	100.00
40 TO 79.99	28	76.96	78.70	23.69	105.34
80 TO 159.99	31	84.17	83.30	14.23	104.33
160 TO 319.99	23	77.22	73.58	12.11	104.21
320 TO 639.99	0	0.00	0.00	0.00	0.00
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	18	80.58	84.47	23.46	103.66
GRASS	4	85.04	80.03	20.68	103.46
IRRGTD	60	79.63	76.00	15.67	105.73
N/A IRRGTD	1	93.49	93.49	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	70	80.12	75.58	17.98	107.75
1 TO 10000000	13	79.55	84.59	15.94	102.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	107.61	107.61	0.00	100.00
20000 TO 39999	3	88.87	90.76	12.27	100.12
40000 TO 59999	7	93.15	95.95	19.49	101.31
60000 TO 79999	4	74.01	77.42	14.95	95.43
80000 TO 99999	8	82.19	85.52	23.42	98.97
100000 TO 149999	28	85.09	83.78	18.41	101.26
150000 TO 199999	5	97.54	84.99	15.57	99.31
200000 TO 249999	4	73.53	74.76	12.88	99.32
250000 TO 499999	23	76.93	71.98	13.12	102.36
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
18-0002	1	73.20	73.20	0.00	100.00
18-0011	2	89.29	96.71	15.43	92.33
18-0101	1	140.95	140.95	0.00	100.00
41-0001	5	78.50	83.03	14.22	95.19
41-0002	8	95.78	94.06	16.07	106.58
41-0091	16	70.67	66.65	18.61	109.11
41-0504	30	80.12	77.59	13.78	106.84
72-0072	11	90.02	84.86	13.47	102.35
93-0095	4	59.00	59.25	21.06	94.75

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	7	67.67	69.11	9.87	101.53
01/01/94 TO 03/31/94	12	78.87	76.80	23.75	105.56
04/01/94 TO 06/30/94	3	99.46	99.48	1.85	100.55
07/01/94 TO 09/30/94	6	82.64	82.54	16.12	102.90
10/01/94 TO 12/31/94	4	89.95	89.86	8.26	98.44
01/01/95 TO 03/31/95	13	75.89	76.07	12.04	102.65
04/01/95 TO 06/30/95	5	90.21	78.02	26.34	113.12
07/01/95 TO 09/30/95	5	98.11	95.14	10.23	101.57
10/01/95 TO 12/31/95	6	76.90	74.42	7.12	103.28
01/01/96 TO 03/31/96	13	84.17	71.25	16.24	114.94
04/01/96 TO 06/30/96	9	80.17	77.93	13.53	103.97
07/01/95 TO 06/30/96	33	83.27	76.00	14.49	109.18

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HARLAN

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	32.09
Price-Related Differential:	114.74

Assessment Statistics For:	Commercial Real Property
Level of Value:	99.00
Coefficient of Dispersion:	39.36
Price-Related Differential:	128.72

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	16.08
Price-Related Differential:	101.30

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HARLAN County Assessor, by certified mail, return receipt requested, # P 446 065 392, on 19th day of May, 1997.

Stacy Bartosky

HARLAN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	251	MAX SALES RATIO:	533.00
TOTAL SALES PRICE:	4,906,802	MIN SALES RATIO:	21.54
TOTAL ASSESSED VALUE:	4,286,473		
MEDIAN:	100	COV (MEAN):	45.85
MEAN:	109	STD:	54.34
AGGREGATE:	95	AVG. ABS. DEV:	32.09
COD (MEDIAN):	32.09	PRD:	114.74

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALMA	75	100.09	95.46	19.30	107.93
B-R	11	122.11	113.92	40.48	126.76
HANCHETTS	4	103.85	102.03	14.83	110.44
HUNTERS HILL	2	55.19	61.20	37.71	90.18
HUNTLEY	6	82.42	70.68	73.34	175.00
NO SHORE CABIN	22	90.09	92.83	22.28	97.29
ORLEANS	17	96.66	93.39	41.01	114.00
OXFORD	25	97.14	97.84	31.29	116.08
PATTERSON	11	98.33	89.43	61.91	147.14
RAGAN	6	95.44	93.52	24.43	91.12
REPUBLICAN CITY	36	102.22	103.57	40.53	118.77
RURAL	8	87.42	81.15	33.32	101.77
STAMFORD	9	113.86	102.68	21.98	117.36
TAYLORS MANOR	19	94.12	94.17	42.13	106.96

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	66	93.98	92.27	37.62	108.94
1860 TO 1899	8	114.13	110.77	6.91	101.33
1900 TO 1919	55	100.93	100.47	30.61	115.50
1920 TO 1939	23	100.06	96.27	41.80	123.33
1940 TO 1949	8	93.69	91.89	28.01	112.67
1950 TO 1969	37	100.02	84.18	34.32	128.39
1970 TO 1979	38	98.56	93.57	27.99	114.43
1980 TO 1989	12	101.99	105.16	20.67	109.95
1990 TO 1996	1	60.64	60.64	0.00	100.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	62	101.85	96.87	35.03	116.36
101	132	98.56	95.11	29.34	115.40
102	6	95.81	87.64	29.61	117.82
103	1	100.61	100.61	0.00	100.00
104	12	111.84	101.49	14.24	107.82
114	1	82.03	82.03	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	96.84	85.90	28.38	110.08
15	1	75.83	75.83	0.00	100.00
20	76	101.05	92.04	27.80	116.98
30	120	98.38	95.98	31.68	116.02
40	5	100.19	98.11	8.33	100.38

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	251	99.86	95.11	32.14	114.38
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	56	112.93	121.38	48.68	109.60
5000 TO 9999	45	100.77	115.20	39.54	102.71
10000 TO 19999	91	102.52	102.41	22.98	101.23
20000 TO 29999	25	94.38	89.32	20.33	100.62
30000 TO 39999	16	89.42	87.08	18.20	100.22
40000 TO 49999	9	99.93	90.37	15.02	100.15
50000 TO 59999	5	98.44	95.49	5.90	99.71
60000 TO 79999	9	74.83	80.26	21.15	100.79
80000 TO 99999	4	93.12	93.20	3.09	99.99
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	100.19	100.19	0.00	100.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	169	100.06	96.87	29.85	114.31
2	75	95.03	89.31	39.97	117.18
3	6	102.16	98.62	15.94	107.83

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
31-0506	3	110.38	115.44	16.46	107.09
33-0540	47	99.93	97.80	33.97	115.40
42-0002	188	99.60	94.84	31.04	113.48
42-0503	6	82.42	70.68	73.34	175.00
50-0502	7	97.13	96.25	27.36	97.14

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	27	108.17	102.92	37.55	123.15
10/01/94 TO 12/31/94	10	119.67	105.77	31.40	125.71
01/01/95 TO 03/31/95	25	104.54	101.52	18.29	104.77
04/01/95 TO 06/30/95	52	102.28	101.13	25.04	107.55
07/01/95 TO 09/30/95	40	98.83	102.48	29.94	106.38
10/01/95 TO 12/31/95	34	96.70	96.46	39.68	115.97
01/01/96 TO 03/31/96	25	98.18	94.53	28.15	109.62
04/01/96 TO 06/30/96	38	81.79	77.97	44.23	125.55
07/01/95 TO 06/30/96	137	95.69	90.66	35.43	114.64

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	173	99.93	95.46	29.70	114.30
6	17	79.00	85.35	48.18	107.26
7	61	101.34	96.66	35.60	116.61

HARLAN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	16	MAX SALES RATIO:	338.44
TOTAL SALES PRICE:	645,250	MIN SALES RATIO:	61.00
TOTAL ASSESSED VALUE:	689,960		
MEDIAN:	99	COV (MEAN):	58.69
MEAN:	121	STD:	71.01
AGGREGATE:	94	AVG. ABS. DEV:	38.97
COD (MEDIAN):	39.36	PRD:	128.72

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALMA	12	103.72	95.60	46.35	136.97
ORLEANS	1	106.45	106.45	0.00	100.00
REPUBLICAN CITY	3	87.30	94.20	5.47	104.27

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	10	99.38	94.05	29.39	122.63
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	2	101.19	102.16	4.44	99.05
1920 TO 1939	1	117.00	117.00	0.00	100.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	1	68.99	68.99	0.00	100.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	2	199.72	130.36	69.46	153.21
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
304	1	108.28	108.28	0.00	100.00
343	1	80.87	80.87	0.00	100.00
349	1	71.74	71.74	0.00	100.00
350	1	95.20	95.20	0.00	100.00
353	5	101.76	78.72	18.99	130.70
401	2	106.85	101.38	9.50	105.39
851	1	87.30	87.30	0.00	-100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	8	95.95	77.83	12.13	114.14
20	7	108.28	167.44	45.08	129.49

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	186.75	151.88	37.35	122.96
5000 TO 9999	1	148.19	148.19	0.00	100.00
10000 TO 19999	5	97.00	100.03	3.20	99.24
20000 TO 39999	4	96.88	94.14	14.37	99.27
40000 TO 59999	2	338.44	338.44	0.00	100.00
60000 TO 79999	1	80.87	80.87	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	61.00	61.00	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	68.99	68.99	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	16	99.38	94.39	39.21	128.53

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
31-0506	2	84.39	82.97	3.83	101.35
33-0540	1	106.45	106.45	0.00	100.00
42-0002	13	101.76	95.59	44.11	134.10

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	148.19	148.19	0.00	100.00
10/01/94 TO 12/31/94	1	96.70	96.70	0.00	100.00
01/01/95 TO 03/31/95	2	111.34	107.51	5.08	103.56
04/01/95 TO 06/30/95	2	92.15	90.20	5.26	102.16
07/01/95 TO 09/30/95	3	106.45	94.29	57.85	153.68
10/01/95 TO 12/31/95	3	108.28	108.32	82.95	158.70
01/01/96 TO 03/31/96	2	88.03	82.90	8.14	106.19
04/01/96 TO 06/30/96	2	81.38	66.44	25.04	122.48
07/01/96 TO 06/30/96	10	98.48	93.47	54.19	117.93

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	256.50	256.50	0.00	100.00
1 TO 10000000	15	97.90	94.14	31.89	119.30

HARLAN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	68	MAX SALES RATIO:	134.49
TOTAL SALES PRICE:	6,778,358	MIN SALES RATIO:	54.82
TOTAL ASSESSED VALUE:	5,240,910		
MEDIAN:	74	COV (MEAN):	21.00
MEAN:	78	STD:	16.38
AGGREGATE:	77	AVG. ABS. DEV:	11.90
COD (MEDIAN):	16.08	PRD:	101.30

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	79.74	79.74	0.00	100.00
20000 TO 29999	1	74.71	74.71	0.00	100.00
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	6	74.29	83.78	19.09	95.67
50000 TO 59999	4	87.01	86.22	8.54	99.08
60000 TO 69999	13	72.17	75.62	16.23	100.05
70000 TO 79999	7	74.38	87.23	28.05	99.54
80000 TO 89999	5	75.89	87.58	16.84	98.49
90000 TO 99999	3	74.11	73.98	13.85	99.70
100000 TO 109999	2	73.08	73.00	4.57	100.11
110000 TO 124999	5	91.71	85.34	12.78	99.82
125000 TO 174999	14	71.44	72.61	11.94	98.76
175000 TO 249999	6	71.17	75.07	13.79	98.72
250000 TO 499999	1	70.49	70.49	0.00	100.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	6	78.70	80.17	9.07	102.32
10/01/93 TO 12/31/93	6	77.89	80.05	7.74	99.93
01/01/94 TO 03/31/94	5	88.98	89.28	6.40	99.09
04/01/94 TO 06/30/94	2	67.74	74.71	19.07	90.67
07/01/94 TO 09/30/94	8	85.13	87.03	19.71	102.57
10/01/94 TO 12/31/94	6	74.59	74.18	16.64	103.80
01/01/95 TO 03/31/95	15	69.74	75.46	17.82	101.55
04/01/95 TO 06/30/95	4	81.84	85.70	16.58	95.36
07/01/95 TO 12/31/95	9	67.99	75.26	13.65	96.12
01/01/96 TO 06/30/96	7	67.30	66.31	6.04	101.67

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	30	72.38	72.97	13.99	101.16
3	4	83.95	89.07	15.13	96.18

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	36	75.81	76.80	15.27	102.59
DRY&GRS	1	72.89	72.89	0.00	100.00
GRASS	14	73.48	74.82	14.51	100.88
IRRGGRS	1	59.30	59.30	0.00	100.00
IRRGTD	9	74.47	77.68	13.52	101.34
N/A DRY	3	63.82	63.96	0.90	100.19
N/A GRASS	3	94.53	89.24	5.20	101.08
N/A IRRGTD	1	128.67	128.67	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
33-0540	25	80.66	82.55	15.86	101.59
42-0002	10	75.15	78.39	17.15	99.59
42-0503	16	72.88	76.52	15.93	100.11
50-0502	11	72.37	71.78	9.96	102.86
69-0044	3	63.90	68.12	6.30	98.63
69-0507	3	59.99	65.38	16.57	105.13

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	4	73.55	74.85	3.17	99.81
80 TO 159.99	25	72.92	76.72	16.18	100.31
160 TO 639.99	39	75.89	77.70	16.35	102.38
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4113	2	91.02	92.18	28.51	98.74
4115	3	59.99	65.38	16.57	105.13
4117	6	67.65	71.31	10.20	100.85
4119	9	72.37	71.14	8.29	101.89
4257	5	72.89	78.71	20.40	105.60
4259	10	73.43	75.98	14.50	97.69
4261	9	80.66	85.36	16.34	101.21
4263	1	86.00	86.00	0.00	100.00
4353	1	101.88	101.88	0.00	100.00
4355	7	75.74	76.44	9.15	103.94
4357	4	70.36	76.09	21.08	101.41
4359	4	72.97	69.54	12.52	104.54
4507	3	77.66	76.32	19.00	101.14
4509	4	83.95	89.07	15.13	96.18

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HAYES

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	27.55
Price-Related Differential:	132.39

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	21.21
Price-Related Differential:	92.23

Assessment Statistics For:	Agricultural Land
Level of Value:	78.00
Coefficient of Dispersion:	15.78
Price-Related Differential:	103.80

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HAYES County Assessor, by certified mail, return receipt requested, # P 418 065 393, on 19th day of May, 1997.

Stacy Bartosky

HAYES COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	15	MAX SALES RATIO:	165.57
TOTAL SALES PRICE:	240,950	MIN SALES RATIO:	46.28
TOTAL ASSESSED VALUE:	172,047	COV (MEAN):	34.21
MEDIAN:	95	STD:	32.16
MEAN:	94	AVG. ABS. DEV:	26.17
AGGREGATE:	71	PRD:	132.39
COD (MEDIAN):	27.55		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HAMLET	6	105.59	82.88	17.60	125.22
HAYES CENTER	5	97.45	84.99	31.24	123.68
PALISADE	1	88.67	88.67	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	11	88.67	66.13	30.81	139.87
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	2	117.79	117.39	3.91	100.34
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	1	57.37	57.37	0.00	100.00
1980 TO 1989	1	97.45	97.45	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, STC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	1	80.60	80.60	0.00	100.00
101	7	113.19	66.25	31.09	149.21
103	1	97.45	97.45	0.00	100.00
104	1	66.16	66.16	0.00	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	113.19	113.19	0.00	100.00
20	6	101.50	77.50	34.81	131.86
30	3	66.16	63.06	25.78	110.94

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	15	95.00	71.40	27.55	131.45
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	95.00	93.67	17.33	100.71
5000 TO 9999	4	123.50	132.45	11.05	99.23
10000 TO 19999	1	80.60	80.60	0.00	100.00
20000 TO 29999	1	62.60	62.60	0.00	100.00
30000 TO 39999	2	81.81	81.81	19.12	100.00
40000 TO 49999	1	57.37	57.37	0.00	100.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	46.28	46.28	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	97.73	84.37	23.33	122.17
3	3	58.50	52.49	11.33	108.55

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	6	104.09	82.95	19.34	123.31
43-0079	8	73.38	68.63	40.87	126.86
43-0535	1	98.00	98.00	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	6	71.60	69.03	41.03	123.37
10/01/94 TO 12/31/94	1	122.40	122.40	0.00	100.00
01/01/95 TO 03/31/95	2	104.09	109.36	8.74	95.19
04/01/95 TO 06/30/95	2	128.05	125.59	2.69	101.96
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	3	88.67	67.72	11.97	124.46
04/01/96 TO 06/30/96	1	57.37	57.37	0.00	100.00
07/01/95 TO 06/30/96	4	77.42	61.78	20.39	125.52

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	14	96.23	71.01	28.07	133.52
7	1	80.60	80.60	0.00	100.00

HAYES COUNTY STATISTICAL REPORT

COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES: 4
TOTAL SALES PRICE: 194,000
TOTAL ASSESSED VALUE: 199,560

MEDIAN: 100
MEAN: 95
AGGREGATE: 103
COD (MEDIAN): 21.21

MAX SALES RATIO: 133.33
MIN SALES RATIO: 49.33

COV (MEAN): 31.56
STD: 29.98
AVG. ABS. DEV: 21.21
PRD: 92.23

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HAMLET	1	49.33	49.33	0.00	100.00
HAYES CENTER	2	116.67	114.29	14.29	102.08
MAGNETA	1	99.16	99.16	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	99.58	102.87	21.30	92.80
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	99.58	102.87	21.30	92.80
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	49.33	49.33	0.00	100.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	116.67	114.29	14.29	102.08
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	99.16	99.16	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	3	100.00	112.48	28.00	83.77
3	1	99.16	99.16	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	1	49.33	49.33	0.00	100.00
43-0079	2	116.67	114.29	14.29	102.08

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	2	116.67	114.29	14.29	102.08
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	0	0.00	0.00	0.00	0.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	49.33	49.33	0.00	100.00
1 TO 10000000	3	100.00	103.28	11.39	107.31

HAYES COUNTY STATISTICAL REPORT

AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES: 29
TOTAL SALES PRICE: 3,287,612
TOTAL ASSESSED VALUE: 2,676,971

MEDIAN: 78
MEAN: 82
AGGREGATE: 79
COD (MEDIAN): 15.78

MAX SALES RATIO: 129.04
MIN SALES RATIO: 48.05

COV (MEAN): 22.11
STD: 18.13
AVG. ABS. DEV: 12.31
PRD: 103.80

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3617	2	111.52	104.62	15.71	106.60
3621	4	85.39	82.26	11.05	105.57
3809	2	68.57	66.94	9.83	102.43
3811	3	77.70	77.44	0.58	100.14
3815	1	81.67	81.67	0.00	100.00
3817	3	73.13	73.97	6.34	99.29
3847	3	99.65	101.84	13.89	100.72
3849	3	61.03	65.51	21.09	99.61
3851	2	71.01	71.24	8.29	99.68
3853	1	66.02	66.02	0.00	100.00
4047	2	99.17	96.65	18.12	102.61
4049	2	73.08	72.26	1.48	101.13
4051	1	72.13	72.13	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	2	77.91	75.53	4.82	103.16
80 TO 159.99	1	94.00	94.00	0.00	100.00
160 TO 319.99	12	78.34	82.88	26.03	103.30
320 TO 639.99	11	77.70	77.65	9.45	101.49
640 TO 1399.99	1	72.13	72.13	0.00	100.00
1400 TO 2599.99	2	77.07	77.06	0.36	100.01
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	9	78.14	74.45	13.81	99.88
GRASS	8	77.07	75.74	12.25	108.27
IRRGTD	8	78.34	84.55	31.44	102.74
N/A GRASS	2	85.79	93.52	14.56	92.80
N/A IRRGTD	2	88.27	88.99	12.89	99.19

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	20	77.92	79.30	17.10	105.02
1 TO 10000000	9	76.89	78.40	12.96	99.90

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	81.67	81.67	0.00	100.00
20000 TO 39999	1	129.04	129.04	0.00	100.00
40000 TO 59999	2	84.65	84.35	11.04	100.31
60000 TO 79999	1	93.10	93.10	0.00	100.00
80000 TO 99999	8	84.91	88.53	23.71	98.18
100000 TO 149999	9	76.89	72.66	8.63	99.14
150000 TO 199999	3	77.47	81.70	11.90	101.64
200000 TO 249999	1	78.14	78.14	0.00	100.00
250000 TO 499999	3	76.79	75.48	2.27	99.93
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	6	78.34	79.87	13.70	106.20
43-0079	22	77.59	78.78	16.89	103.12
43-0536	1	74.16	74.16	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	117.15	117.15	0.00	100.00
10/01/93 TO 12/31/93	4	78.34	76.28	3.03	101.60
01/01/94 TO 03/31/94	3	124.96	94.90	17.44	111.58
04/01/94 TO 06/30/94	3	76.79	76.74	9.55	105.47
07/01/94 TO 09/30/94	1	99.65	99.65	0.00	100.00
10/01/94 TO 12/31/94	2	91.28	91.23	8.92	100.05
01/01/95 TO 03/31/95	6	77.53	75.59	7.32	99.44
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	3	77.47	81.32	8.15	100.31
10/01/95 TO 12/31/95	1	76.89	76.89	0.00	100.00
01/01/96 TO 03/31/96	1	75.30	75.30	0.00	100.00
04/01/96 TO 06/30/96	4	61.43	57.62	14.00	109.60
07/01/95 TO 06/30/96	9	75.30	70.95	12.40	101.71

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office: and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HITCHCOCK

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	13.66
Price-Related Differential:	112.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	14.93
Price-Related Differential:	98.67

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HITCHCOCK County Assessor, by certified mail, return receipt requested. # P 411 605 394
on 19th day of May, 1997.

Stan Rabenberg

HITCHCOCK COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/07/97 PAGE: 1

QUALIFIED SALES:	128	MAX SALES RATIO:	210.30
TOTAL SALES PRICE:	2,367,155	MIN SALES RATIO:	47.03
TOTAL ASSESSED VALUE:	2,142,585		
MEDIAN:	96	COV (MEAN):	27.71
MEAN:	102	STD:	28.26
AGGREGATE:	91	AVG. ABS. DEV:	17.91
COD (MEDIAN):	18.66	PRD:	112.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CULBERTSON	31	95.75	85.62	19.92	115.71
PALISADE	25	93.33	91.74	15.05	101.78
RURAL	2	74.08	72.98	9.06	101.50
STRATTON	26	98.78	94.58	27.20	121.73
SWANSON LAKE	13	95.52	99.72	5.74	103.28
TRENTON	31	96.39	95.62	16.09	105.53

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	32	95.08	79.75	33.42	138.48
1860 TO 1899	1	82.51	82.61	0.00	100.00
1900 TO 1919	25	97.63	93.81	14.55	103.40
1920 TO 1939	34	100.28	97.68	13.62	105.26
1940 TO 1949	8	96.59	99.64	11.93	100.20
1950 TO 1969	18	94.95	93.60	8.93	103.97
1970 TO 1979	7	90.01	75.99	15.57	108.05
1980 TO 1989	2	114.21	109.55	5.64	104.25
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	16	97.37	105.02	13.53	102.86
101	81	95.35	91.65	14.98	106.63
103	1	90.01	90.01	0.00	100.00
104	9	101.99	99.20	10.19	105.33
105	1	101.58	101.58	0.00	100.00
401	1	75.36	75.36	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	88.60	80.60	16.59	110.75
20	23	98.78	93.50	19.08	109.19
30	59	96.78	93.04	13.00	108.10
40	2	100.11	106.04	7.65	94.41

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	22	95.37	77.87	29.64	124.65
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	1	184.80	184.80	0.00	100.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	105	96.39	94.48	17.46	107.80
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	29	112.88	112.97	28.28	106.55
5000 TO 9999	26	95.45	99.30	19.85	100.37
10000 TO 19999	31	97.83	99.89	10.54	102.01
20000 TO 29999	17	95.18	93.23	8.63	99.96
30000 TO 39999	13	92.17	95.26	8.11	100.20
40000 TO 49999	4	86.36	85.07	5.09	99.77
50000 TO 59999	3	75.36	73.81	10.77	99.94
60000 TO 79999	3	71.15	74.00	13.42	100.23
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	1	107.77	107.77	0.00	100.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	57.45	57.45	0.00	100.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	106	96.58	94.28	18.74	109.51
3	22	95.36	79.07	17.54	119.02

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	25	93.33	91.74	15.05	101.78
44-0001	33	95.18	85.43	19.72	114.71
44-0008	26	98.78	94.58	27.20	121.73
44-0011	39	96.50	95.54	14.93	105.43

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	19	101.99	101.80	11.39	104.13
10/01/94 TO 12/31/94	13	107.51	105.13	11.56	101.39
01/01/95 TO 03/31/95	15	97.58	90.44	18.38	108.44
04/01/95 TO 06/30/95	23	95.39	94.93	22.82	117.43
07/01/95 TO 09/30/95	17	92.45	90.31	9.51	102.89
10/01/95 TO 12/31/95	16	97.88	79.30	29.33	134.83
01/01/96 TO 03/31/96	9	95.18	94.58	22.86	108.46
04/01/96 TO 06/30/96	16	90.76	83.71	17.32	101.94
07/01/96 TO 06/30/96	58	92.99	84.81	19.83	113.43

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	108	95.96	89.29	19.54	112.57
7	20	96.31	104.20	13.88	103.13

Attachment 1

HITCHCOCK COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	8	MAX SALES RATIO:	190.06
TOTAL SALES PRICE:	167,700	MIN SALES RATIO:	60.00
TOTAL ASSESSED VALUE:	210,254		
MEDIAN:	87	COV (MEAN):	40.27
MEAN:	97	STD:	39.06
AGGREGATE:	125	AVG. ABS. DEV:	26.19
COD (MEDIAN):	30.10	PRD:	77.60

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CULBERTSON	2	56.84	72.24	10.23	92.53
PALISADE	0	0.00	0.00	0.00	0.00
STRATTON	4	100.65	174.26	31.78	68.43
TRENTON	2	81.25	66.13	23.08	122.87

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	6	87.27	80.98	15.66	107.16
1860 TO 1859	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	62.50	62.50	0.00	100.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	1	190.06	190.06	0.00	100.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
446	1	62.50	62.50	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	5	88.89	146.47	37.70	68.47

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	1	60.00	60.00	0.00	100.00
10015	1	73.68	73.68	0.00	100.00
11005	0	0.00	0.00	0.00	0.00
12005	2	100.65	105.12	11.69	95.75
12010	1	85.65	85.65	0.00	100.00
13005	2	81.25	66.13	23.08	122.87
13055	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	88.89	91.91	5.38	99.56
5000 TO 9999	1	60.00	60.00	0.00	100.00
10000 TO 19999	1	112.42	112.42	0.00	100.00
20000 TO 39999	1	62.50	62.50	0.00	100.00
40000 TO 59999	1	73.68	73.68	0.00	100.00
60000 TO 79999	1	190.06	190.06	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	7	85.65	75.51	17.54	110.32
3	1	190.06	190.06	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	0	0.00	0.00	0.00	0.00
44-0001	2	66.84	72.24	10.23	92.53
44-0008	4	100.65	174.26	31.78	68.43
44-0011	2	81.25	66.13	23.08	122.87

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	88.89	88.89	0.00	100.00
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	3	100.00	153.12	42.52	76.75
04/01/95 TO 06/30/95	1	85.65	85.65	0.00	100.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	2	93.05	81.06	20.82	114.79
01/01/96 TO 03/31/96	1	60.00	60.00	0.00	100.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	3	73.68	79.23	21.72	103.54

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	85.65	85.65	0.00	100.00
1 TO 10000000	7	88.89	125.78	33.16	78.09

HITCHCOCK COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	69	MAX SALES RATIO:	109.92
TOTAL SALES PRICE:	6,253,535	MIN SALES RATIO:	37.46
TOTAL ASSESSED VALUE:	4,661,778		
MEDIAN:	76	COV (MEAN):	19.95
MEAN:	74	STD:	14.76
AGGREGATE:	75	AVG. ABS. DEV:	11.35
COD (MEDIAN):	14.93	PRD:	98.67

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	4	75.87	77.01	12.54	103.85
20000 TO 29999	1	59.00	59.00	0.00	100.00
30000 TO 39999	3	65.81	63.56	21.80	100.15
40000 TO 49999	7	54.63	73.89	19.64	99.01
50000 TO 59999	4	81.42	81.67	5.27	100.21
60000 TO 69999	4	78.99	76.15	10.80	100.39
70000 TO 79999	6	73.67	76.71	11.39	100.32
80000 TO 89999	5	76.19	70.93	9.15	101.33
90000 TO 99999	8	83.68	84.95	17.09	100.57
100000 TO 109999	5	60.03	63.65	23.94	100.05
110000 TO 124999	6	73.76	73.00	18.05	99.57
125000 TO 174999	9	76.17	73.93	13.92	94.83
175000 TO 249999	4	75.06	74.80	11.48	99.81
250000 TO 499999	3	73.80	73.99	1.40	99.91
500000 TO 9999999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	7	79.39	81.84	10.77	103.98
01/01/94 TO 03/31/94	11	76.23	75.13	18.02	101.66
04/01/94 TO 06/30/94	11	73.80	74.89	13.31	97.81
07/01/94 TO 09/30/94	2	67.17	69.21	13.39	97.05
10/01/94 TO 12/31/94	3	79.22	70.89	9.34	103.05
01/01/95 TO 03/31/95	9	65.49	69.05	9.63	101.34
04/01/95 TO 06/30/95	9	82.53	79.99	14.07	102.15
07/01/95 TO 12/31/95	6	65.18	64.80	28.31	96.30
01/01/96 TO 06/30/96	11	75.72	72.11	12.60	99.39

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	82.77	82.77	0.00	100.00

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	36	76.56	77.03	11.01	100.66
GRASS	27	71.16	71.69	20.68	97.69
IRRGTD	2	68.98	72.22	12.97	95.52
N/A GRASS	3	79.22	66.18	21.36	116.59
N/A IRRGTD	1	75.54	75.54	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15-0536	3	85.44	84.46	19.99	95.05
44-0001	16	75.63	70.65	13.26	101.95
44-0008	26	75.57	75.68	16.44	101.10
44-0011	23	76.19	74.90	13.57	96.76
73-0008	1	76.23	76.23	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	2	68.76	62.44	12.69	110.12
80 TO 159.99	15	74.26	69.36	18.21	103.15
160 TO 639.99	47	76.19	76.32	14.03	99.36
640 TO 1399.99	5	72.19	70.68	15.01	100.59
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4083	3	66.33	71.43	14.17	101.93
4085	1	85.44	85.44	0.00	100.00
4087	1	52.07	52.07	0.00	100.00
4089	1	78.89	78.89	0.00	100.00
4091	4	68.20	64.94	18.08	103.03
4285	3	75.54	72.02	18.30	109.72
4287	8	77.06	77.18	7.87	100.06
4289	3	82.60	82.54	4.81	100.30
4291	1	54.67	54.67	0.00	100.00
4293	2	54.23	51.29	8.80	105.74
4323	6	67.41	73.33	29.78	91.53
4325	3	74.26	51.69	15.12	126.10
4327	1	63.19	63.19	0.00	100.00
4329	5	77.54	81.45	10.12	100.05
4331	5	66.49	57.72	10.32	104.23
4531	1	79.63	79.63	0.00	100.00
4533	5	66.38	70.20	7.98	95.82
4535	3	76.90	74.99	3.74	102.41
4537	8	88.76	87.43	8.33	102.58
4539	2	74.73	74.88	4.51	99.81

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HOLT

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	18.49
Price-Related Differential:	104.40

Assessment Statistics For:	Commercial Real Property
Level of Value:	76.00
Coefficient of Dispersion:	37.59
Price-Related Differential:	106.49

Assessment Statistics For:	Agricultural Land
Level of Value:	73.00
Coefficient of Dispersion:	20.07
Price-Related Differential:	100.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HOLT County Assessor, by certified mail, return receipt requested, # P 440 605 395, on 19th day of May, 1997.

Stacey Bartosky

HOLT COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	160	MAX SALES RATIO:	263.33
TOTAL SALES PRICE:	5,861,035	MIN SALES RATIO:	16.18
TOTAL ASSESSED VALUE:	5,360,646		
MEDIAN:	95	COV (MEAN):	28.59
MEAN:	95	STD:	27.16
AGGREGATE:	91	AVG. ABS. DEV:	17.57
COD (MEDIAN):	18.49	PRD:	104.40

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AMELIA	2	107.79	107.59	2.05	100.19
ATKINSON	24	94.41	84.11	21.15	115.48
EWING	12	94.03	93.85	29.16	107.35
INMAN	5	95.33	84.58	15.35	101.66
O'NEILL	102	94.31	93.11	16.24	101.78
PAGE	1	79.56	79.56	0.00	100.00
STUART	11	95.00	77.59	23.01	111.03

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	21	95.00	71.06	32.14	132.58
1860 TO 1899	5	98.37	99.99	9.50	100.03
1900 TO 1919	31	95.94	82.49	21.99	110.58
1920 TO 1939	23	93.56	89.82	22.92	114.98
1940 TO 1949	8	99.59	97.64	10.41	97.87
1950 TO 1969	30	94.09	92.95	11.89	99.65
1970 TO 1979	31	94.10	94.28	13.34	99.82
1980 TO 1989	8	98.43	89.88	15.52	101.96
1990 TO 1996	3	82.90	84.41	3.93	100.38

STYLE & TYPS (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	3	65.13	68.36	6.91	98.99
101	92	94.94	91.76	14.34	104.25
102	21	87.83	82.95	23.58	108.80
103	3	100.14	96.91	10.27	100.80
104	9	102.70	93.26	12.26	102.21
105	3	107.47	90.10	15.22	106.26
108	1	64.09	64.09	0.00	100.00
111	4	96.62	98.88	21.97	104.62
305	1	127.18	127.18	0.00	100.00
404	1	104.84	104.84	0.00	100.00
501	1	94.73	94.73	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	10	104.72	106.14	27.25	108.91
20	45	94.89	86.19	17.55	107.34
30	74	94.17	92.89	14.03	101.11
40	7	86.59	89.00	9.10	101.49

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	16	80.30	77.84	29.89	114.95
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	94	95.44	94.94	15.70	101.54
20000 TO 79999	48	94.41	84.07	20.57	109.32

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	18	98.50	102.08	27.36	104.45
5000 TO 9999	22	97.64	90.03	20.22	99.37
10000 TO 19999	28	95.47	98.81	25.10	102.89
20000 TO 29999	21	94.89	89.68	14.45	101.24
30000 TO 39999	10	94.75	90.03	11.80	100.30
40000 TO 49999	9	90.09	85.42	26.99	101.98
50000 TO 59999	10	96.93	97.89	9.02	99.93
60000 TO 79999	23	92.09	91.23	13.46	100.15
80000 TO 99999	12	93.89	91.78	12.50	99.60
100000 TO 124999	4	84.33	85.36	2.04	99.85
125000 TO 149999	1	100.14	100.14	0.00	100.00
150000 TO 199999	2	87.98	87.98	13.32	100.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	148	95.17	93.72	18.02	102.28
2	6	80.30	79.62	22.61	103.28
3	6	59.85	69.70	31.56	105.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
45-0002	1	79.56	79.56	0.00	100.00
45-0007	103	94.38	93.04	16.73	101.58
45-0021	24	94.41	84.11	21.15	115.48
45-0029	12	94.03	93.85	29.16	107.35
45-0030	5	95.33	84.58	16.35	101.66
45-0044	11	95.00	77.59	23.01	111.03
45-0228	3	105.58	105.68	4.63	98.07
48-0007	1	78.54	78.54	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	37	95.40	94.92	19.89	105.39
10/01/94 TO 12/31/94	23	94.10	90.40	24.18	108.13
01/01/95 TO 03/31/95	18	102.34	101.33	14.08	99.35
04/01/95 TO 06/30/95	21	95.32	88.74	17.66	104.37
07/01/95 TO 09/30/95	18	88.21	88.30	18.88	99.86
10/01/95 TO 12/31/95	22	94.29	88.20	16.69	100.25
01/01/96 TO 03/31/96	10	87.17	75.69	19.32	113.70
04/01/96 TO 06/30/96	11	92.28	92.02	9.72	99.74
07/01/95 TO 06/30/96	61	92.63	87.23	16.26	101.74

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	157	95.00	91.52	18.30	103.82
7	3	65.13	68.36	6.91	98.99

HOLT COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/13/97 PAGE: 1

QUALIFIED SALES:	11	MAX SALES RATIO:	126.75
TOTAL SALES PRICE:	235,035	MIN SALES RATIO:	37.06
TOTAL ASSESSED VALUE:	181,883		
MEDIAN:	76	COV (MEAN):	38.44
MEAN:	82	STD:	31.52
AGGREGATE:	77	AVG. ABS. DEV:	28.57
COD (MEDIAN):	37.59	PRD:	106.49

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ATKINSON	3	96.11	67.91	24.23	117.85
O'NEILL	6	95.90	87.08	30.39	107.45
STUART	2	51.08	51.06	0.83	100.02

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	106.93	100.00	0.00	106.93
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	51.50	51.50	0.00	100.00
1920 TO 1939	2	90.22	95.84	38.76	94.13
1940 TO 1949	1	75.60	97.25	33.55	125.10
1950 TO 1959	2	106.16	113.21	9.46	93.77
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	1	62.40	62.40	0.00	100.00
1990 TO 1996	1	37.06	37.06	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	1	126.75	126.75	0.00	100.00
342	1	125.18	125.18	0.00	100.00
344	1	126.20	126.20	0.00	100.00
353	2	53.38	53.55	3.52	99.68
389	1	37.06	37.06	0.00	100.00
405	1	62.40	62.40	0.00	100.00
406	2	85.86	80.92	11.95	106.10

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	75.60	83.78	39.82	102.50
20	3	62.40	60.95	31.55	108.56

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	6	95.90	87.08	30.39	107.45
20000 TO 39999	5	51.50	56.10	44.79	122.01
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	96.11	96.11	0.00	100.00
5000 TO 9999	2	116.84	111.89	8.48	104.43
10000 TO 19999	2	56.33	55.41	34.20	101.66
20000 TO 39999	4	51.38	65.13	32.46	105.02
40000 TO 59999	2	93.79	89.68	33.47	104.58
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	10	69.00	76.64	41.01	103.96
3	1	106.93	100.00	0.00	106.93

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
45-0007	6	95.90	87.08	30.39	107.45
45-0021	3	96.11	67.91	24.23	117.85
45-0044	1	51.50	51.50	0.00	100.00
45-0444	1	50.65	50.65	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	125.18	125.18	0.00	100.00
10/01/94 TO 12/31/94	1	106.93	100.00	0.00	106.93
01/01/95 TO 03/31/95	2	89.13	66.06	42.22	134.91
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	2	69.80	64.46	9.57	107.04
01/01/96 TO 03/31/96	3	50.65	70.84	52.08	95.95
04/01/96 TO 06/30/96	2	75.68	59.52	26.99	127.15
07/01/95 TO 06/30/96	7	62.40	65.76	33.18	107.16

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	106.93	100.00	0.00	106.93
1 TO 10000000	10	69.00	76.64	41.01	103.96

HOLT COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	136	MAX SALES RATIO:	146.88
TOTAL SALES PRICE:	16,629,080	MIN SALES RATIO:	35.93
TOTAL ASSESSED VALUE:	12,647,330		
MEDIAN:	73	COV (MEAN):	24.88
MEAN:	76	STD:	18.91
AGGREGATE:	76	AVG. ABS. DEV:	14.65
COD (MEDIAN):	20.07	PRD:	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	141.38	141.38	0.00	100.00
10000 TO 19999	2	96.64	100.14	15.71	96.50
20000 TO 29999	5	82.50	79.26	22.86	100.15
30000 TO 39999	6	72.43	74.04	26.91	99.59
40000 TO 49999	12	74.20	78.39	11.10	98.53
50000 TO 59999	6	68.62	71.88	15.03	96.01
60000 TO 69999	8	74.48	78.90	16.04	99.00
70000 TO 79999	4	57.96	59.91	10.83	99.74
80000 TO 89999	13	63.56	72.86	28.58	97.18
90000 TO 99999	8	63.30	68.96	28.60	95.84
100000 TO 109999	8	76.84	78.77	15.26	100.98
110000 TO 124999	7	71.33	71.72	16.61	101.26
125000 TO 174999	18	67.71	74.35	20.33	99.04
175000 TO 249999	18	76.46	79.63	16.38	99.88
250000 TO 499999	18	76.44	76.67	15.50	100.28
500000 TO 9999999	2	78.18	76.56	16.05	102.11

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	66.28	79.97	26.94	94.91
10/01/93 TO 12/31/93	10	75.19	74.48	18.58	101.63
01/01/94 TO 03/31/94	21	70.15	74.55	15.78	97.51
04/01/94 TO 06/30/94	13	70.24	76.28	19.89	99.78
07/01/94 TO 09/30/94	7	92.68	87.68	12.75	93.48
10/01/94 TO 12/31/94	12	72.41	80.67	21.15	99.06
01/01/95 TO 03/31/95	8	68.00	77.08	39.16	91.57
04/01/95 TO 06/30/95	24	81.05	79.86	17.99	99.72
07/01/95 TO 12/31/95	15	72.49	75.11	14.07	95.69
01/01/96 TO 06/30/96	22	64.98	69.09	23.59	105.74

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	12	72.92	74.49	21.57	102.43
DRY&GRS	1	80.64	80.64	0.00	100.00
GRASS	70	72.16	76.61	19.28	96.21
IRRGTD	47	76.38	75.63	19.54	103.15
N/A DRY	1	63.56	63.56	0.00	100.00
N/A GRASS	5	70.98	78.62	26.71	97.88

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
02-0049	5	80.64	73.16	12.76	109.60
08-0038	3	90.41	86.03	14.15	106.80
36-0070	1	76.76	76.76	0.00	100.00
45-0002	4	72.29	69.13	24.31	105.22
45-0003	3	95.97	101.77	6.58	91.69
45-0004	1	114.52	114.52	0.00	100.00
45-0005	3	69.64	71.94	4.49	100.42
45-0007	10	64.48	70.58	16.16	91.95
45-0020	1	60.30	60.30	0.00	100.00
45-0021	1	56.35	56.35	0.00	100.00
45-0027	10	84.53	79.50	20.20	110.06
45-0029	3	56.88	70.01	13.51	88.52
45-0030	4	79.67	73.20	13.16	106.18
45-0035	5	85.52	84.50	11.34	93.30
45-0044	17	83.05	78.14	31.47	93.61
45-0046	2	80.32	82.50	11.64	97.36
45-0049	9	87.18	78.59	17.28	106.47
45-0053	1	62.79	62.79	0.00	100.00
45-0060	11	77.39	79.55	14.34	98.95
45-0074	2	83.83	95.00	8.28	88.24
45-0076	5	70.15	74.91	6.05	93.09
45-0077	1	68.92	68.92	0.00	100.00
45-0089	5	74.56	84.55	9.30	90.16
45-0090	6	73.09	72.37	7.43	100.48
45-0102	1	53.14	53.14	0.00	100.00
45-0137	10	65.64	64.32	16.51	103.32
45-0143	1	90.94	101.90	0.00	89.25
45-0165	3	85.25	75.34	13.70	106.05
45-0169	2	82.71	91.58	11.78	90.32
45-0180	3	60.05	61.74	4.08	98.88
45-0231	1	59.77	59.77	0.00	100.00
45-0238	1	53.33	53.33	0.00	100.00
46-0165	1	85.25	85.25	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	6	58.05	56.14	15.31	107.71
80 TO 159.99	23	72.97	70.92	25.29	109.18
160 TO 639.99	96	72.74	73.85	18.19	100.65
640 TO 1399.99	9	86.98	93.18	17.84	99.74
1400 TO 2599.99	2	77.49	77.59	17.08	99.87
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	1	73.13	78.82	0.00	93.15
399	1	109.48	109.48	0.00	100.00
407	2	102.08	69.13	38.49	147.68
409	6	88.57	84.48	15.27	99.34
411	2	89.02	98.44	7.80	90.43
413	1	82.50	82.50	0.00	100.00
473	4	98.19	69.87	18.43	132.26
475	1	101.45	101.45	0.00	100.00
477	4	74.08	76.59	14.02	108.76
479	1	91.78	91.78	0.00	100.00
481	1	90.94	101.90	0.00	89.25

(Apland Sales Continued Next Page)

HOLT COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

QUALIFIED SALES:	136
TOTAL SALES PRICE:	16,629,088
TOTAL ASSESSED VALUE:	12,647,330
MEDIAN:	73
MEAN:	76
AGGREGATE:	76
COD (MEDIAN):	20.07

MAX SALES RATIO:	146.88
MIN SALES RATIO:	35.93
COV (MEAN):	24.88
STD:	18.91
AVG. ABS. DEV.	14.65
PRD:	100.00

483	1	76.89	76.89	0.00	100.00
485	4	70.68	68.75	30.56	103.57
487	4	84.66	84.93	32.51	112.40
653	5	56.53	70.11	25.13	94.41
655	6	61.55	69.49	17.38	94.20
657	4	57.11	58.34	5.95	99.66
659	5	74.56	84.55	9.30	90.16
661	3	75.64	73.55	9.21	99.50
663	1	108.75	108.75	0.00	100.00
665	3	77.39	78.95	1.84	97.03
667	9	78.70	80.67	27.16	94.39
737	10	73.35	71.21	24.33	102.58
739	5	66.78	64.63	26.45	107.35
741	1	46.59	46.59	0.00	100.00
743	4	70.18	72.15	6.98	95.02
745	7	70.15	74.23	10.82	96.45
747	3	85.52	82.78	4.27	99.62
749	1	54.65	54.65	0.00	100.00
751	1	59.84	59.84	0.00	100.00
921	1	68.92	68.92	0.00	100.00
929	3	85.25	89.47	3.06	98.20
931	5	66.76	71.18	12.36	96.70
933	1	95.62	122.37	0.00	78.14
1015	1	67.50	67.50	0.00	100.00
1017	3	71.33	72.55	16.38	103.73
1019	1	56.16	56.16	0.00	100.00
1021	1	59.77	59.77	0.00	100.00
1199	1	53.33	53.33	0.00	100.00
1201	2	53.12	46.57	26.16	114.07
1203	1	104.04	104.04	0.00	100.00
1207	1	93.11	104.89	0.00	88.77
1209	1	69.64	69.64	0.00	100.00
1287	5	78.23	86.01	16.46	98.19
1289	2	46.40	44.04	22.58	105.17
1291	2	67.26	68.55	4.46	98.12
1293	1	60.87	60.87	0.00	100.00
1295	1	73.84	73.84	0.00	100.00
1297	1	57.61	57.61	0.00	100.00
1299	1	76.76	76.76	0.00	100.00

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HOOKER

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	23.79
Price-Related Differential:	109.28

Assessment Statistics For:	Commercial Real Property
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Assessment Statistics For:	Agricultural Land
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HOOKER County Assessor, by certified mail, return receipt requested. # P411601539 6,
on 19th day of May, 1997.

Stacey Bratkovsky

HOOKER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	26	MAX SALES RATIO:	198.17
TOTAL SALES PRICE:	516,904	MIN SALES RATIO:	59.45
TOTAL ASSESSED VALUE:	498,907		
MEDIAN:	95	COV (MEAN):	30.01
MEAN:	106	STD:	31.81
AGGREGATE:	97	AVG. ABS. DEV:	22.60
COD (MEDIAN):	23.79	PRD:	109.28

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
MULLEN	26	95.43	96.52	23.69	109.80

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	90.60	89.75	32.59	114.62
1860 TO 1889	0	0.00	0.00	0.00	0.00
1900 TO 1919	5	129.22	110.17	17.66	108.64
1920 TO 1939	3	86.38	91.43	22.48	113.88
1940 TO 1949	1	100.27	100.27	0.00	100.00
1950 TO 1969	7	93.81	94.49	6.71	101.59
1970 TO 1979	1	84.65	84.55	0.00	100.00
1980 TO 1989	1	164.79	164.79	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	1	96.85	96.85	0.00	100.00
101	20	97.04	96.95	20.46	107.46
104	1	87.14	87.14	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	140.14	139.67	5.30	100.44
20	5	98.58	97.20	22.76	97.60
30	12	89.36	92.97	13.55	105.20
40	1	102.01	102.01	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	3	94.00	93.22	6.43	100.09
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	23	96.85	97.27	25.44	110.65
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	94.00	94.00	45.79	115.46
5000 TO 9999	5	129.22	126.08	13.79	98.90
10000 TO 19999	4	119.49	119.84	27.06	101.07
20000 TO 29999	5	90.58	94.34	7.44	100.27
30000 TO 39999	1	86.38	86.38	0.00	100.00
40000 TO 49999	6	88.22	90.06	6.41	100.08
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	25	96.85	97.72	23.74	109.35
3	1	83.87	83.87	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
46-0001	26	95.43	96.52	23.69	109.80

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	4	104.02	97.19	15.08	111.41
10/01/94 TO 12/31/94	3	83.87	84.44	22.03	118.70
01/01/95 TO 03/31/95	4	118.07	95.61	34.23	134.28
04/01/95 TO 06/30/95	2	76.72	92.50	22.28	82.94
07/01/95 TO 09/30/95	8	101.65	110.43	24.52	131.39
10/01/95 TO 12/31/95	3	91.52	91.08	5.13	102.47
01/01/96 TO 03/31/96	1	87.14	87.14	0.00	100.00
04/01/96 TO 06/30/96	1	86.38	86.38	0.00	100.00
07/01/95 TO 06/30/96	13	96.85	99.84	19.68	103.95

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	26	95.43	96.52	23.69	109.80

Attachment 1

HOOKER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES: 7
TOTAL SALES PRICE: 105,800
TOTAL ASSESSED VALUE: 104,980
MEDIAN: 103
MEAN: 137
AGGREGATE: 99
COD (MEDIAN): 34.80

MAX SALES RATIO: 177.71
MIN SALES RATIO: 51.78
COV (MEAN): 39.70
STD: 42.48
AVG. ABS. DEV: 15.84
PRD: 108.08

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HULGEN	7	102.67	99.22	34.91	108.19

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	51.78	51.78	0.00	100.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	102.67	102.67	0.00	100.00
1920 TO 1939	2	133.34	109.33	33.28	121.96
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	1	126.72	126.72	0.00	100.00
1960 TO 1969	2	101.83	93.11	42.79	109.36
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
341	1	58.25	58.25	0.00	100.00
350	1	126.72	126.72	0.00	100.00
353	3	102.67	111.77	18.33	103.51
386	1	177.71	177.71	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	102.67	87.14	38.79	129.53
20	3	126.72	116.30	14.85	103.49

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	51.78	51.78	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	5	114.70	101.33	29.06	115.09
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	51.78	51.78	0.00	100.00
5000 TO 9999	2	152.22	154.61	16.75	98.45
10000 TO 19999	1	102.67	102.67	0.00	100.00
20000 TO 39999	3	88.96	91.78	32.66	106.27
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	6	114.70	101.33	29.06	115.09
2	1	51.78	51.78	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
46-0001	7	102.67	99.22	34.91	108.19

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	117.98	80.85	50.63	145.92
10/01/94 TO 12/31/94	1	88.96	88.96	0.00	100.00
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	126.72	126.72	0.00	100.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	1	51.78	51.78	0.00	100.00
04/01/96 TO 06/30/96	2	124.03	127.09	17.23	97.60
07/01/95 TO 06/30/96	3	102.67	118.51	30.40	84.34

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	51.78	51.78	0.00	100.00
1 TO 10000000	6	114.70	101.33	29.06	115.09

HOOKER COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES: 8
TOTAL SALES PRICE: 1,430,253
TOTAL ASSESSED VALUE: 1,046,980
MEDIAN: 72
MEAN: 74
AGGREGATE: 73
COD (MEDIAN): 5.01

MAX SALES RATIO: 90.00
MIN SALES RATIO: 59.47
COV (MEAN): 8.38
STD: 6.20
AVG. ABS. DEV: 3.61
PRD: 101.37

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1439	1	74.17	74.17	0.00	100.00
1613	1	72.04	72.04	0.00	100.00
1615	2	72.57	73.17	2.49	99.19
1617	1	69.47	69.47	0.00	100.00
1717	1	90.00	90.00	0.00	100.00
1721	1	72.69	72.69	0.00	100.00
2433	1	70.12	70.12	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	0	0.00	0.00	0.00	0.00
80 TO 159.99	1	74.17	74.17	0.00	100.00
160 TO 319.99	0	0.00	0.00	0.00	0.00
320 TO 639.99	1	70.12	70.12	0.00	100.00
640 TO 1399.99	3	72.69	75.99	8.82	102.41
1400 TO 2599.99	1	69.47	69.47	0.00	100.00
2600 TO 7499.99	2	73.21	72.95	1.60	100.35
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
RASS	8	72.37	73.20	4.98	101.37

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	6	73.43	74.65	5.96	100.66
1 TO 10000000	2	71.40	71.73	0.89	99.55

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	74.17	74.17	0.00	100.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	2	71.41	71.64	1.80	99.67
80000 TO 99999	1	90.00	90.00	0.00	100.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	2	70.12	70.16	0.92	99.93
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	1	74.38	74.38	0.00	100.00
500000 TO 9999999	1	72.04	72.04	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
46-0001	8	72.37	73.20	4.98	101.37

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	0	0.00	0.00	0.00	0.00
01/01/94 TO 03/31/94	1	69.47	69.47	0.00	100.00
04/01/94 TO 06/30/94	0	0.00	0.00	0.00	0.00
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	3	70.76	72.87	2.01	98.47
04/01/95 TO 06/30/95	2	81.35	81.53	10.64	99.77
07/01/95 TO 09/30/95	1	72.04	72.04	0.00	100.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	1	74.17	74.17	0.00	100.00
07/01/95 TO 06/30/96	2	73.10	72.08	1.46	101.42

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:
1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: HOWARD

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	34.16
Price-Related Differential:	106.19

Assessment Statistics For:	Commercial Real Property
Level of Value:	99.00
Coefficient of Dispersion:	31.27
Price-Related Differential:	103.16

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	24.39
Price-Related Differential:	102.74

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the HOWARD County Assessor, by certified mail, return receipt requested, # P 418 065 397 on 19th day of May, 1997.

Stacy Bratkowsky

HOWARD COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	186	MAX SALES RATIO:	339.00
TOTAL SALES PRICE:	6,007,873	MIN SALES RATIO:	18.33
TOTAL ASSESSED VALUE:	5,800,989		
MEDIAN:	95	COV (MEAN):	47.79
MEAN:	103	STD:	49.22
AGGREGATE:	97	AVG. ABS. DEV:	32.45
COD (MEDIAN):	34.16	PRD:	106.19

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BOELUS	10	89.64	67.34	55.35	156.68
COTESFIELD	7	94.88	67.13	55.73	179.79
DANNEBROG	26	99.88	95.35	48.96	121.47
ELBA	6	80.43	82.06	10.77	95.24
FARWELL	5	78.03	71.49	35.21	118.57
ST LIBORY	14	92.49	98.02	22.94	104.87
ST LIBORY R	3	86.82	75.20	24.19	111.07
ST PAUL	110	97.88	101.24	26.50	100.09

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	43	80.00	65.01	43.91	127.38
1850 TO 1899	21	105.38	92.37	37.06	121.41
1900 TO 1919	32	91.11	88.36	39.16	122.87
1920 TO 1939	21	91.21	93.33	23.20	105.35
1940 TO 1949	3	122.17	127.47	6.75	99.91
1950 TO 1969	30	105.60	100.36	30.85	117.45
1970 TO 1979	26	99.44	104.20	25.07	106.66
1980 TO 1989	5	112.25	106.33	13.32	93.46
1990 TO 1996	5	87.43	96.52	12.61	97.67

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	12	100.70	89.19	33.50	124.94
101	103	101.19	99.61	29.02	111.12
102	1	41.09	41.09	0.00	100.00
103	2	119.86	120.06	0.68	99.83
104	24	90.74	94.26	34.47	113.89
105	1	73.69	73.69	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	12	158.31	120.27	46.59	147.74
20	32	92.59	87.85	25.37	108.60
30	96	100.26	99.45	24.78	106.46
40	3	101.98	112.23	21.50	95.30

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	23	85.71	89.87	43.29	101.23
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	107	98.16	100.79	26.70	100.09
20000 TO 79999	35	92.94	86.43	48.15	135.58

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	27	109.07	129.93	54.88	104.93
5000 TO 9999	29	88.39	106.49	45.14	101.33
10000 TO 19999	24	89.52	87.56	35.20	100.16
20000 TO 29999	21	95.50	97.48	25.85	99.70
30000 TO 39999	20	101.34	103.72	34.48	99.87
40000 TO 49999	19	102.57	97.53	18.19	99.71
50000 TO 59999	15	90.63	89.06	27.09	100.21
60000 TO 79999	20	100.26	101.72	15.41	100.03
80000 TO 99999	6	86.80	90.34	8.61	100.17
100000 TO 124999	4	92.30	83.53	16.51	100.85
125000 TO 149999	1	101.98	101.98	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	135	99.28	99.97	31.40	108.58
2	35	86.82	88.00	33.92	98.04
3	16	78.33	77.73	53.85	125.22

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0501	1	95.83	95.83	0.00	100.00
47-0001	111	97.65	100.29	26.13	99.28
47-0014	1	125.24	125.24	0.00	100.00
47-0018	1	91.74	91.74	0.00	100.00
47-0067	5	78.03	71.49	35.21	118.57
47-0100	39	99.28	93.00	50.54	121.20
47-0103	11	84.59	72.27	43.80	145.86
47-0128	16	90.03	91.79	25.34	108.82
61-0049	1	287.91	287.91	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	27	91.35	102.01	32.21	97.91
10/01/94 TO 12/31/94	24	114.14	106.74	25.61	113.51
01/01/95 TO 03/31/95	16	90.22	107.53	29.54	95.81
04/01/95 TO 06/30/95	30	91.58	91.90	32.26	117.14
07/01/95 TO 09/30/95	22	95.19	99.37	29.54	99.10
10/01/95 TO 12/31/95	27	99.31	89.52	40.58	121.42
01/01/96 TO 03/31/96	15	63.98	81.85	44.49	91.34
04/01/96 TO 06/30/96	25	98.16	96.43	31.37	104.75
07/01/95 TO 06/30/96	89	94.88	93.07	36.27	105.61

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	157	95.73	97.23	32.43	106.39
6	16	78.15	71.81	43.51	120.42
7	13	109.07	89.92	39.90	117.50

HOWARD COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	20	MAX SALES RATIO:	181.67
TOTAL SALES PRICE:	997,254	MIN SALES RATIO:	30.75
TOTAL ASSESSED VALUE:	944,368		
MEDIAN:	99	COV (MEAN):	38.19
MEAN:	98	STD:	37.43
AGGREGATE:	95	AVG. ABS. DEV:	36.96
COD (MEDIAN):	31.27	PRD:	103.16

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BOELUS	2	85.33	69.43	28.61	122.90
COTESFIELD	1	124.50	124.50	0.00	100.00
DANNEBROG	2	182.46	176.99	27.52	80.49
FARWELL	1	72.48	72.48	0.00	100.00
ST LIBORY	1	139.81	139.81	0.00	100.00
ST PAUL	13	86.37	94.90	32.77	94.70

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	36.02	43.58	100.92	158.02
1860 TO 1899	1	143.36	143.36	0.00	100.00
1900 TO 1919	6	83.24	78.20	26.04	114.49
1920 TO 1939	3	86.05	82.15	17.92	117.17
1940 TO 1949	2	81.98	84.93	32.35	96.53
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	2	116.92	121.81	6.14	95.99
1970 TO 1979	2	149.96	131.03	21.15	114.44
1980 TO 1989	1	36.37	86.37	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
309	1	136.72	136.72	0.00	100.00
325	3	86.05	82.15	17.92	117.17
341	1	55.46	55.46	0.00	100.00
346	1	109.74	109.74	0.00	100.00
350	5	72.48	90.13	23.92	93.64
352	1	108.51	108.51	0.00	100.00
353	4	130.80	104.73	23.01	126.43
384	1	103.25	103.25	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	4	86.21	85.85	13.51	109.24
20	13	108.51	106.52	25.33	99.58

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	124.16	112.83	12.61	110.05
1 TO 999	0	0.00	0.00	0.00	0.00
2000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	12	86.21	94.02	33.43	93.93
20000 TO 39999	1	124.50	124.50	0.00	100.00
40000 TO 59999	3	103.25	132.89	35.25	89.65
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	2	85.33	69.43	28.61	122.90

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	113.88	105.18	9.33	108.26
5000 TO 9999	1	139.81	139.81	0.00	100.00
10000 TO 19999	2	72.88	74.93	50.57	97.27
20000 TO 39999	8	90.02	115.35	34.50	93.49
40000 TO 59999	3	55.46	65.58	46.74	98.97
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	1	60.92	60.92	0.00	100.00
100000 TO 149999	2	121.18	120.65	2.42	100.27
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	86.37	86.37	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	19	93.99	94.33	32.10	101.59
2	1	139.81	139.81	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
47-0001	11	86.37	91.13	34.51	96.95
47-0067	1	72.48	72.48	0.00	100.00
47-0100	4	106.49	94.74	29.87	120.21
47-0103	1	124.50	124.50	0.00	100.00
47-0118	1	139.81	139.81	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	136.72	136.72	0.00	100.00
10/01/94 TO 12/31/94	3	93.99	80.87	18.45	119.93
01/01/95 TO 03/31/95	1	124.11	124.11	0.00	100.00
04/01/95 TO 06/30/95	3	86.37	85.06	40.05	102.76
07/01/95 TO 09/30/95	3	86.05	110.29	25.23	93.98
10/01/95 TO 12/31/95	4	89.50	104.45	45.87	99.60
01/01/96 TO 03/31/96	3	60.92	50.89	39.67	127.67
04/01/96 TO 06/30/96	2	113.99	117.13	3.73	97.33
07/01/95 TO 06/30/96	12	94.65	93.92	33.71	101.74

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	36.02	43.58	100.92	158.02
1 TO 10000000	17	103.25	98.85	25.23	104.38

BOONE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	79	MAX SALES RATIO:	146.19
TOTAL SALES PRICE:	7,540,177	MIN SALES RATIO:	24.61
TOTAL ASSESSED VALUE:	5,533,085		
MEDIAN:	76	COV (MEAN):	32.07
MEAN:	75	STD:	24.05
AGGREGATE:	73	AVG. ABS. DEV:	18.54
COD (MEDIAN):	24.39	PRD:	102.74

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2617	5	99.18	101.67	9.18	102.58
2619	1	74.46	74.46	0.00	100.00
2621	6	82.72	78.08	11.30	102.30
2623	5	76.73	78.72	14.50	106.55
2717	3	59.20	63.27	25.82	101.61
2719	4	87.05	87.84	7.73	98.40
2721	6	103.47	91.37	24.83	107.13
2723	4	90.24	88.57	9.58	101.18
2913	5	80.16	83.87	13.83	97.52
2915	7	78.42	75.78	13.57	95.12
2917	2	51.82	51.54	1.44	100.53
2919	5	51.75	49.09	24.71	101.61
3013	3	35.68	43.98	37.17	109.65
3015	4	48.59	48.51	19.74	95.24
3017	10	65.03	70.59	24.23	99.19
3019	7	69.56	73.55	23.09	88.49

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	13	53.74	64.00	46.74	100.46
80 TO 159.99	31	76.15	69.84	22.02	107.70
160 TO 319.99	26	76.10	72.64	22.54	102.96
320 TO 639.99	8	84.32	86.81	12.81	102.34
640 TO 1399.99	1	74.95	74.95	0.00	100.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	12	94.18	77.58	16.37	105.05
GRASS	35	71.09	70.91	36.11	97.48
IRRGTD	19	75.81	70.77	21.24	109.68
N/A DRY	4	80.93	72.80	23.95	106.82
N/A GRASS	4	88.94	88.22	2.35	100.35
N/A IRRGTD	5	53.87	77.36	44.28	93.29

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	49	75.40	69.67	21.02	100.62
1 TO 10000000	30	84.06	78.31	26.34	104.83

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	9	74.46	73.92	32.28	101.08
40000 TO 59999	10	70.45	61.64	30.15	100.91
60000 TO 79999	14	87.15	77.58	28.00	103.50
80000 TO 99999	12	70.91	77.10	24.76	101.48
100000 TO 149999	14	78.94	79.49	16.95	100.09
150000 TO 199999	14	75.93	75.47	19.17	100.44
200000 TO 249999	4	59.14	62.86	34.63	98.50
250000 TO 499999	1	42.22	42.22	0.00	100.00
500000 TO 9999999	1	74.95	74.95	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0043	3	86.47	84.55	6.06	100.67
39-0501	1	101.62	101.62	0.00	100.00
47-0001	25	75.40	67.28	23.50	103.63
47-0015	1	76.92	76.92	0.00	100.00
47-0067	6	76.47	74.66	12.40	102.91
47-0100	23	67.42	71.52	23.34	94.72
47-0103	13	95.39	97.73	17.42	101.23
47-0118	4	35.14	42.24	35.19	101.03
61-0049	2	68.04	69.66	12.99	97.67
82-0001	1	95.35	95.35	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	60.35	57.27	27.25	105.38
10/01/93 TO 12/31/93	4	85.38	70.94	38.38	112.18
01/01/94 TO 03/31/94	4	74.30	79.73	14.88	96.76
04/01/94 TO 06/30/94	7	78.96	79.36	17.97	104.77
07/01/94 TO 09/30/94	2	83.06	82.06	9.23	101.22
10/01/94 TO 12/31/94	10	82.28	79.93	20.77	98.99
01/01/95 TO 03/31/95	12	88.12	85.80	15.37	106.21
04/01/95 TO 06/30/95	6	79.80	86.50	29.47	95.58
07/01/95 TO 09/30/95	5	70.58	75.74	14.83	96.52
10/01/95 TO 12/31/95	6	51.49	54.40	38.68	97.52
01/01/96 TO 03/31/96	11	61.44	58.01	29.82	98.41
04/01/96 TO 06/30/96	10	73.98	63.78	25.44	111.26
07/01/95 TO 06/30/96	32	67.47	61.96	27.36	101.94

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: JEFFERSON

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	5.30
Price-Related Differential:	101.03

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	32.58
Price-Related Differential:	111.83

Assessment Statistics For:	Agricultural Land
Level of Value:	80.00
Coefficient of Dispersion:	12.46
Price-Related Differential:	101.25

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the JEFFERSON County Assessor, by certified mail, return receipt requested, # P 440 605 398, on 19th day of May, 1997.

Stacey Bratvosky

JEFFERSON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	192	MAX SALES RATIO:	146.88
TOTAL SALES PRICE:	5,564,260	MIN SALES RATIO:	50.67
TOTAL ASSESSED VALUE:	5,373,572		
MEDIAN:	100	COV (MEAN):	11.81
MEAN:	98	STD:	11.57
AGGREGATE:	97	AVG. ABS. DEV:	5.30
COD (MEDIAN):	5.30	PRD:	101.03

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DAYKIN	5	100.00	101.64	3.88	99.71
DILLER	18	100.00	101.46	6.16	97.44
ENDICOTT	3	100.00	90.80	9.12	105.96
FAIRBURY	130	100.00	97.03	4.25	101.92
HARBINE	3	100.00	99.28	1.65	100.15
JANSEN	4	100.00	99.80	4.44	100.90
PLYMOUTH	11	100.00	94.58	3.00	102.84
REYNOLDS	3	101.67	102.51	2.90	98.47
RURAL	3	85.28	87.36	14.39	90.98
STEELE CITY	2	101.61	102.23	1.59	99.40

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	63	100.00	92.11	7.71	104.74
1860 TO 1899	9	100.00	103.78	5.76	100.34
1900 TO 1919	44	100.00	98.56	4.02	100.38
1920 TO 1939	33	100.00	97.18	2.88	102.03
1940 TO 1949	6	100.00	86.59	9.36	104.68
1950 TO 1969	16	100.00	99.09	4.17	97.82
1970 TO 1979	13	100.00	100.13	5.25	101.62
1980 TO 1989	4	98.83	96.28	3.49	100.42
1990 TO 1996	2	99.64	99.87	0.36	99.77

STYLE TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	1	96.15	96.15	0.00	100.00
101	113	100.00	97.24	4.87	101.49
102	13	100.00	96.54	3.53	101.20
103	1	97.81	97.81	0.00	100.00
104	34	100.00	94.51	4.05	103.29
105	6	100.00	90.90	6.43	103.39
111	2	92.75	93.28	4.27	99.43
302	1	100.00	100.00	0.00	100.00
305	2	100.00	100.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	33	100.00	95.15	7.05	100.15
20	112	100.00	96.35	4.26	103.01
30	25	100.00	96.11	3.33	100.89
40	2	100.00	100.00	0.00	100.00
50	1	100.00	100.00	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	20	94.89	88.32	11.48	100.46
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	121	100.00	97.98	4.00	101.38
20000 TO 79999	44	100.00	98.27	5.74	100.25

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	31	100.00	97.04	8.48	100.39
5000 TO 9999	16	100.10	98.17	10.75	101.56
10000 TO 19999	42	100.00	99.34	3.42	100.18
20000 TO 29999	28	100.00	100.76	1.19	99.99
30000 TO 39999	27	100.00	98.75	4.70	100.01
40000 TO 49999	18	100.00	97.11	1.76	100.03
50000 TO 59999	7	100.00	98.44	1.70	100.06
60000 TO 79999	16	97.19	93.05	6.73	99.76
80000 TO 99999	6	89.80	87.26	12.60	99.98
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	1	100.00	100.00	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	175	100.00	98.11	4.52	100.84
2	2	77.79	98.83	25.22	87.57
3	15	94.99	87.67	12.22	103.53

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0008	149	100.00	96.75	4.94	101.58
48-0103	21	100.00	101.50	6.27	98.54
48-0300	14	97.95	88.29	9.20	103.29
48-0303	7	100.00	101.60	3.36	99.67

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	22	100.00	98.87	4.16	101.29
10/01/94 TO 12/31/94	18	100.00	83.64	10.70	111.36
01/01/95 TO 03/31/95	14	100.00	101.50	6.67	100.50
04/01/95 TO 06/30/95	28	100.00	98.97	2.06	101.05
07/01/95 TO 09/30/95	28	100.00	98.24	3.77	99.31
10/01/95 TO 12/31/95	22	100.00	97.81	4.23	98.23
01/01/96 TO 03/31/96	26	100.00	97.99	4.78	102.67
04/01/96 TO 06/30/96	34	100.00	96.08	7.62	99.70
07/01/95 TO 06/30/96	110	100.00	97.39	5.29	100.04

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	191	100.00	96.57	5.31	101.56
2	1	96.15	96.15	0.00	100.00

Attachment 1

JEFFERSON COUNTY STATISTICAL REPORT — DATE: 05/15/97 — PAGE: 1

COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

QUALIFIED SALES:	29	MAX SALES RATIO:	278.87
TOTAL SALES PRICE:	1,074,310	MIN SALES RATIO:	23.75
TOTAL ASSESSED VALUE:	1,001,135		
MEDIAN:	97	COV (MEAN):	44.51
MEAN:	104	STD:	46.29
AGGREGATE:	93	AVG. ABS. DEV:	31.60
COD (MEDIAN):	32.58	PRD:	111.83

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DAYKIN	2	98.74	75.05	17.92	120.90
DILLER	5	106.58	62.00	64.31	200.53
FAIRBURY	18	95.11	97.72	28.15	102.77
JANSEN	1	77.24	77.24	0.00	100.00
PLYMOUTH	1	122.22	122.22	0.00	100.00
REYNOLDS	1	100.00	100.00	0.00	100.00
STEELE CITY	1	95.00	95.00	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	28	98.71	93.19	33.06	111.53
1850 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	95.00	95.00	0.00	100.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
303	1	77.92	77.92	0.00	100.00
302	1	83.22	83.22	0.00	100.00
319	1	71.33	71.33	0.00	100.00
325	3	115.51	124.73	28.28	90.43
334	1	115.56	115.56	0.00	100.00
340	1	74.47	74.47	0.00	100.00
344	4	101.24	87.45	29.98	119.59
346	2	97.50	98.33	2.55	99.15
350	5	59.22	53.26	97.78	180.94
353	1	87.05	87.05	0.00	100.00
406	2	128.29	132.25	16.92	97.74

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	100.00	100.00	0.00	100.00
20	16	91.03	95.30	33.21	105.83

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	18	95.11	97.72	28.15	102.77
20000 TO 39999	7	106.58	64.62	50.29	177.34
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	2	99.73	82.21	22.55	121.32
80000 TO 99999	2	97.50	98.33	2.56	99.15

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	6	103.29	98.73	9.77	103.16
5000 TO 9999	3	131.25	113.47	19.98	103.58
10000 TO 19999	4	106.49	114.30	22.78	97.64
20000 TO 39999	9	87.05	81.40	35.78	126.20
40000 TO 59999	1	115.51	115.51	0.00	100.00
60000 TO 79999	1	102.88	102.88	0.00	100.00
80000 TO 99999	3	68.21	72.32	10.16	98.57
100000 TO 149999	1	160.43	160.43	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	77.92	77.92	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	27	95.00	83.37	32.38	121.13

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0008	14	101.44	101.00	22.16	104.99
48-0103	6	100.79	62.58	58.58	190.85
48-0303	2	90.74	75.05	17.92	120.90

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	3	107.00	99.78	12.78	99.22
10/01/94 TO 12/31/94	2	104.18	99.91	10.92	104.27
01/01/95 TO 03/31/95	6	110.39	111.77	35.58	111.28
04/01/95 TO 06/30/95	4	123.71	130.63	22.98	95.42
07/01/95 TO 09/30/95	3	99.73	73.62	31.60	135.48
10/01/95 TO 12/31/95	4	82.15	75.19	15.40	107.57
01/01/96 TO 03/31/96	7	80.25	81.50	28.67	109.63
04/01/96 TO 06/30/96	1	106.58	106.58	0.00	100.00
07/01/96 TO 06/30/96	14	81.74	79.70	26.30	112.47

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	92.80	92.80	0.00	100.00
1 TO 10000000	28	98.71	93.20	32.98	111.60

JEFFERSON COUNTY STATISTICAL REPORT — DATE: 04/14/97 — PAGE: 1

AGRICULTURAL LAND QUALIFIED SALES

QUALIFIED SALES:	81	MAX SALES RATIO:	114.24
TOTAL SALES PRICE:	7,091,063	MIN SALES RATIO:	49.00
TOTAL ASSESSED VALUE:	5,643,829		
MEDIAN:	80	COV (MEAN):	15.77
MEAN:	81	STD:	12.77
AGGREGATE:	80	AVG. ABS. DEV:	9.97
COD (MEDIAN):	12.46	PRD:	101.25

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	71.70	71.70	0.00	100.00
10000 TO 19999	6	99.61	100.00	9.96	99.49
20000 TO 29999	4	87.51	89.06	2.14	100.19
30000 TO 39999	6	73.57	70.05	12.96	100.07
40000 TO 49999	3	67.53	66.12	4.13	100.11
50000 TO 59999	4	82.45	82.51	7.56	99.39
60000 TO 69999	10	85.12	88.00	12.30	99.96
70000 TO 79999	5	68.43	76.07	21.33	99.26
80000 TO 89999	4	77.34	78.15	5.10	100.11
90000 TO 99999	5	77.32	74.40	9.25	99.43
100000 TO 109999	3	72.40	73.45	3.76	100.06
110000 TO 124999	7	78.92	80.35	9.60	99.38
125000 TO 174999	12	80.33	80.89	10.34	100.86
175000 TO 249999	10	79.12	79.31	10.99	100.50
250000 TO 499999	1	77.42	77.42	0.00	100.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0001	1	74.19	74.19	0.00	100.00
48-0008	49	80.30	80.32	12.76	101.28
48-0103	16	79.65	80.23	12.81	102.97
48-0300	10	75.25	77.28	9.56	98.43
48 0303	4	80.35	82.16	12.05	103.10
58-0300	1	65.69	65.69	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	14	84.02	73.74	20.08	112.26
80 TO 159.99	30	78.20	77.36	9.15	100.48
160 TO 639.99	37	80.87	81.58	11.74	101.17
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2500 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	86.69	86.69	0.00	100.00
10/01/93 TO 12/31/93	8	76.56	82.92	10.03	97.48
01/01/94 TO 03/31/94	12	83.82	83.63	9.94	101.25
04/01/94 TO 06/30/94	3	0.00	0.00	0.00	0.00
07/01/94 TO 09/30/94	1	69.02	69.02	0.00	100.00
10/01/94 TO 12/31/94	10	81.23	80.57	7.46	100.80
01/01/95 TO 03/31/95	13	75.89	76.99	9.60	101.27
04/01/95 TO 06/30/95	15	78.26	77.12	13.50	105.42
07/01/95 TO 12/31/95	9	89.86	80.74	14.72	107.57
01/01/96 TO 06/30/96	12	73.29	76.37	16.18	98.17

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	44	80.59	80.57	13.18	101.28
GRASS	24	74.18	77.24	13.80	102.61
IRRGTD	11	78.10	78.71	6.35	100.56
N/A DRY	2	90.76	88.41	4.55	102.65

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4153	3	75.85	77.56	4.69	100.96
4155	7	67.27	75.36	21.03	93.13
4157	4	76.16	74.50	17.95	103.75
4159	2	75.22	75.00	3.87	100.29
4217	6	75.25	75.69	6.13	102.94
4219	3	78.72	75.14	5.62	100.28
4221	1	75.08	75.08	0.00	100.00
4223	4	78.34	87.09	6.83	92.30
4393	6	82.98	83.09	8.68	102.89
4395	6	87.53	87.07	11.39	98.71
4397	2	85.62	86.07	4.83	99.48
4399	9	72.25	73.91	7.75	100.03
4463	8	91.83	92.77	10.36	98.17
4465	3	71.19	70.92	1.86	99.65
4467	8	86.07	83.94	5.51	100.70
4469	9	98.58	81.71	18.02	107.01

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: JOHNSON

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	13.84
Price-Related Differential:	102.15

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	10.56
Price-Related Differential:	103.19

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	13.63
Price-Related Differential:	105.63

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the JOHNSON County Assessor, by certified mail, return receipt requested, # P416065399, on 19th day of May, 1997.

Stacey Bartosky

JOHNSON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	133	MAX SALES RATIO:	209.25
TOTAL SALES PRICE:	3,311,700	MIN SALES RATIO:	31.31
TOTAL ASSESSED VALUE:	3,070,592		
MEDIAN:	95	COV (MEAN):	25.63
MEAN:	95	STD:	24.35
AGGREGATE:	93	AVG. ABS. DEV:	13.15
COD (MEDIAN):	13.84	PRD:	102.15

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ACREAGE	8	90.15	81.89	19.95	92.31
COOK	9	97.49	93.97	8.46	101.42
COOK-MH	2	78.89	69.60	26.76	113.35
COOK-V	2	36.00	35.39	13.04	101.73
CRAB ORCHARD	1	104.21	104.21	0.00	100.00
ELK CREEK	2	89.42	87.74	2.44	101.91
ST MARY	3	97.60	102.51	4.19	97.29
ST MARY-V	1	187.50	187.50	0.00	100.00
STERLING	29	94.50	93.20	6.21	101.99
STERLING-V	3	91.00	91.34	1.71	100.95
TECUMSEH	63	96.14	94.98	14.53	105.77
TECUMSEH-MH	7	94.33	89.02	10.27	101.63
TECUMSEH-V	3	56.14	61.99	25.98	110.08

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	11	56.14	55.26	56.17	136.42
1860 TO 1899	13	94.37	88.13	13.07	109.81
1900 TO 1919	55	94.87	92.48	15.40	106.80
1920 TO 1939	15	97.02	96.40	5.98	101.40
1940 TO 1949	3	95.74	95.14	2.40	99.74
1950 TO 1969	22	95.98	93.59	8.42	101.59
1970 TO 1979	11	94.59	93.80	8.29	98.52
1980 TO 1989	2	96.96	96.73	0.71	100.23
1990 TO 1996	1	89.30	89.30	0.00	100.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	10	94.42	87.20	11.81	101.71
101	56	95.51	93.60	10.03	102.99
102	9	95.82	96.25	3.47	100.40
104	43	94.56	92.34	15.84	108.66
105	3	91.02	90.94	4.37	98.39
304	1	94.66	94.66	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	94.50	92.80	13.05	98.51
20	75	95.37	91.76	14.36	107.44
25	1	97.92	97.92	0.00	100.00
30	34	95.06	95.00	4.08	100.20
40	1	99.29	99.29	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	11	94.59	86.37	21.31	109.62
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	74	95.78	94.36	15.26	103.36
20000 TO 79999	48	94.47	92.15	9.67	99.55

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	13	100.00	121.28	34.13	100.24
5000 TO 9999	25	94.50	92.34	24.53	99.12
10000 TO 19999	29	94.67	94.28	7.20	99.42
20000 TO 29999	21	94.89	92.57	10.67	99.27
30000 TO 39999	18	94.03	92.15	7.64	100.26
40000 TO 49999	9	95.29	94.09	3.81	99.91
50000 TO 59999	9	92.58	87.64	14.33	100.67
60000 TO 79999	7	94.82	93.98	1.84	99.93
80000 TO 99999	1	89.30	89.30	0.00	100.00
100000 TO 124999	1	95.82	95.82	0.00	100.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	125	95.00	93.70	13.65	102.46
2	2	94.37	93.63	3.48	100.79
3	6	90.15	83.08	20.72	94.88

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0010	2	89.42	87.74	2.44	101.91
49-0032	77	95.74	94.29	14.82	103.26
49-0033	38	94.47	89.95	10.78	105.58
49-0042	1	94.67	94.67	0.00	100.00
49-0501	13	96.37	89.32	19.02	93.65
87-0069	2	97.61	93.64	5.76	104.24

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	27	94.89	93.77	15.30	104.44
10/01/94 TO 12/31/94	15	95.29	95.94	8.42	97.58
01/01/95 TO 03/31/95	9	98.86	100.02	3.91	98.83
04/01/95 TO 06/30/95	17	95.74	88.80	12.22	102.25
07/01/95 TO 09/30/95	16	94.83	90.41	5.11	103.42
10/01/95 TO 12/31/95	17	94.82	92.93	19.14	110.20
01/01/96 TO 03/31/96	14	93.83	88.41	16.38	100.15
04/01/96 TO 06/30/96	18	91.39	93.65	23.23	101.07
07/01/95 TO 06/30/96	65	94.56	91.63	16.12	103.77

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	123	94.97	92.93	14.01	103.02
7	10	94.42	87.20	11.81	101.71

Attachment 1

JOHNSON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	22	MAX SALES RATIO:	130.91
TOTAL SALES PRICE:	913,400	MIN SALES RATIO:	62.00
TOTAL ASSESSED VALUE:	862,979		
MEDIAN:	100	COV (MEAN):	17.51
MEAN:	97	STD:	16.98
AGGREGATE:	94	AVG. ABS. DEV:	10.56
COD (MEDIAN):	10.56	PRD:	103.19

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
COOK	1	118.40	118.40	0.00	100.00
ELK CREEK	1	101.89	101.39	0.00	100.00
ST. MARY	1	101.05	101.05	0.00	100.00
STERLING	3	100.00	100.00	0.00	100.00
TECUMSEH	14	100.34	95.17	14.44	99.70

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	91.83	92.38	23.32	104.43
1860 TO 1899	8	101.43	103.96	4.81	101.11
1900 TO 1919	1	62.35	62.35	0.00	100.00
1920 TO 1939	2	100.53	100.67	0.52	99.86
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	2	99.53	99.50	1.17	100.03
1960 TO 1969	5	100.00	94.31	11.39	92.53
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	1	112.50	112.50	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	4	86.72	85.70	23.51	102.81
343	1	100.89	100.89	0.00	100.00
344	4	106.25	107.56	15.11	92.40
350	4	100.34	81.97	9.81	108.39
353	7	100.00	100.42	1.02	100.14

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	62.00	62.00	0.00	100.00
20	19	100.00	97.62	8.17	100.11

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15	1	101.05	101.05	0.00	100.00
10005	11	100.00	92.94	11.70	102.94
10032	1	100.89	100.89	0.00	100.00
10050	2	81.34	82.78	23.78	98.27
10080	1	112.50	112.50	0.00	100.00
20005	3	100.00	100.00	0.00	100.00
30005	1	118.40	118.40	0.00	100.00
40005	1	101.89	101.89	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	83.33	97.78	20.00	85.23
5000 TO 9999	5	101.89	108.96	9.47	101.37
10000 TO 19999	3	100.00	104.47	5.67	101.14
20000 TO 39999	9	100.00	89.72	13.41	105.68
40000 TO 59999	1	100.00	100.00	0.00	100.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	100.89	100.89	0.00	100.00
200000 TO 499999	1	91.83	91.83	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	20	100.00	96.12	11.16	101.37
3	2	96.39	92.31	4.74	104.42

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0010	1	101.89	101.89	0.00	100.00
49-0032	14	100.34	95.17	14.44	99.70
49-0033	3	100.00	100.42	0.35	99.93
64-0073	1	91.83	91.83	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	98.79	127.59	32.52	77.43
10/01/94 TO 12/31/94	3	100.00	84.44	12.78	103.83
01/01/95 TO 03/31/95	1	112.50	112.50	0.00	100.00
04/01/95 TO 06/30/95	4	99.18	86.91	10.47	104.21
07/01/95 TO 09/30/95	6	100.00	95.34	4.58	106.83
10/01/95 TO 12/31/95	1	101.05	101.05	0.00	100.00
01/01/96 TO 03/31/96	2	88.05	85.50	16.60	102.98
04/01/96 TO 06/30/96	3	100.96	103.12	5.61	102.78
07/01/96 TO 06/30/96	12	100.44	95.33	5.28	105.44

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	98.79	127.59	32.52	77.43
1 TO 10000000	20	100.00	94.27	8.40	103.11

JOHNSON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	39	MAX SALES RATIO:	108.02
TOTAL SALES PRICE:	3,370,465	MIN SALES RATIO:	48.61
TOTAL ASSESSED VALUE:	2,404,366		
MEDIAN:	76	COV (MEAN):	17.95
MEAN:	75	STD:	13.46
AGGREGATE:	71	AVG. ABS. DEV:	10.36
COD (MEDIAN):	13.63	PRD:	105.63

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	2	80.95	80.31	1.36	100.80
30000 TO 39999	4	77.37	81.76	19.79	100.68
40000 TO 49999	4	84.94	83.11	4.81	99.72
50000 TO 59999	2	83.98	83.63	10.68	100.42
60000 TO 69999	4	74.65	75.81	5.97	99.64
70000 TO 79999	2	72.24	72.43	4.90	99.74
80000 TO 89999	2	91.96	88.95	16.09	103.39
90000 TO 99999	3	60.18	62.87	11.30	101.30
100000 TO 109999	4	85.67	84.41	8.33	100.54
110000 TO 124999	3	67.28	67.74	7.01	100.66
125000 TO 174999	7	66.29	66.39	13.70	99.99
175000 TO 249999	2	53.07	53.16	8.42	99.84
250000 TO 499999	3	0.00	0.00	0.00	0.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	82.54	82.54	0.00	100.00
10/01/93 TO 12/31/93	1	71.86	71.86	0.00	100.00
01/01/94 TO 03/31/94	3	93.25	88.21	11.03	105.22
04/01/94 TO 06/30/94	1	60.18	60.18	0.00	100.00
07/01/94 TO 09/30/94	3	67.30	65.59	10.12	107.29
10/01/94 TO 12/31/94	11	74.88	72.53	9.52	102.26
01/01/95 TO 03/31/95	5	68.70	68.65	19.49	105.24
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 12/31/95	9	79.85	68.64	14.13	109.81
01/01/96 TO 06/30/96	5	77.43	71.74	9.28	102.43

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	27	74.88	68.48	14.13	106.63
GRASS	7	87.24	83.97	12.84	98.98
IRRGTD	2	67.91	67.09	11.39	101.22
N/A DRY	2	81.48	81.72	1.10	99.70
N/A GRASS	1	75.01	75.01	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0010	6	75.39	74.63	15.78	107.24
49-0032	10	74.91	72.94	10.64	102.98
49-0033	9	76.52	68.78	17.97	107.96
49-0501	4	58.05	57.45	14.15	104.59
54-0023	2	73.91	73.65	2.44	100.35
67-0069	8	82.21	81.08	7.59	98.57

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	4	78.85	69.81	12.17	107.51
80 TO 159.99	20	73.83	70.70	14.32	106.91
160 TO 639.99	15	75.71	72.16	13.47	103.03
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3933	5	79.85	71.63	11.86	103.93
3935	3	60.18	64.38	11.84	99.33
3937	3	68.30	66.46	20.75	102.76
3939	2	62.16	58.13	21.80	106.94
3961	1	72.10	72.10	0.00	100.00
3963	3	68.79	68.48	7.57	100.97
3965	6	83.91	71.21	17.88	113.83
3967	1	82.37	82.37	0.00	100.00
4169	5	82.05	78.67	9.14	98.53
4171	5	74.88	78.91	6.75	97.83
4173	6	75.39	74.63	15.78	107.24

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: KEARNEY

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	23.49
Price-Related Differential:	103.23

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	22.91
Price-Related Differential:	95.74

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	16.96
Price-Related Differential:	102.60

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the KEARNEY County Assessor, by certified mail, return receipt requested, # P 411 605 400.
on 19th day of May, 1997.

Steve Bradrick

KEARNEY COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	200	MAX SALES RATIO:	194.25
TOTAL SALES PRICE:	9,208,544	MIN SALES RATIO:	27.10
TOTAL ASSESSED VALUE:	8,580,175	COV (MEAN):	29.54
MEDIAN:	94	STD:	28.36
MEAN:	96	AVG. ABS. DEV:	22.08
AGGREGATE:	93	PRD:	103.23
COD (MEDIAN):	23.49		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AXTELL	23	91.89	108.22	30.34	91.87
BLAINE TWP	4	60.27	73.66	23.26	95.11
EATON TWP	2	96.02	96.13	0.62	99.89
EL CHARMAN	5	94.57	83.71	20.61	103.17
HAYES TWP	3	91.33	94.67	8.40	98.09
HEARTWELL	5	94.54	81.77	41.85	122.02
LINCOLN TWP	1	112.48	112.48	0.00	100.00
LOGAN TWP	3	79.13	73.78	9.62	98.18
MAY TWP	1	54.37	54.37	0.00	100.00
MCCONNELL	4	93.18	94.41	9.19	99.93
MINDEN	124	93.69	92.12	23.75	103.81
MIRAGE TWP	2	108.61	108.84	2.84	99.79
NEWARK TWP	1	94.02	94.02	0.00	100.00
NORMAN	1	72.50	72.50	0.00	100.00
ONEIDA TWP	1	84.72	84.72	0.00	100.00
SHERMAN TWP	1	97.66	97.66	0.00	100.00
SOUTH KEARNEY	2	118.27	119.96	5.21	98.58
SUMMERHAVEN	2	86.87	90.86	10.80	95.61
WILCOX	15	96.46	95.32	18.62	108.35

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	19	82.13	88.78	31.73	93.88
1860 TO 1899	22	85.02	82.87	21.75	104.94
1900 TO 1919	65	90.46	82.84	26.62	112.13
1920 TO 1939	23	95.04	81.12	19.59	108.58
1940 TO 1949	9	106.20	96.66	16.55	106.28
1950 TO 1969	31	102.75	102.40	21.71	104.03
1970 TO 1979	21	102.07	104.66	14.51	101.61
1980 TO 1989	5	100.07	119.23	16.46	95.81
1990 TO 1996	5	105.72	101.77	12.15	102.19

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	2	77.10	77.24	0.50	99.83
101	142	96.45	96.47	22.35	103.52
102	7	84.11	72.99	17.72	111.63
103	2	117.08	117.54	5.86	99.62
104	27	85.09	82.05	23.94	105.72
107	1	79.60	79.60	0.00	100.00
130	1	65.83	65.83	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	37	92.52	89.26	22.79	105.70
30	122	95.32	94.39	23.07	104.34
40	21	95.78	98.94	18.08	97.36
50	1	44.97	44.97	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	19	91.33	85.41	17.98	100.36
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	95.82	114.94	38.34	95.90
5000 TO 9999	12	87.31	94.67	39.72	96.90
10000 TO 19999	24	104.79	105.69	24.42	100.06
20000 TO 29999	30	105.15	101.41	21.58	99.89
30000 TO 39999	31	85.09	91.69	28.04	101.37
40000 TO 49999	19	88.06	89.03	23.44	99.61
50000 TO 59999	14	86.17	86.50	18.41	99.58
60000 TO 79999	40	93.77	94.96	15.87	99.58
80000 TO 99999	15	93.05	94.24	13.88	100.08
100000 TO 124999	6	97.14	105.98	19.44	99.94
125000 TO 149999	2	92.87	92.81	11.74	100.07
150000 TO 199999	2	49.20	48.81	8.61	100.81
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	168	93.69	94.48	24.78	102.48
2	15	96.25	95.91	13.06	102.39
3	17	84.72	81.80	21.14	98.88

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0003	2	68.15	85.66	40.01	79.56
95-0503	1	86.92	86.92	0.00	100.00
10-0002	5	94.57	83.71	20.61	103.17
10-0037	7	96.13	95.26	12.15	106.16
31-0037	1	84.72	84.72	0.00	100.00
50-0501	31	79.79	98.82	33.36	95.35
50-0502	15	96.46	95.32	18.62	108.35
50-0503	138	94.16	92.14	23.41	103.78

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	31	105.72	98.35	19.58	102.26
10/01/94 TO 12/31/94	12	93.51	100.06	22.62	99.31
01/01/95 TO 03/31/95	21	102.75	95.77	18.38	106.43
04/01/95 TO 06/30/95	33	90.22	84.34	23.16	106.24
07/01/95 TO 09/30/95	28	93.70	102.00	25.08	96.93
10/01/95 TO 12/31/95	31	98.40	97.65	25.98	104.91
01/01/96 TO 03/31/96	22	82.54	81.80	25.20	96.61
04/01/96 TO 06/30/96	22	87.90	88.99	19.47	103.27
07/01/95 TO 06/30/96	103	91.33	93.87	24.94	100.38

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
L	193	94.02	93.46	23.61	102.72
6	6	86.03	82.63	22.19	102.73
7	1	76.72	76.72	0.00	100.00

6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	23	91.89	108.22	30.34	91.87
20000 TO 29999	158	94.90	92.19	23.03	104.34

Attachment 1

KEARNEY COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/17/97 PAGE: 1

QUALIFIED SALES:	15	MAX SALES RATIO:	143.85
TOTAL SALES PRICE:	987,498	MIN SALES RATIO:	46.49
TOTAL ASSESSED VALUE:	931,840		
MEDIAN:	92	COV (MEAN):	30.54
MEAN:	90	STD:	27.49
AGGREGATE:	94	AVG. ABS. DEV:	21.08
COD (MEDIAN):	22.91	PRD:	95.74

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AXTELL	3	91.97	95.56	28.84	104.68
HEARTWELL	1	98.52	98.52	0.00	100.00
MINDEN	10	84.57	94.18	26.72	90.52
NORMAN	0	0.00	0.00	0.00	0.00
RURAL	0	0.00	0.00	0.00	0.00
WILCOX	1	94.40	94.40	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	118.87	123.61	24.17	83.14
1860 TO 1899	3	94.40	62.62	18.32	127.35
1900 TO 1919	2	77.69	68.59	18.38	113.27
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	78.00	78.00	0.00	100.00
1950 TO 1959	2	92.11	92.61	1.05	99.47
1960 TO 1969	2	108.82	91.11	32.19	119.43
1970 TO 1979	2	81.40	73.44	21.03	110.84
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
330	1	91.97	91.97	0.00	100.00
325	2	104.07	97.86	18.23	106.34
340	1	94.40	94.40	0.00	100.00
341	2	105.98	105.98	12.17	100.00
347	0	0.00	0.00	0.00	0.00
350	2	80.97	65.80	21.68	123.06
353	4	82.46	69.82	20.99	110.92
389	0	0.00	0.00	0.00	0.00
406	1	51.62	51.62	0.00	100.00
410	1	78.00	78.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	1	73.79	73.79	0.00	100.00
10	3	64.29	67.86	14.38	107.50
20	4	93.74	86.21	26.32	109.56
30	1	91.97	91.97	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	137.80	137.80	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	3	91.97	95.56	28.84	104.68
20000 TO 39999	1	98.52	98.52	0.00	100.00
40000 TO 59999	9	78.00	80.09	23.67	99.16
60000 TO 79999	1	94.40	94.40	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	1	98.37	98.37	0.00	100.00
10000 TO 19999	2	96.46	96.03	2.14	100.44
20000 TO 39999	5	91.14	84.99	26.31	104.22
40000 TO 59999	1	46.49	46.49	0.00	100.00
60000 TO 79999	1	73.79	73.79	0.00	100.00
80000 TO 99999	1	78.00	78.00	0.00	100.00
100000 TO 149999	2	105.98	105.98	12.17	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	2	100.61	106.05	36.97	94.87
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	13	91.14	80.78	22.65	106.26
2	1	137.80	137.80	0.00	100.00
3	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
50-0501	3	91.97	95.56	28.84	104.68
50-0502	1	94.40	94.40	0.00	100.00
50-0503	11	91.14	94.24	23.27	91.75

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	3	93.08	104.01	9.63	97.40
10/01/94 TO 12/31/94	2	64.81	70.00	20.35	92.58
01/01/95 TO 03/31/95	4	98.45	92.46	17.83	112.08
04/01/95 TO 06/30/95	1	137.80	137.80	0.00	100.00
07/01/95 TO 09/30/95	1	91.14	91.14	0.00	100.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	3	64.29	66.17	16.07	111.89
04/01/96 TO 06/30/96	1	46.49	46.49	0.00	100.00
07/01/96 TO 06/30/96	5	64.29	65.43	23.53	109.95

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	15	91.97	94.36	22.92	95.07

KEARNEY COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES (POST TRBC)

DATE: 05/15/97 PAGE: 2

QUALIFIED SALES:	70	MAX SALES RATIO:	129.91
TOTAL SALES PRICE:	14,421,455	MIN SALES RATIO:	41.00
TOTAL ASSESSED VALUE:	11,156,096		
MEDIAN:	77	COV (MEAN):	32.59
MEAN:	79	STD:	17.85
AGGREGATE:	77	AVG. ABS. DEV:	13.06
COD (MEDIAN):	16.96	PRD:	102.60

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3655	1	41.00	41.00	0.00	100.00
3657	1	89.84	89.84	0.00	100.00
3773	7	78.56	76.93	13.60	103.84
3775	1	63.50	63.50	0.00	100.00
3777	7	70.48	74.49	21.90	97.35
3779	2	77.40	74.72	7.07	103.59
3885	12	78.00	76.40	8.69	102.96
3887	6	71.43	69.87	12.58	96.91
3889	6	90.98	89.52	21.03	108.07
3891	8	73.69	79.43	19.85	101.40
4009	2	98.36	83.87	28.81	105.16
4011	5	78.59	82.11	10.99	95.72
4013	8	76.57	73.81	13.30	99.84
4015	4	86.43	83.11	14.45	103.25

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	8	76.71	75.11	11.32	101.03
80 TO 159.99	29	77.51	80.27	18.72	100.59
160 TO 319.99	12	77.62	76.18	15.74	102.29
320 TO 639.99	1	70.88	70.88	0.00	100.00
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	19	64.22	61.64	12.01	105.45
IRRGTD	49	78.57	80.70	15.64	103.74
N/A IRRAGRS	1	91.04	91.04	0.00	100.00
N/A IRRGTD	1	85.35	85.35	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	51	77.46	76.65	16.43	100.96
1 TO 10000000	19	77.51	78.71	18.01	104.78

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	1	63.50	63.50	0.00	100.00
40000 TO 59999	1	94.46	94.46	0.00	100.00
60000 TO 79999	3	82.60	84.19	5.04	99.85
80000 TO 99999	6	74.55	84.58	28.17	99.55
100000 TO 149999	10	76.71	78.43	16.09	99.69
150000 TO 199999	11	69.20	78.85	27.09	100.78
200000 TO 249999	14	72.49	77.86	24.55	101.14
250000 TO 499999	22	78.49	77.41	6.46	100.18
500000 TO 9999999	2	66.66	66.96	6.33	99.55

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0003	1	89.84	89.84	0.00	100.00
31-0037	4	86.43	85.74	10.60	98.42
50-0501	17	77.51	74.41	10.68	101.27
50-0502	2	93.50	80.91	24.19	115.57
50-0503	46	76.57	77.30	18.92	101.75

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	0	0.00	0.00	0.00	0.00
10/01/93 TO 12/31/93	7	78.50	79.47	21.64	104.43
01/01/94 TO 03/31/94	12	75.71	76.25	11.22	98.74
04/01/94 TO 06/30/94	5	73.88	75.84	17.55	102.83
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	4	91.82	96.62	11.95	98.41
01/01/95 TO 03/31/95	6	74.35	70.25	13.01	100.01
04/01/95 TO 06/30/95	5	93.48	83.99	23.03	109.14
07/01/95 TO 09/30/95	4	69.22	81.46	15.13	95.88
10/01/95 TO 12/31/95	5	62.91	66.50	21.46	102.20
01/01/96 TO 03/31/96	12	77.99	75.21	11.61	100.50
04/01/96 TO 06/30/96	10	81.33	79.50	12.66	103.23
07/01/95 TO 06/30/96	31	78.48	76.29	14.93	100.58

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: KEITH

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	10.18
Price-Related Differential:	98.94

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	18.44
Price-Related Differential:	102.13

Assessment Statistics For:	Agricultural Land
Level of Value:	79.00
Coefficient of Dispersion:	18.27
Price-Related Differential:	102.60

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the KEITH County Assessor, by certified mail, return receipt requested. # P416 065 401,
on 19th day of May, 1997.

Stacy Bartosky

KEITH COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	423	MAX SALES RATIO:	153.67
TOTAL SALES PRICE:	15,009,632	MIN SALES RATIO:	44.72
TOTAL ASSESSED VALUE:	14,083,921		
MEDIAN:	94	COV (MEAN):	15.20
MEAN:	93	STD:	14.14
AGGREGATE:	94	AVG. ABS. DEV:	9.57
COD (MEDIAN):	10.18	PRD:	98.94

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BRULE	18	93.50	95.38	10.33	95.03
KEYSTONE	1	66.50	66.50	0.00	100.00
OGALLALA	201	94.32	94.21	7.28	100.78
PAXTON	20	96.51	95.59	9.47	102.85
RIRAL	1	99.79	99.79	0.00	100.00
RURAL	182	93.11	92.79	11.35	97.78

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	90	90.67	90.31	18.86	97.11
1860 TO 1899	1	95.13	86.04	11.97	101.64
1900 TO 1919	25	96.89	92.58	11.59	102.59
1920 TO 1939	56	93.06	93.07	6.04	101.55
1940 TO 1949	23	94.97	94.36	6.14	101.96
1950 TO 1969	93	93.80	94.14	7.46	99.42
1970 TO 1979	96	95.07	96.05	9.32	99.79
1980 TO 1989	29	93.29	93.11	5.10	99.75
1990 TO 1996	7	86.84	86.99	5.15	100.52

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	74	93.04	91.95	11.52	99.26
101	224	94.44	94.41	7.12	100.95
102	11	94.96	93.59	9.49	102.70
103	5	93.20	92.39	4.00	100.77
104	21	93.75	94.41	6.39	100.63
111	2	97.93	98.17	1.60	99.75
112	3	95.79	95.28	1.25	99.94
201	1	103.54	103.54	0.00	100.00
304	1	99.53	99.53	0.00	100.00
305	1	103.35	103.35	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	20	95.09	89.72	13.81	103.07
20	76	94.92	94.29	8.13	101.16
30	229	94.00	94.77	7.56	99.82
40	16	93.05	92.40	6.19	99.90
50	1	85.00	85.00	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	55	94.42	92.97	7.70	100.90
100 TO 999	183	94.45	94.36	7.39	100.96
1000 TO 1999	74	92.65	92.19	14.30	98.02
2000 TO 2999	58	94.14	95.00	14.94	94.73
3000 TO 3999	12	98.00	96.65	4.99	99.39
4000 TO 4999	40	91.70	88.11	11.47	100.84
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	153.67	153.67	0.00	100.00
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	38	85.26	84.83	18.15	101.08
5000 TO 9999	60	93.66	91.03	16.01	101.03
10000 TO 19999	62	93.50	89.58	14.29	100.38
20000 TO 29999	44	97.09	95.64	8.44	100.07
30000 TO 39999	50	95.82	96.30	8.58	100.32
40000 TO 49999	62	94.89	94.68	5.72	99.91
50000 TO 59999	28	93.61	95.01	6.66	100.12
60000 TO 79999	45	92.78	93.51	5.06	100.07
80000 TO 99999	21	94.32	94.19	4.34	100.04
100000 TO 124999	7	92.14	89.46	3.78	100.11
125000 TO 149999	4	91.39	91.90	6.89	99.91
150000 TO 199999	1	96.44	96.44	0.00	100.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	241	94.05	94.30	7.94	100.38
2	24	93.84	90.90	6.90	100.03
3	156	93.11	93.40	14.37	97.31
4	1	93.58	93.58	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
25-0095	11	93.43	92.97	7.30	99.09
35-0003	1	153.67	153.67	0.00	100.00
35-0044	1	66.67	66.67	0.00	100.00
51-0001	328	93.94	93.67	9.44	99.73
51-0006	21	96.38	95.06	9.30	103.06
51-001	1	90.68	90.68	0.00	100.00
51-0012	6	85.87	88.26	10.44	94.78
51-0014	1	74.27	74.27	0.00	100.00
51-0017	9	98.77	98.65	12.67	91.86
51-0051	37	94.42	96.72	13.35	93.73

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	65	95.65	95.54	10.06	98.06
10/01/94 TO 12/31/94	42	96.11	94.92	10.59	100.06
01/01/95 TO 03/31/95	44	93.99	94.91	12.75	97.88
04/01/95 TO 06/30/95	66	94.93	92.71	10.95	100.57
07/01/95 TO 09/30/95	64	91.63	92.17	9.13	97.17
10/01/95 TO 12/31/95	46	93.43	92.17	10.77	102.45
01/01/96 TO 03/31/96	36	93.28	93.74	10.56	98.08
04/01/96 TO 06/30/96	60	94.84	95.05	6.68	99.15
07/01/95 TO 06/30/96	206	93.37	93.25	9.15	99.11

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	263	94.45	94.19	7.56	100.28
6	87	92.71	93.24	15.96	96.97
7	73	93.03	91.71	11.55	99.36

KEITH COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY (QUALIFIED SALES)

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	34	MAX SALES RATIO:	209.88
TOTAL SALES PRICE:	4,380,821	MIN SALES RATIO:	52.76
TOTAL ASSESSED VALUE:	4,137,490		
MEDIAN:	96	COV (MEAN):	28.03
MEAN:	96	STD:	26.91
AGGREGATE:	94	AVG. ABS. DEV:	17.70
COD (MEDIAN):	18.44	PRD:	102.13

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
LEYMONE	1	60.39	60.39	0.00	100.00
OGALLALA	29	96.62	95.40	17.86	101.45
PAXTON	1	89.74	89.74	0.00	100.00
RURAL	2	102.84	77.05	27.54	133.47
SOUTH PLATTE	1	98.45	98.45	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	101.53	63.73	18.32	137.47
1850 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	3	106.55	111.87	9.26	101.32
1920 TO 1939	3	97.16	92.28	5.32	100.60
1940 TO 1949	6	94.09	99.07	28.00	114.78
1950 TO 1959	2	88.19	89.05	18.49	99.26
1960 TO 1969	4	93.48	96.36	15.83	98.42
1970 TO 1979	9	76.20	93.30	13.14	90.31
1980 TO 1989	3	96.62	87.24	24.42	110.11
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
340	1	115.32	115.32	0.00	100.00
343	4	97.80	97.59	4.10	103.62
344	1	89.90	89.90	0.00	100.00
349	1	75.82	75.82	0.00	100.00
350	1	76.20	76.20	0.00	100.00
352	2	87.80	87.62	3.77	100.20
353	8	103.34	97.34	18.99	103.51
384	2	72.83	72.83	0.00	100.00
390	1	98.43	98.43	0.00	100.00
404	1	131.17	131.17	0.00	100.00
406	5	85.74	88.55	35.62	123.45
407	1	70.19	70.19	0.00	100.00
853	3	91.39	87.15	8.06	100.41

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	89.82	93.75	30.72	116.91
15	2	97.80	97.58	0.65	100.23
20	16	98.44	97.66	17.51	99.07
30	7	82.91	85.38	8.84	99.86

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	75.89	82.53	20.43	91.95
1 TO 999	27	94.62	95.45	18.91	100.69
1000 TO 1999	4	99.99	83.10	9.38	115.24
2000 TO 2999	1	131.17	131.17	0.00	100.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	2	170.52	177.31	23.08	96.17
10000 TO 19999	4	95.64	95.54	8.42	101.51
20000 TO 39999	4	110.33	112.41	12.89	100.22
40000 TO 59999	9	82.91	86.54	19.69	100.92
60000 TO 79999	4	87.08	85.14	9.37	100.28
80000 TO 99999	1	52.76	52.76	0.00	100.00
100000 TO 149999	6	86.18	85.57	9.92	100.10
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	2	87.32	86.08	12.73	101.43
500000 TO 999999	1	115.32	115.32	0.00	100.00
1000000 TO 4999999	1	97.07	97.07	0.00	100.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	28	95.62	95.48	18.19	100.75
2	3	101.53	93.55	5.63	107.42
3	3	74.52	72.52	31.66	122.29

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
25-0095	1	98.45	98.45	0.00	100.00
51-0001	30	96.84	95.45	18.41	102.59
51-0006	1	89.74	89.74	0.00	100.00
51-0012	1	74.52	74.52	0.00	100.00
51-0051	1	60.39	60.39	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	115.32	103.27	15.94	106.30
10/01/94 TO 12/31/94	3	104.73	105.46	7.55	96.30
01/01/95 TO 03/31/95	6	90.66	95.72	32.83	111.16
04/01/95 TO 06/30/95	3	98.44	86.71	18.22	99.09
07/01/95 TO 09/30/95	3	82.91	85.91	6.51	101.29
10/01/95 TO 12/31/95	2	66.22	65.68	8.80	100.82
01/01/96 TO 03/31/96	7	91.39	85.67	11.44	106.06
04/01/96 TO 06/30/96	5	96.62	90.56	12.64	106.38
07/01/95 TO 06/30/96	17	89.90	85.74	13.62	103.69

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	101.53	63.73	18.32	137.47
1 TO 10000000	31	94.62	95.29	18.38	101.49

KEITH COUNTY STATISTICAL REPORT
AGRICULTURAL LAND (QUALIFIED SALES)

DATE: 04/08/97 PAGE: 1

QUALIFIED SALES:	62	MAX SALES RATIO:	137.34
TOTAL SALES PRICE:	6,904,647	MIN SALES RATIO:	17.24
TOTAL ASSESSED VALUE:	5,289,785		
MEDIAN:	79	COV (MEAN):	24.24
MEAN:	79	STD:	19.15
AGGREGATE:	77	AVG. ABS. DEV:	14.43
COD (MEDIAN):	18.27	PRD:	102.60

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2275	1	63.98	63.98	0.00	100.00
2559	1	71.34	71.34	0.00	100.00
2567	1	95.14	95.14	0.00	100.00
2775	1	115.69	115.69	0.00	100.00
2779	1	71.01	71.01	0.00	100.00
2855	2	101.82	102.30	2.38	99.53
2857	3	84.78	85.03	3.69	100.00
2859	1	79.96	79.96	0.00	100.00
2861	4	90.63	88.58	5.72	97.45
2863	2	62.28	72.62	18.37	85.77
2867	2	61.14	61.92	19.11	98.74
3065	4	71.38	74.24	6.47	97.12
3067	4	78.85	75.32	15.35	95.00
3071	3	75.20	76.46	33.69	119.39
3073	7	71.60	66.67	19.27	96.38
3075	3	71.97	72.10	4.24	100.43
3077	3	95.26	94.86	10.74	96.85
3151	2	91.55	90.20	5.74	101.50
3153	1	80.44	80.44	0.00	100.00
3155	5	89.31	89.01	13.27	105.72
3157	2	92.30	91.17	18.20	101.23
3159	2	94.02	97.54	18.45	96.39
3161	2	74.79	73.54	11.74	101.71
3163	4	55.56	57.16	9.57	104.27

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	4	50.15	41.66	23.99	108.92
80 TO 159.99	23	82.88	78.91	13.10	103.25
160 TO 319.99	21	77.20	77.42	18.62	107.31
320 TO 639.99	10	80.68	76.29	15.25	105.02
640 TO 1399.99	3	71.34	71.67	23.83	107.63
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	1	95.14	95.14	0.00	100.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	31	83.35	77.41	16.13	109.54
GRASS	12	71.28	77.40	26.51	91.67
IRRGTD	17	73.25	73.31	11.12	101.41
N/A DRY	1	103.62	103.62	0.00	100.00
N/A IRRGTD	1	80.44	80.44	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	56	79.96	76.44	16.50	106.34
1 TO 10000000	6	61.69	78.53	38.09	79.81

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	83.26	87.96	38.94	94.66
20000 TO 39999	8	81.42	86.40	24.85	98.50
40000 TO 59999	9	91.51	90.07	6.86	100.20
60000 TO 79999	7	83.57	77.48	20.86	98.41
80000 TO 99999	6	70.79	69.09	3.63	100.69
100000 TO 149999	15	74.81	79.39	15.29	98.84
150000 TO 199999	6	79.06	81.53	9.60	100.88
200000 TO 249999	3	68.05	65.35	9.64	99.88
250000 TO 499999	6	68.57	71.66	26.67	104.88
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	6	73.28	82.30	17.38	99.78
2	56	79.96	75.92	17.99	104.33

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
25-0095	14	85.54	85.70	11.52	101.55
35-0044	1	71.34	71.34	0.00	100.00
51-0001	23	80.46	78.67	20.03	103.86
51-0006	17	72.52	64.73	14.30	106.23
51-0067	1	103.84	103.84	0.00	100.00
51-0012	4	84.42	85.56	21.65	101.83
51-0014	2	68.67	67.91	5.55	101.12

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	71.01	71.01	0.00	100.00
10/01/93 TO 12/31/93	7	89.74	86.60	14.61	104.15
01/01/94 TO 03/31/94	2	94.09	113.82	45.97	82.66
04/01/94 TO 06/30/94	5	84.19	80.20	6.46	102.06
07/01/94 TO 09/30/94	4	80.21	80.51	4.39	98.35
10/01/94 TO 12/31/94	3	77.20	81.04	15.46	102.45
01/01/95 TO 03/31/95	12	78.09	66.01	18.51	114.14
04/01/95 TO 06/30/95	6	82.75	90.58	23.67	94.84
07/01/95 TO 09/30/95	1	95.14	95.14	0.00	100.00
10/01/95 TO 12/31/95	1	72.48	72.48	0.00	100.00
01/01/96 TO 03/31/96	9	74.35	71.80	14.96	104.06
04/01/96 TO 06/30/96	11	74.32	73.39	21.68	99.43
07/01/95 TO 06/30/96	22	74.33	75.42	18.34	99.01

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: KEYA PAHA

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	35.00
Price-Related Differential:	93.04

Assessment Statistics For:	Commercial Real Property
Level of Value:	*
Coefficient of Dispersion:	*
Price-Related Differential:	*

The number of qualified sales available are insufficient to calculate the level of value and other statistical measures for this class of property.

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	19.81
Price-Related Differential:	102.56

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the KEYA PAHA County Assessor, by certified mail, return receipt requested, # P 414 805 402, on 19th day of May, 1997.

Stacey Bradosky

KEYA PAHA COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	17	MAX SALES RATIO:	254.71
TOTAL SALES PRICE:	165,450	MIN SALES RATIO:	60.80
TOTAL ASSESSED VALUE:	190,391		
MEDIAN:	95	COV (MEAN):	43.18
MEAN:	107	STD:	46.20
AGGREGATE:	115	AVG. ABS. DEV:	33.25
COD (MEDIAN):	35.00	PRD:	93.04

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURTON	2	93.26	109.84	23.56	84.91
SPRINGVIEW	10	78.59	98.71	21.30	86.81

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	91.97	119.55	42.38	91.77
1860 TO 1899	3	72.52	84.91	27.50	104.31
1900 TO 1919	2	94.90	90.20	21.44	105.21
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	82.64	82.64	0.00	100.00
1950 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	3	127.04	135.26	7.50	99.46
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	3	123.99	139.01	15.35	89.22
101	5	82.64	105.60	25.74	91.50
104	2	90.90	84.59	26.78	107.46

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	99.27	132.02	24.90	97.31
20	4	93.88	90.27	27.31	105.44
30	3	127.04	124.27	18.35	97.17

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	5	137.15	147.05	25.65	105.52
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	12	78.59	99.28	24.08	87.58
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	6	79.87	116.88	50.94	90.39
5000 TO 9999	7	107.42	97.35	21.96	102.69
10000 TO 19999	1	123.99	123.99	0.00	100.00
20000 TO 29999	2	117.61	121.84	29.74	96.53
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	1	127.04	127.04	0.00	100.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	78.59	99.28	24.08	87.58
2	2	138.29	144.53	10.34	95.68
3	3	137.15	151.72	35.80	109.70

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
52-0021	3	137.15	151.72	35.80	109.70
52-0056	12	85.54	110.28	38.68	85.65
52-3064	1	115.24	115.24	0.00	100.00
52-0100	1	71.29	71.29	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	4	122.29	141.04	38.63	105.42
01/01/95 TO 03/31/95	3	72.52	94.35	25.33	95.45
04/01/95 TO 06/30/95	3	127.04	135.44	9.80	97.18
07/01/95 TO 09/30/95	4	74.59	76.79	14.65	97.15
10/01/95 TO 12/31/95	1	123.99	123.99	0.00	100.00
01/01/96 TO 03/31/96	2	68.50	70.87	8.83	96.66
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	7	74.55	84.04	20.17	95.10

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	11	74.55	99.44	25.14	86.66
6	3	137.15	151.72	35.80	109.70
7	3	123.99	139.01	15.35	89.22

Attachment 1

KEYA PAHA COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	4	MAX SALES RATIO:	82.03
TOTAL SALES PRICE:	140,000	MIN SALES RATIO:	42.43
TOTAL ASSESSED VALUE:	93,075		
MEDIAN:	61	COV (MEAN):	29.33
MEAN:	61	STD:	17.89
AGGREGATE:	66	AVG. ABS. DEV:	17.75
COD (MEDIAN):	29.10	PRD:	92.42

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
SPRINGVIEW	4	60.63	66.48	29.28	92.10

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	76.34	75.88	17.29	88.21
1860 TO 1889	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	1	44.92	44.92	0.00	100.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
344	1	44.92	44.92	0.00	100.00
350	1	82.03	82.03	0.00	100.00
420	1	76.34	76.34	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	1	44.92	44.92	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	59.38	74.67	28.55	79.52
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	63.48	55.07	29.23	115.26
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	42.43	42.43	0.00	100.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	82.03	82.03	0.00	100.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	1	44.92	44.92	0.00	100.00
60000 TO 79999	1	76.34	76.34	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	2	63.48	55.07	29.23	115.26
3	2	59.38	74.67	28.55	79.52

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
52-0056	3	76.34	75.88	17.29	88.21

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	2	62.23	74.11	31.82	83.57
01/01/95 TO 03/31/95	1	76.34	76.34	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	1	44.92	44.92	0.00	100.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/96 TO 06/30/96	1	44.92	44.92	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	42.43	42.43	0.00	100.00
1 TO 10000000	3	76.34	67.19	16.20	100.85

KEYA PAHA COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES (POST TERC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	40	MAX SALES RATIO:	134.52
TOTAL SALES PRICE:	4,536,878	MIN SALES RATIO:	41.29
TOTAL ASSESSED VALUE:	3,552,308		
MEDIAN:	77	COV (MEAN):	24.75
MEAN:	80	STD:	19.80
AGGREGATE:	78	AVG. ABS. DEV:	19.25
COD (MEDIAN):	13.81	PRD:	102.56

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
19	6	84.64	81.07	7.13	101.98
25	1	55.24	55.24	0.00	100.00
165	1	78.00	74.91	0.00	104.12
173	8	73.00	69.50	12.70	107.68
175	1	94.14	94.14	0.00	100.00
177	4	69.91	73.63	12.13	91.30
235	3	73.92	81.66	11.50	98.04
237	2	116.51	102.00	13.35	114.22
241	2	61.87	70.19	22.98	88.15
247	3	90.41	92.83	7.54	95.96
249	5	68.23	67.35	37.86	118.46
389	3	84.65	83.86	21.93	93.67
397	1	97.12	97.12	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	2	72.28	75.13	25.87	96.20
80 TO 159.99	7	72.33	69.56	29.53	109.16
160 TO 319.99	8	79.28	75.76	14.31	102.74
320 TO 639.99	10	92.25	88.36	15.55	103.50
640 TO 1359.99	9	68.23	68.16	14.03	102.31
1400 TO 2599.99	3	95.88	87.93	10.53	101.29
2600 TO 7499.99	1	84.65	84.65	0.00	100.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	2	93.71	93.66	0.69	100.05
GRASS	37	76.08	77.96	20.28	101.30
IRRGTD	1	83.21	83.21	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	26	76.77	80.69	19.51	97.97
1 TO 10000000	14	77.38	74.58	20.40	108.94

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	52.82	83.50	42.28	111.16
20000 TO 39999	11	78.19	77.95	19.51	96.91
40000 TO 59999	3	75.34	75.65	13.98	101.28
60000 TO 79999	4	89.31	89.85	25.61	102.49
80000 TO 99999	5	76.55	83.15	13.57	100.09
100000 TO 149999	3	89.10	80.63	8.81	101.85
150000 TO 199999	4	70.60	69.22	6.78	100.74
200000 TO 249999	1	81.39	81.39	0.00	100.00
250000 TO 499999	6	73.19	76.00	21.65	99.41
500000 TO 9999999	1	84.65	84.65	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
52-0001	6	72.15	79.01	13.95	93.23
52-0003	6	85.35	87.65	23.76	101.51
52-0021	9	90.41	77.13	21.94	109.95
52-0049	1	78.00	74.91	0.00	104.12
52-0056	5	76.08	81.05	24.36	88.67
52-0064	12	79.28	73.35	13.56	107.31

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	9	73.52	74.74	10.42	102.21
10/01/93 TO 12/31/93	2	86.16	87.49	9.25	98.48
01/01/94 TO 03/31/94	2	72.44	67.84	14.88	106.77
04/01/94 TO 06/30/94	1	95.40	95.40	0.00	100.00
07/01/94 TO 09/30/94	2	85.07	70.78	21.47	120.18
10/01/94 TO 12/31/94	2	88.58	72.07	39.80	95.16
01/01/95 TO 03/31/95	8	91.74	94.95	19.73	91.68
04/01/95 TO 06/30/95	3	84.65	86.32	9.04	101.79
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	2	114.59	100.96	15.25	113.50
01/01/96 TO 03/31/96	6	51.74	67.04	18.99	92.14
04/01/96 TO 06/30/96	3	72.96	73.94	5.03	101.31
07/01/95 TO 06/30/96	11	73.96	73.14	21.69	102.58

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: KIMBALL

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	12.19
Price-Related Differential:	106.12

Assessment Statistics For:	Commercial Real Property
Level of Value:	94.00
Coefficient of Dispersion:	21.19
Price-Related Differential:	103.19

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	19.95
Price-Related Differential:	102.67

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the KIMBALL County Assessor, by certified mail, return receipt requested, # P 411 885 403, on 19th day of May, 1997.

Stacey Bradosky

KIMBALL COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	123	MAX SALES RATIO:	173.23
TOTAL SALES PRICE:	4,155,343	MIN SALES RATIO:	61.06
TOTAL ASSESSED VALUE:	4,100,672		
MEDIAN:	100	COV (MEAN):	18.09
MEAN:	104	STD:	18.81
AGGREGATE:	98	AVG. ABS. DEV:	12.19
COD (MEDIAN):	12.19	PRD:	106.12

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BUSHNELL	10	103.30	103.99	11.08	101.12
DIX	7	95.88	96.04	8.10	97.42
KIMBALL	98	100.55	99.00	11.90	105.69
RURAL	1	100.72	100.72	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	22	101.07	92.23	19.35	115.48
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	19	105.91	106.95	13.18	106.10
1920 TO 1939	21	102.20	94.06	6.67	106.05
1940 TO 1949	8	101.02	100.81	12.82	106.88
1950 TO 1969	36	97.53	98.12	8.90	103.12
1970 TO 1979	8	95.58	96.57	14.74	94.38
1980 TO 1989	6	100.78	99.12	9.50	104.35
1990 TO 1996	3	99.60	100.01	5.34	97.36

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	10	86.76	95.85	18.46	92.60
101	73	99.16	97.24	10.05	105.57
102	4	116.26	108.69	10.94	107.59
103	2	97.55	97.56	0.06	99.99
104	6	103.23	106.20	8.52	100.13
105	7	103.13	104.73	6.86	100.60
115	1	90.69	90.69	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	28	102.64	97.16	13.40	109.66
25	1	155.08	155.08	0.00	100.00
30	57	101.69	99.70	8.34	102.85
40	12	97.24	96.14	6.27	96.52
50	1	95.47	95.47	0.00	100.00
60	1	88.29	88.29	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	15	97.64	95.33	7.65	99.20
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	10	103.30	103.99	11.08	101.12
20000 TO 79999	98	100.24	98.91	12.80	105.95

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	20	108.53	108.23	23.35	104.60
5000 TO 9999	10	101.46	104.96	17.56	98.88
10000 TO 19999	23	103.36	106.82	9.67	101.60
20000 TO 29999	15	97.64	101.06	12.67	100.47
30000 TO 39999	17	104.15	103.83	7.63	100.17
40000 TO 49999	10	95.15	95.65	3.96	100.07
50000 TO 59999	9	99.06	97.02	3.30	99.99
60000 TO 79999	10	98.32	97.58	5.29	100.05
80000 TO 99999	3	97.59	91.38	6.39	99.58
100000 TO 124999	2	100.72	100.89	3.50	99.83
125000 TO 149999	2	94.05	93.98	3.43	100.08
150000 TO 199999	2	89.68	89.55	6.45	100.15
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	112	100.24	98.86	12.65	105.52
3	10	97.46	94.60	7.37	100.80

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
17-0009	8	97.60	96.81	8.67	96.86
53-0001	115	100.72	98.62	12.17	105.93

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	23	95.63	95.54	10.93	103.89
10/01/94 TO 12/31/94	8	97.85	90.10	7.79	109.41
01/01/95 TO 03/31/95	14	98.20	96.72	11.13	102.29
04/01/95 TO 06/30/95	12	97.34	97.10	15.10	103.84
07/01/95 TO 09/30/95	23	98.69	97.41	15.42	108.08
10/01/95 TO 12/31/95	18	102.22	104.43	8.98	102.00
01/01/96 TO 03/31/96	12	101.07	102.91	13.19	104.79
04/01/96 TO 06/30/96	13	104.24	105.08	9.56	105.59
07/01/95 TO 06/30/96	66	102.22	101.61	12.28	105.47

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	113	100.72	98.66	11.64	106.42
7	10	86.76	93.09	17.17	94.15

5/3

Attachment 1

KIMBALL COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	27	MAX SALES RATIO:	200.31
TOTAL SALES PRICE:	1,562,300	MIN SALES RATIO:	46.23
TOTAL ASSESSED VALUE:	1,465,046		
MEDIAN:	94	COV (MEAN):	32.18
MEAN:	97	STD:	31.14
AGGREGATE:	94	AVG. ABS. DEV:	19.92
COD (MEDIAN):	21.19	PRD:	103.19

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BUSHNELL	2	94.46	102.46	14.11	92.19
KIMBALL	21	96.60	98.63	20.09	103.62

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	85.99	64.47	25.29	129.97
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	107.80	107.80	0.00	100.00
1920 TO 1939	1	96.92	96.92	0.00	100.00
1940 TO 1949	3	81.13	84.12	4.73	98.28
1950 TO 1959	9	103.48	106.47	27.81	105.24
1960 TO 1969	3	93.89	95.55	6.20	101.72
1970 TO 1979	2	96.14	97.91	4.47	98.19
1980 TO 1989	3	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
319	1	81.13	81.13	0.00	100.00
325	4	95.22	92.18	21.15	107.32
343	3	100.74	95.85	6.80	105.10
344	2	86.77	92.77	20.72	93.54
349	1	164.22	164.22	0.00	100.00
350	2	79.48	82.92	21.95	95.85
353	3	103.48	115.73	35.49	113.46
384	1	89.21	89.21	0.00	100.00
395	1	77.70	77.70	0.00	100.00
404	1	96.60	96.60	0.00	100.00
406	1	107.80	107.80	0.00	100.00
408	1	80.13	80.13	0.00	100.00
410	1	112.73	112.73	0.00	100.00
437	1	100.44	100.44	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	4	79.42	68.89	11.96	89.29
20	17	98.59	99.52	21.70	107.33
30	1	100.44	100.44	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	91.85	74.95	22.82	105.45
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	94.46	102.46	14.11	92.19
20000 TO 39999	20	95.44	97.75	21.16	103.91
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	94.28	81.97	17.76	96.37
5000 TO 9999	2	84.78	84.78	8.35	100.00
10000 TO 19999	5	89.21	120.26	40.04	98.18
20000 TO 39999	7	96.93	99.34	21.17	98.64
40000 TO 59999	4	97.44	92.95	14.54	99.09
60000 TO 79999	1	100.44	100.44	0.00	100.00
80000 TO 99999	1	96.60	96.60	0.00	100.00
100000 TO 149999	2	110.16	110.22	2.34	99.95
150000 TO 199999	1	53.03	53.03	0.00	100.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	1	93.89	93.89	0.00	100.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION, URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	22	95.44	97.93	20.50	103.05
2	2	69.04	79.41	33.04	86.94
3	3	96.48	74.77	18.85	114.62

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
53-0001	25	93.89	91.90	21.53	104.24

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	99.52	99.76	0.93	99.76
10/01/94 TO 12/31/94	3	96.92	96.43	7.69	97.31
01/01/95 TO 03/31/95	3	104.76	128.34	33.74	103.72
04/01/95 TO 06/30/95	5	96.60	96.48	5.18	104.13
07/01/95 TO 09/30/95	1	80.13	80.13	0.00	100.00
10/01/95 TO 12/31/95	5	89.21	63.28	18.55	117.08
01/01/96 TO 03/31/96	1	164.22	164.22	0.00	100.00
04/01/96 TO 06/30/96	7	77.70	96.30	27.13	91.73
07/01/96 TO 06/30/96	14	84.67	83.55	27.45	105.42

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	73.44	55.64	30.74	129.21
1 TO 10000000	23	96.60	98.66	19.87	102.58

KIMBALL COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	70	MAX SALES RATIO:	125.49
TOTAL SALES PRICE:	5,252,825	MIN SALES RATIO:	34.76
TOTAL ASSESSED VALUE:	3,932,509		
MEDIAN:	76	COV (MEAN):	25.52
MEAN:	77	STD:	19.65
AGGREGATE:	75	AVG. ABS. DEV:	15.16
COD (MEDIAN):	19.95	PRD:	102.67

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2527	1	79.72	79.72	0.00	100.00
2529	3	79.99	81.95	3.27	98.67
2531	3	84.98	85.19	2.98	99.74
2533	2	73.08	72.52	12.50	100.77
2535	3	85.30	81.16	9.07	98.85
2807	5	69.41	74.14	8.89	97.63
2809	4	65.04	59.57	25.43	109.68
2811	4	78.85	81.07	31.03	94.33
2813	2	89.11	87.45	31.37	101.90
2815	2	76.34	72.71	15.12	104.99
2823	1	96.69	96.69	0.00	100.00
2825	5	53.48	53.27	22.02	104.43
2827	2	88.28	65.21	43.15	135.38
2829	2	85.57	82.56	8.25	103.64
2831	4	89.39	92.72	26.48	94.70
3101	4	80.02	83.68	14.33	95.64
3103	4	79.92	82.74	6.18	98.97
3105	8	63.58	65.50	17.91	95.53
3107	1	92.91	92.91	0.00	100.00
3109	1	107.89	107.89	0.00	100.00
3112	2	94.99	111.57	25.37	85.13
3113	1	75.08	75.08	0.00	100.00
3117	4	83.20	82.84	16.31	108.36
3121	1	65.64	65.64	0.00	100.00
3123	2	64.24	63.83	0.98	100.65

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	3	91.18	74.93	25.91	105.27
80 TO 159.99	23	72.58	70.54	16.53	104.18
160 TO 319.99	14	74.70	81.96	21.57	101.77
320 TO 639.99	23	79.72	75.50	17.34	102.78
640 TO 1399.99	5	64.80	68.50	12.06	101.06
1400 TO 2599.99	2	76.92	86.48	54.82	88.95
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE [> 50%]

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	48	79.26	79.07	16.90	101.74
GRASS	10	53.35	55.53	22.91	102.37
IRRGTD	9	87.51	76.40	16.87	110.10
N/A DRY	2	64.10	66.26	24.91	96.74
N/A GRASS	1	64.80	64.80	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	50	77.42	75.48	15.61	102.79
1 TO 10000000	20	70.69	73.90	31.74	101.53

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	4	105.85	96.42	23.47	101.06
20000 TO 39999	12	73.86	77.10	13.46	100.57
40000 TO 59999	20	73.45	77.19	17.42	100.37
60000 TO 79999	6	79.26	75.45	14.56	98.75
80000 TO 99999	9	85.23	80.80	12.78	96.77
100000 TO 149999	8	80.02	73.71	28.79	99.29
150000 TO 199999	6	67.10	66.15	10.76	100.90
200000 TO 249999	3	63.61	66.47	13.94	98.86
250000 TO 499999	2	88.30	87.06	34.87	101.43
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	18	72.24	74.12	23.77	104.36
2	35	74.13	73.61	22.27	102.06
3	6	79.86	81.12	6.11	97.98
4	9	82.22	79.81	8.89	98.53

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
17-0009	23	79.77	81.20	14.36	98.16
53-0001	47	73.21	72.13	22.57	104.63

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	6	68.40	68.42	8.19	100.92
10/01/93 TO 12/31/93	5	82.22	71.27	13.90	117.15
01/01/94 TO 03/31/94	6	76.05	72.15	31.66	115.89
04/01/94 TO 06/30/94	5	79.72	79.96	2.60	99.99
07/01/94 TO 09/30/94	4	70.68	78.43	37.27	98.36
10/01/94 TO 12/31/94	4	84.92	91.91	23.95	96.97
01/01/95 TO 03/31/95	7	85.49	85.30	12.81	103.74
04/01/95 TO 06/30/95	6	78.45	68.87	19.00	104.76
07/01/95 TO 09/30/95	7	68.56	69.21	21.88	106.16
10/01/95 TO 12/31/95	10	72.78	72.67	20.95	93.20
01/01/96 TO 03/31/96	6	72.90	78.53	16.98	98.97
04/01/96 TO 06/30/96	4	65.25	68.29	6.58	99.45
07/01/95 TO 06/30/96	27	72.36	71.51	18.76	99.94

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1996.
Within 5 days after certifying the assessment rolls, the assessor must:

1. Post these statistics in his or her office; and
2. As designated by the county board, mail these statistics to a newspaper of general circulation and to licensed broadcast media in the county.

County: KNOX

Assessment Statistics For:	Residential Real Property
Level of Value:	97.00
Coefficient of Dispersion:	14.72
Price-Related Differential:	105.38

Assessment Statistics For:	Commercial Real Property
Level of Value:	98.00
Coefficient of Dispersion:	11.72
Price-Related Differential:	103.03

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	19.36
Price-Related Differential:	102.63

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the KNOX County Assessor, by certified mail, return receipt requested, # P 440 005 404, on 19th day of May, 1997.

Stacey Bradosky

KNOX COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	323	MAX SALES RATIO:	336.00
TOTAL SALES PRICE:	7,739,159	MIN SALES RATIO:	13.00
TOTAL ASSESSED VALUE:	7,187,867		
MEDIAN:	97	COV (MEAN):	29.57
MEAN:	98	STD:	28.98
AGGREGATE:	93	AVG. ABS. DEV:	14.28
COD (MEDIAN):	14.72	PRD:	105.38

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BLOOMFIELD	43	97.06	96.79	7.67	100.15
BRAZILE MILLS	1	80.44	80.44	0.00	100.00
CENTER	8	99.18	96.99	5.33	100.12
CRIGHTON	60	99.20	96.67	8.66	104.21
CROFTON	29	96.56	96.80	5.86	98.71
LINDY	2	93.51	98.18	7.85	95.24
NIOBRARA	22	103.98	101.59	18.32	105.28
SANTEE	1	101.11	101.11	0.00	100.00
VERDEL	2	146.53	94.77	37.85	154.63
VERDIGRE	22	97.33	98.43	17.50	111.43
WAUSA	39	98.66	98.30	12.53	104.15
WINNETOON	4	114.91	112.04	7.77	100.52

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	87	93.60	80.17	33.41	123.04
1860 TO 1899	33	97.44	97.13	7.03	101.33
1900 TO 1919	92	97.69	94.43	8.41	103.78
1920 TO 1939	12	99.66	89.12	8.85	104.80
1940 TO 1949	10	98.55	95.73	7.44	102.65
1950 TO 1969	33	96.82	95.70	5.64	99.76
1970 TO 1979	40	97.90	93.67	8.09	103.04
1980 TO 1989	5	97.25	92.77	3.93	103.43
1990 TO 1996	10	91.52	90.38	13.54	110.69

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	6	95.13	95.57	11.22	97.22
101	141	97.57	96.60	6.62	101.74
102	20	97.33	91.73	9.95	104.37
103	4	100.28	92.31	5.56	105.44
104	60	96.32	90.61	9.06	106.65
600	1	168.67	168.67	0.00	100.00
604	1	76.33	76.33	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	21	95.40	87.50	9.90	109.03
20	101	97.44	94.75	8.25	103.80
30	93	97.42	95.23	6.33	101.31
40	17	96.52	89.12	12.46	107.68
50	1	113.11	113.11	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	26	79.59	73.41	21.13	105.34
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 79999	294	97.24	94.52	13.69	105.13

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	62	97.73	99.56	30.91	112.89
5000 TO 9999	57	95.82	95.05	20.20	100.06
10000 TO 19999	68	98.33	96.20	9.53	98.81
20000 TO 29999	44	97.14	94.79	7.03	100.21
30000 TO 39999	26	96.57	94.80	5.63	99.84
40000 TO 49999	27	95.13	92.45	7.54	100.07
50000 TO 59999	19	97.25	91.08	10.39	99.94
60000 TO 79999	8	95.91	94.01	7.39	100.13
80000 TO 99999	4	95.88	95.72	4.47	100.31
100000 TO 124999	1	75.11	75.11	0.00	100.00
125000 TO 149999	3	90.88	92.20	2.55	100.13
150000 TO 199999	3	85.79	84.68	6.15	100.10
200000 TO 249999	1	85.81	85.81	0.00	100.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	230	98.16	97.65	11.18	104.08
2	7	90.78	83.82	6.11	103.29
3	86	86.60	83.82	26.52	104.98

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
54-0013	73	98.97	95.56	9.39	104.78
54-0096	99	93.33	89.83	17.13	102.92
54-0501	28	100.95	96.66	25.99	105.42
54-0505	2	105.56	102.64	4.21	102.84
54-0576	42	97.82	92.26	13.70	108.24
54-0583	27	96.99	97.00	16.67	108.72
54-0586	51	97.06	94.35	9.77	101.66
8-0036	1	91.07	91.07	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	44	98.76	93.24	11.84	107.15
10/01/94 TO 12/31/94	41	94.45	93.54	14.93	99.85
01/01/95 TO 03/31/95	29	97.13	96.73	12.13	102.77
04/01/95 TO 06/30/95	38	97.73	91.70	24.99	117.82
07/01/95 TO 09/30/95	45	94.59	90.58	11.54	103.22
10/01/95 TO 12/31/95	40	97.37	96.78	11.42	102.07
01/01/96 TO 03/31/96	38	96.44	91.98	16.28	97.68
04/01/96 TO 06/30/96	56	96.85	91.32	14.98	107.20
07/01/96 TO 06/30/96	171	96.11	92.39	13.55	103.40

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	253	97.48	94.96	12.74	104.34
6	64	90.77	86.99	22.84	106.42
7	6	95.13	95.57	11.22	97.22

Attachment 1

KNOX COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	39	MAX SALES RATIO:	234.33
TOTAL SALES PRICE:	1,192,606	MIN SALES RATIO:	55.83
TOTAL ASSESSED VALUE:	1,180,889		
MEDIAN:	98	COV (MEAN):	24.63
MEAN:	102	STD:	25.12
AGGREGATE:	99	AVG. ABS. DEV:	11.49
COD (MEDIAN):	11.72	PRD:	103.03

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BLOOMFIELD	13	96.77	97.80	8.97	100.38
CENTER	1	100.00	100.00	0.00	100.00
CREIGHTON	6	100.29	98.81	4.61	100.14
CROFTON	4	107.15	106.54	9.52	99.14
LINDY	1	55.83	55.83	0.00	100.00
NIOBRARA	3	104.71	104.68	47.69	134.81
VERDIGRE	3	97.24	95.69	3.78	99.07
WAUSA	6	98.49	98.73	2.75	100.89

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	18	95.99	96.87	15.64	106.87
1860 TO 1899	1	100.80	100.80	0.00	100.00
1900 TO 1919	1	89.53	89.53	0.00	100.00
1920 TO 1939	2	75.29	93.99	25.84	80.11
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	3	99.38	102.77	6.79	101.71
1960 TO 1969	5	99.82	97.64	1.99	101.76
1970 TO 1979	7	104.71	103.51	9.80	105.66
1980 TO 1989	2	97.67	98.40	0.93	99.26
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	2	95.95	95.57	0.85	100.40
326	1	109.00	109.00	0.00	100.00
341	1	117.23	117.23	0.00	100.00
344	7	100.80	102.15	4.36	97.79
349	1	99.82	99.82	0.00	100.00
350	1	99.82	99.82	0.00	100.00
353	7	93.94	93.02	7.18	96.87
384	1	99.79	99.79	0.00	100.00
387	1	94.75	94.75	0.00	100.00
389	1	94.13	94.13	0.00	100.00
406	2	98.12	97.89	1.81	100.24
407	1	114.40	114.40	0.00	100.00
408	1	125.65	125.65	0.00	100.00
421	1	98.58	98.58	0.00	100.00
434	2	124.50	122.70	12.02	101.47
442	1	95.63	95.63	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	20	97.82	97.71	6.83	100.88
20	12	99.95	100.17	8.85	103.74

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
40005	2	95.42	95.66	4.69	99.75
40010	1	117.23	117.23	0.00	100.00
42005	1	104.71	104.71	0.00	100.00
42010	1	234.23	234.23	0.00	100.00
43005	7	99.82	99.90	10.34	103.89
43040	1	96.77	96.77	0.00	100.00
43055	3	94.13	97.67	3.18	97.19
44005	1	100.00	100.00	0.00	100.00
45005	1	89.53	89.53	0.00	100.00
48005	1	103.55	103.55	0.00	100.00
48045	2	103.07	103.39	3.15	99.69
48065	2	94.63	97.71	6.53	96.84
49005	4	98.03	98.18	1.40	99.32
49065	1	98.58	98.58	0.00	100.00
67005	1	55.83	55.83	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	4	103.62	129.04	49.20	95.96
5000 TO 9999	4	97.21	97.89	5.29	100.04
10000 TO 19999	16	99.15	101.02	11.75	99.99
20000 TO 29999	7	99.82	98.79	2.24	100.11
40000 TO 59999	3	97.65	95.47	3.26	100.05
60000 TO 79999	1	97.24	97.24	0.00	100.00
80000 TO 99999	2	96.39	96.46	1.29	99.92
100000 TO 149999	1	104.71	104.71	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	98.58	98.58	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	35	99.38	99.31	11.51	104.39
3	4	96.79	97.24	18.03	89.22

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
54-0013	8	99.89	96.14	6.92	99.61
54-0086	1	55.83	55.83	0.00	100.00
54-0096	4	107.15	106.54	9.52	99.14
54-0501	3	104.71	104.68	47.69	134.81
54-0576	7	98.40	98.66	2.66	100.49
54-0583	4	97.44	97.12	9.37	105.56
54-0586	12	96.87	98.98	7.61	101.34

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	97.65	97.37	11.33	90.69
10/01/94 TO 12/31/94	5	100.80	100.75	28.58	125.98
01/01/95 TO 03/31/95	4	99.11	107.51	11.66	100.53
04/01/95 TO 06/30/95	3	90.94	91.35	3.80	102.31
07/01/95 TO 09/30/95	4	95.42	93.51	10.36	104.17
10/01/95 TO 12/31/95	4	101.88	95.98	12.60	100.47
01/01/96 TO 03/31/96	5	99.38	97.81	10.42	104.62
04/01/96 TO 06/30/96	9	97.24	98.91	4.04	101.06
07/01/95 TO 06/30/96	22	97.44	97.94	8.39	101.48

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	159.32	104.47	47.02	152.50
1 TO 10000000	37	98.40	98.95	8.20	99.88

KNOX COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	145	MAX SALES RATIO:	155.86
TOTAL SALES PRICE:	12,706,356	MIN SALES RATIO:	8.54
TOTAL ASSESSED VALUE:	9,641,565		
MEDIAN:	76	COV (MEAN):	26.40
MEAN:	76	STD:	20.59
AGGREGATE:	76	AVG. ABS. DEV:	14.71
COD (MEDIAN):	19.36	PRD:	103.63

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	5	89.50	85.63	11.36	99.39
20000 TO 29999	8	80.53	73.41	35.58	101.15
30000 TO 39999	4	78.33	77.75	2.81	100.01
40000 TO 49999	18	82.03	83.77	30.64	102.78
50000 TO 59999	6	74.58	76.69	9.19	100.22
60000 TO 69999	10	78.21	80.44	17.98	99.26
70000 TO 79999	7	77.92	77.86	12.98	99.76
80000 TO 89999	12	77.23	79.44	15.05	101.42
90000 TO 99999	13	80.56	88.48	23.10	100.78
100000 TO 109999	21	70.49	74.83	19.98	99.31
110000 TO 124999	12	58.20	60.33	10.88	100.11
125000 TO 174999	20	72.34	72.97	21.78	99.10
175000 TO 249999	6	78.65	75.09	11.98	98.71
250000 TO 499999	3	81.89	80.19	5.18	99.86
500000 TO 9999999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	7	76.98	77.49	13.33	99.50
10/01/93 TO 12/31/93	9	80.56	79.88	24.11	103.66
01/01/94 TO 03/31/94	21	76.26	79.76	18.16	99.50
04/01/94 TO 06/30/94	8	89.31	85.00	22.97	100.18
07/01/94 TO 09/30/94	5	77.39	74.21	5.29	99.49
10/01/94 TO 12/31/94	9	69.85	69.45	18.77	95.37
01/01/95 TO 03/31/95	15	74.06	67.34	22.86	103.30
04/01/95 TO 06/30/95	9	87.23	77.35	31.67	120.78
07/01/95 TO 12/31/95	24	80.02	78.88	15.13	101.05
01/01/96 TO 06/30/96	38	75.25	73.34	15.15	102.28

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	32	75.14	74.65	17.25	104.25
2	30	79.01	78.32	15.01	103.25
3	50	75.15	75.61	18.75	98.16
4	33	76.23	75.74	26.04	105.41

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	80	76.49	77.30	17.48	103.15
GRASS	50	76.74	76.40	20.49	98.40
IRRGTD	12	63.56	68.84	37.46	107.40
N/A GRASS	3	77.39	69.47	10.79	105.72

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
02-0049	1	65.81	65.81	0.00	100.00
08-0036	1	88.98	88.98	0.00	100.00
54-0013	23	77.39	77.66	14.72	100.05
54-0096	12	72.09	78.09	15.71	94.63
54-0501	19	77.92	76.66	16.29	99.84
54-0576	17	72.50	72.31	19.95	103.46
54-0583	27	74.65	71.40	29.42	107.06
54-0586	44	79.80	77.64	16.86	104.31
70-0005	1	63.68	63.68	0.00	100.00

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	19	88.18	78.80	18.05	102.85
80 TO 159.99	35	76.73	78.04	17.14	103.16
160 TO 639.99	86	75.14	73.83	19.66	101.35
640 TO 1399.99	5	85.54	86.63	14.17	104.66
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
207	8	77.00	81.56	14.10	91.95
211	1	51.51	51.51	0.00	100.00
213	1	63.89	63.89	0.00	100.00
217	1	88.98	88.98	0.00	100.00
417	1	116.41	116.41	0.00	100.00
419	1	72.80	72.80	0.00	100.00
421	10	78.08	76.64	16.21	89.76
423	4	76.85	72.96	9.89	105.20
459	7	68.40	69.33	14.47	105.62
461	11	81.74	77.26	14.26	104.91
463	5	83.35	82.94	17.51	102.58
465	2	81.26	84.39	5.27	96.28
467	4	78.64	79.81	9.20	104.46
469	9	86.25	79.39	35.58	105.42
471	2	58.06	63.31	38.58	91.70
669	3	67.64	62.37	11.20	104.96
671	4	66.94	65.18	13.33	91.93
673	3	74.93	62.99	14.65	109.82
675	5	70.84	69.05	19.53	90.94
677	8	74.75	79.71	25.32	103.47
679	8	75.28	72.26	13.78	102.04
681	8	77.44	74.97	31.51	106.92
723	12	82.07	81.33	15.78	100.32
725	7	63.68	64.69	12.40	103.39
727	5	89.07	96.58	14.31	99.39
729	5	75.60	77.19	8.57	103.16
731	2	71.81	71.16	8.91	100.91
733	3	79.97	66.72	11.46	107.20
735	5	84.59	74.95	10.41	120.90

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