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: LANCASTER

Assessment Statistics For:	Residential Real Property
Level of Value:	92.00
Coefficient of Dispersion:	8.27
Price-Related Differential:	101.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	11.44
Price-Related Differential:	98.96

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

The entire county has been designated for Special Valuation (Greenbelt).

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the LANCASTER County Assessor, by certified mail, return receipt requested. # P466065405 on 19th day of May, 1997.

Stacey Bratkovsky

LANCASTER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	7497	MAX SALES RATIO:	2708.00
TOTAL SALES PRICE:	730,372,861	MIN SALES RATIO:	16.54
TOTAL ASSESSED VALUE:	673,970,751		
MEDIAN:	92	COV (MEAN):	35.35
MEAN:	93	STD:	32.60
AGGREGATE:	92	AVG. ABS. DEV:	7.61
COD (MEDIAN):	8.27	PRD:	101.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
RURAL	295	92.14	91.54	19.84	109.48
BENNET	8	95.29	94.76	13.49	101.62
DAVEY	4	75.50	76.68	18.79	97.09
DENTON	2	79.66	79.67	0.42	99.99
FIRTH	20	85.68	80.98	11.29	101.98
HALLAM	14	88.11	85.43	11.66	101.90
HICKMAN	37	83.91	85.07	12.10	101.26
LINCOLN	7007	92.33	92.42	7.68	100.53
MALCOLM	10	84.00	83.58	7.10	100.93
PANAMA	3	91.05	91.87	5.79	101.91
RAYMOND	7	83.27	85.39	9.83	101.78
ROCA	14	95.61	94.61	5.30	100.14
WALTON	2	105.28	105.29	0.46	99.99
WAVERLY	74	90.13	89.54	8.22	100.22

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	107.14	107.14	0.00	100.00
5000 TO 9999	2	1391.08	1087.18	94.67	127.95
10000 TO 19999	15	140.00	160.39	41.42	101.24
20000 TO 29999	90	111.07	118.55	24.03	100.16
30000 TO 39999	203	100.41	104.25	14.29	100.32
40000 TO 49999	355	94.77	95.95	9.37	100.13
50000 TO 59999	603	92.27	92.25	8.37	100.09
60000 TO 69999	1977	91.92	91.73	7.25	99.95
80000 TO 99999	1608	91.64	91.60	6.16	99.99
100000 TO 124999	1006	90.29	90.53	6.63	100.00
125000 TO 149999	670	92.28	92.11	6.90	99.99
150000 TO 199999	602	92.73	92.61	5.99	100.00
200000 TO 249999	147	94.63	94.11	6.58	100.04
250000 TO 499999	129	93.17	92.21	7.05	100.04
500000 TO 999999	6	99.16	96.32	4.44	99.44

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	99	99.11	99.87	6.48	97.80
1860 TO 1899	16	92.24	93.09	11.72	98.61
1900 TO 1919	706	93.97	92.94	14.13	104.06
1920 TO 1939	779	90.48	90.06	10.77	102.32
1940 TO 1949	274	91.32	91.79	8.82	100.92
1950 TO 1969	1738	90.57	90.69	7.23	100.36
1970 TO 1979	1183	92.40	92.30	5.78	100.27
1980 TO 1989	800	93.28	93.05	5.78	100.25
1990 TO 1996	1902	92.82	92.64	7.37	101.73

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	6941	92.28	92.39	7.89	100.55
2	406	91.72	91.65	6.11	100.15
3	150	88.80	89.61	31.53	119.31

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
55- 0R1	22	89.68	98.79	15.06	104.12
55-00001	7073	92.36	92.44	7.68	100.58
55-00145	144	91.95	92.44	9.15	99.43
55-00148	29	86.30	86.80	9.52	100.82
55-00160	139	87.00	89.56	33.25	118.69
55-00161	30	86.72	87.68	10.98	99.34
55-038/E	1	67.64	67.64	0.00	100.00
55-069/A	1	106.63	106.63	0.00	100.00
55-152/A	2	86.76	86.83	0.44	99.92
55-152/B	3	88.96	91.82	10.68	96.90
55-152/C	1	97.36	97.36	0.00	100.00
55-153/A	9	84.91	82.54	8.66	104.31
55-153/B	1	75.71	75.71	0.00	100.00
55-154/E	2	80.91	80.26	1.43	100.81
55-158/C	2	107.93	108.65	0.73	99.34
55-SALN2	33	88.76	88.95	10.16	100.19
55-SEWD5	5	93.95	89.81	9.80	99.09

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
00	99	99.11	99.87	6.48	97.80
14	2	71.00	76.45	26.88	92.87
16	2	75.62	75.86	4.87	99.68
24	2	81.87	81.75	0.61	100.15
28	1	87.47	87.47	0.00	100.00
BL	863	91.67	91.42	5.45	100.43
BN	617	91.46	91.37	13.77	103.84
C1	4	94.98	95.19	12.75	97.46
C2	19	88.90	89.01	14.95	102.56
CA	19	101.43	96.54	10.95	104.43
CB	8	79.56	83.83	15.03	103.31
CX	3	87.41	88.13	5.52	98.18
CY	15	94.77	90.18	12.41	101.88
D2	4	105.98	105.44	1.03	100.31
D3	5	104.38	95.39	10.65	102.04
D4	37	104.00	102.42	8.15	101.64
D5	9	104.05	104.04	2.39	99.82
DA	1	99.53	99.53	0.00	100.00
HC	52	96.20	95.71	4.37	99.83
MH	1	92.65	92.65	0.00	100.00
R1	3095	91.05	90.93	7.86	101.30
R2	886	93.40	93.12	6.83	101.05
RA	707	92.72	92.69	9.62	101.48
RB	26	90.02	90.01	11.38	101.93
RE	2	96.33	96.37	7.66	99.34
RM	4	94.05	91.06	5.78	100.55
RP	1	92.44	92.44	0.00	100.00
RR	22	87.93	87.78	7.94	100.65
RS	377	92.35	92.51	6.86	100.12

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1178	95.00	95.06	7.01	100.58
10/01/94 TO 12/31/94	860	94.88	94.73	7.63	101.04
01/01/95 TO 03/31/95	636	94.31	94.27	7.34	100.90
04/01/95 TO 06/30/95	1026	92.45	92.86	7.38	100.62
07/01/95 TO 09/30/95	1155	91.22	91.63	7.06	99.39
10/01/95 TO 12/31/95	887	91.83	92.31	11.07	103.38
01/01/96 TO 03/31/96	694	89.87	90.45	8.12	100.26
04/01/96 TO 06/30/96	1061	87.47	87.90	8.16	100.17
07/01/96 TO 06/30/97	3797	90.00	90.49	8.68	100.94

Property Class

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CA	50	100.22	98.57	3.94	99.96
CO	52	96.20	95.71	4.37	99.83

(Residential Sales Continued on Next Pg.) Attachment 1

LANCASTER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES: 122
TOTAL SALES PRICE: 26,090,729
TOTAL ASSESSED VALUE: 24,993,479
MEDIAN: 97
MEAN: 95
AGGREGATE: 96
COD (MEDIAN): 11.44

MAX SALES RATIO: 184.43
MIN SALES RATIO: 14.29
COV (MEAN): 19.27
STD: 18.31
AVG. ABS. DEV: 11.10
PRD: 98.96

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
RURAL	6	97.81	82.76	16.44	106.26
BENNET	1	80.73	88.78	12.93	96.77
FIRTH	1	94.01	94.91	0.00	100.00
HICKMAN	1	99.79	99.79	0.00	100.00
LINCOLN	105	96.87	96.23	11.31	99.35
PANAMA	1	96.15	96.15	0.00	100.00
RAYMOND	1	100.40	100.40	0.00	100.00
WAVERLY	3	100.37	105.50	6.62	100.21

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 0	0	0.00	0.00	0.00	0.00
1860 TO 1899	1	99.63	99.63	0.00	100.00
1900 TO 1919	15	99.56	100.40	5.87	101.04
1920 TO 1939	5	94.81	92.51	3.28	102.01
1940 TO 1949	1	101.11	101.11	0.00	100.00
1950 TO 1959	15	101.56	110.26	11.54	95.93
1960 TO 1969	11	94.86	95.62	11.30	99.92
1970 TO 1979	37	99.03	95.42	7.17	98.09
1980 TO 1989	11	88.25	89.58	8.30	98.06
1990 TO 1996	6	90.79	88.54	18.15	107.51

OCCUPANCY CODE

NGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
105	1	111.06	111.06	0.00	100.00
201	1	93.44	93.44	0.00	100.00
321	1	93.40	93.40	0.00	100.00
323	1	97.23	97.23	0.00	100.00
325	3	96.87	94.17	4.04	100.93
332	3	105.24	101.49	8.41	100.19
336	3	89.70	104.82	17.82	99.14
344	3	106.10	103.10	2.69	102.17
345	2	97.93	99.49	2.05	98.45
347	1	100.52	100.52	0.00	100.00
348	3	100.00	86.70	14.44	99.07
349	2	92.74	82.34	20.69	111.96
353	9	98.55	101.81	5.83	97.32
354	1	100.18	100.18	0.00	100.00
355	6	91.56	90.94	6.08	100.60
367	1	99.40	99.40	0.00	100.00
371	9	96.80	99.46	8.48	101.36
373	8	94.82	92.94	7.30	100.78
374	1	100.40	100.40	0.00	100.00
392	1	83.79	83.79	0.00	100.00
397	2	99.79	98.91	12.73	100.90
399	20	95.91	98.94	14.17	96.10
399	7	97.16	72.08	7.98	126.87
401	4	100.12	94.44	6.51	103.15
620	2	100.73	100.58	1.09	100.16

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
B	2	90.96	87.81	4.59	103.47
B+	1	93.44	93.44	0.00	100.00
C	40	97.19	94.40	9.96	99.33
C+	9	93.65	88.98	6.63	103.53
C-	24	97.42	97.90	10.55	99.44
D	10	99.83	99.08	4.63	99.78
D+	8	100.12	115.03	12.45	96.26

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	77.87	82.03	18.10	107.03
5000 TO 9999	4	94.19	93.37	4.04	100.84
10000 TO 19999	5	93.11	90.38	11.57	101.37
20000 TO 39999	9	100.40	97.40	10.11	99.82
40000 TO 59999	13	99.63	103.82	10.32	99.73
60000 TO 79999	10	85.00	78.85	22.11	100.55
80000 TO 99999	3	109.23	110.39	9.09	99.89
100000 TO 149999	22	95.83	92.55	11.10	101.00
150000 TO 199999	14	96.09	95.66	5.86	100.18
200000 TO 499999	29	98.94	98.74	11.00	99.92
500000 TO 999999	12	96.65	90.93	9.75	101.19
1000000 TO 4999999	2	104.06	104.60	6.96	99.49
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3	95	98.00	99.24	11.18	97.25
4	20	94.95	86.70	19.93	106.29
99	17	99.05	84.64	11.89	110.39

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
55- 0R1	5	83.79	91.70	14.34	96.59
55-00001	107	96.87	96.25	11.26	99.51
55-00145	5	99.05	68.94	29.23	126.94
55-00148	1	99.40	99.40	0.00	100.00
55-00160	3	96.15	95.77	1.73	101.19
55-00161	1	100.40	100.40	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	20	100.23	98.58	11.39	104.13
10/01/94 TO 12/31/94	13	96.15	92.17	11.89	101.03
01/01/95 TO 03/31/95	15	89.97	89.74	13.68	98.39
04/01/95 TO 06/30/95	22	93.81	86.29	14.98	99.50
07/01/95 TO 09/30/95	16	99.52	102.94	6.63	95.86
10/01/95 TO 12/31/95	19	96.80	98.97	10.99	99.98
01/01/96 TO 03/31/96	10	99.79	94.72	4.45	101.62
04/01/96 TO 06/30/96	7	100.24	101.42	9.01	101.61
07/01/96 TO 06/30/96	52	99.32	99.29	8.17	99.61

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	27	96.00	90.81	18.06	100.64
1 TO 10000000	95	97.23	96.15	9.57	100.19

(Commercial Sales Continued on Next Page)

LANCASTER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 2

QUALIFIED SALES: 7497
TOTAL SALES PRICE: 730,372,861
TOTAL ASSESSED VALUE: 673,970,751
MEDIAN: 92
MEAN: 93
AGGREGATE: 92
COD (MEDIAN): 8.27

MAX SALES RATIO: 2708.00
MIN SALES RATIO: 16.54
COV (MEAN): 35.05
STD: 32.60
AVG. ABS. DEV: 7.61
PRD: 101.09

RX	117	89.74	90.25	11.69	101.76	CV	66	94.42	90.33	13.83	103.11
RY	96	92.62	90.80	9.81	101.71	DO	57	104.38	101.87	6.98	101.40
T1	201	96.02	96.18	5.47	99.62	MF	91	99.36	100.16	4.62	99.85
T2	66	96.28	96.72	4.36	100.13	MFV	1	114.68	114.68	0.00	100.00
T3	14	94.38	92.99	3.66	99.50	R	6356	91.80	91.83	7.63	100.30
T4	77	97.88	96.72	4.94	99.37	RACR	111	87.63	87.84	12.12	101.70
TA	10	96.91	96.42	2.19	100.24	RLOT	23	92.27	97.35	135.32	207.17
TC	3	101.49	99.30	5.84	100.01	SACR	36	94.58	92.15	13.37	100.88
TL	20	94.03	94.49	5.71	100.08	SLOT	97	92.52	92.09	3.83	100.98
TM	5	95.50	94.66	2.31	100.91	TH	360	95.61	95.93	5.15	99.73
TS	3	88.23	88.04	0.37	100.06	VRES	197	88.48	87.38	10.47	100.32
TY	1	99.57	99.57	0.00	100.00						
TZ	1	92.37	92.37	0.00	100.00						

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	84	95.08	94.47	16.29	105.98
2	3062	91.20	91.11	8.48	101.14
3	3924	92.50	92.18	7.41	101.48
4	275	94.77	93.46	6.34	100.72
5	40	94.95	94.74	5.14	100.71
6	6	97.48	96.05	4.11	100.83

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	6823	92.17	92.18	7.60	100.74
2	157	98.89	98.67	3.10	98.43
99	517	90.16	90.35	16.10	105.51

QUALIFIED SALES: 122
TOTAL SALES PRICE: 26,090,729
TOTAL ASSESSED VALUE: 24,993,478
MEDIAN: 97
MEAN: 95
AGGREGATE: 96
COD (MEDIAN): 11.44

MAX SALES RATIO: 184.43
MIN SALES RATIO: 14.29
COV (MEAN): 19.27
STD: 18.31
AVG. ABS. DEV: 11.10
PRD: 98.95

0-	1	99.45	99.45	0.00	100.00

SUBDIVISION RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
70COS	1	100.00	100.00	0.00	100.00
AIRRT	1	100.67	100.67	0.00	100.00
BAKER	1	100.37	100.37	0.00	100.00
BECTE	1	96.68	96.68	0.00	100.00
BELMN	3	78.02	84.45	12.57	94.21
BENNE	4	80.73	88.78	13.83	96.77
BETHA	1	100.50	100.50	0.00	100.00
BOULN	1	106.10	106.10	0.00	100.00
CATHE	1	100.00	100.00	0.00	100.00
CENTC	1	98.00	98.00	0.00	100.00
COBUC	1	86.31	86.31	0.00	100.00
COPL1	1	81.04	81.04	0.00	100.00
COPLA	3	89.46	99.95	2.49	100.09
COSGR	1	86.49	86.49	0.00	100.00
CUSHR	1	53.13	53.13	0.00	100.00
EASTL	2	93.86	93.92	2.17	100.90
EASTM	1	93.40	93.40	0.00	100.00
ELECP	2	92.24	93.19	3.35	98.99
EPARK	1	102.50	102.50	0.00	100.00
FIRTH	1	94.81	94.81	0.00	100.00
FORBU	1	111.06	111.06	0.00	100.00
GARFI	1	98.94	98.94	0.00	100.00
GATET	1	109.23	109.23	0.00	100.00
GREEN	1	97.23	97.23	0.00	100.00
GRINP	1	96.00	96.00	0.00	100.00
HARTZ	1	88.48	88.48	0.00	100.00
HAVEL	5	100.24	101.47	8.46	96.52
HICKV	1	99.78	99.78	0.00	100.00
HOLEW	1	88.07	88.07	0.00	100.00
HOUTW	1	14.29	14.29	0.00	100.00
IT090	1	99.45	99.45	0.00	100.00
IT102	3	135.00	98.79	25.05	114.03
IT111	1	97.16	97.16	0.00	100.00
IT170	6	98.35	97.70	6.16	98.44
IT172	2	83.88	86.59	14.69	96.88
IT173	1	93.75	93.75	0.00	100.00
ITPAN	1	96.15	96.15	0.00	100.00
KINOS	1	109.23	109.23	0.00	100.00
LAVEN	1	96.80	96.80	0.00	100.00
LENOX	1	101.56	101.56	0.00	100.00
LIDRP	1	101.11	101.11	0.00	100.00
LITTL	2	104.32	106.60	20.48	97.86
LPRIN	1	100.00	100.00	0.00	100.00
MALON	1	94.90	94.90	0.00	100.00
MANEC	1	111.93	111.93	0.00	100.00
MAPVI	1	96.19	96.19	0.00	100.00
MARSW	1	102.79	102.79	0.00	100.00
MASHE	1	98.90	98.90	0.00	100.00
MENOI	1	81.78	81.78	0.00	100.00
MIDDC	1	99.40	99.40	0.00	100.00
MIDRE	1	184.43	184.43	0.00	100.00
MILLJ	2	88.75	88.65	0.55	100.11
NEWMA	2	96.20	96.04	4.07	100.17
NOBLU	2	59.58	60.03	4.02	99.25
NORMA	1	98.55	98.55	0.00	100.00
NORMP	1	89.97	89.97	0.00	100.00
ORCHA	1	105.24	105.24	0.00	100.00
ORIGP	14	98.13	98.44	8.03	97.87

(Commercial Sales Continued on Next Page)

QUALIFIED SALES: 122
TOTAL SALES PRICE: 26,090,729
TOTAL ASSESSED VALUE: 24,993,478
MEDIAN: 97
MEAN: 95
AGGREGATE: 96
COD (MEDIAN): 11.44

MAX SALES RATIO: 184.43
MIN SALES RATIO: 14.29
COV (MEAN): 19.27
STD: 18.31
AVG. ABS. DEV: 11.10
PRD: 98.95

PLMSC	1	99.24	99.24	0.00	100.00
PROGS	3	90.83	84.92	6.62	106.78
RAYHV	1	100.40	100.40	0.00	100.00
RENTN	2	84.29	84.78	3.32	99.42
SCHON	1	119.00	119.00	0.00	100.00
SIELE	1	99.20	99.20	0.00	100.00
SOSID	1	93.11	93.11	0.00	100.00
SOVIE	1	101.29	101.29	0.00	100.00
SUNNY	1	92.22	92.22	0.00	100.00
SUTPA	1	101.14	101.14	0.00	100.00
UNIVP	2	95.11	98.59	5.69	96.47
UNLAC	1	91.04	87.04	0.00	100.00
WAYER	1	99.05	99.05	0.00	100.00
WBHAL	1	102.96	102.96	0.00	100.00
WBLAK	1	80.13	80.13	0.00	100.00
WGATE	1	134.15	134.15	0.00	100.00
WGATP	2	103.82	104.25	3.68	99.58
WILLP	1	99.40	99.40	0.00	100.00
WTVTN	1	73.55	73.55	0.00	100.00
WLENC	1	99.63	99.63	0.00	100.00
YANKH	1	114.00	114.00	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: LINCOLN

Assessment Statistics For:	Residential Real Property
Level of Value:	97.00
Coefficient of Dispersion:	22.23
Price-Related Differential:	108.33

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	53.50
Price-Related Differential:	136.08

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	32.48
Price-Related Differential:	101.25

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the LINCOLN County Assessor, by certified mail, return receipt requested, # P 440 405 410, on 19th day of May, 1997.

Stacy Bratkovsky

LINCOLN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	1661	MAX SALES RATIO:	475.42
TOTAL SALES PRICE:	86,160,356	MIN SALES RATIO:	16.67
TOTAL ASSESSED VALUE:	82,314,345		
MEDIAN:	97	COV (MEAN):	38.50
MEAN:	104	STD:	40.04
AGGREGATE:	96	AVG. ABS. DEV:	21.56
COD (MEDIAN):	22.23	PRD:	108.33

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ARNOLD	1	30.42	30.42	0.00	100.00
BRADY	31	99.48	99.12	21.76	103.13
DICKENS	1	72.78	72.78	0.00	100.00
HERSHEY	59	98.98	90.85	22.93	114.55
MAXWELL	32	101.65	88.31	33.03	127.08
NORTH PLATTE	1426	96.64	95.66	21.19	109.05
RURAL RES	1	75.14	75.14	0.00	100.00
SUTHERLAND	55	96.25	98.80	19.88	99.90
WALLACE	15	88.00	78.58	27.31	107.34
WELLFLEET	10	93.94	79.44	25.00	120.36

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	276	94.12	96.25	33.84	108.95
1860 TO 1899	8	92.78	89.71	25.00	116.88
1900 TO 1919	170	101.90	96.58	21.78	111.07
1920 TO 1939	231	101.51	98.57	18.04	107.76
1940 TO 1949	152	97.15	96.85	18.32	106.69
1950 TO 1969	320	97.67	97.06	18.59	107.44
1970 TO 1979	308	94.91	93.02	23.52	112.73
1980 TO 1989	80	93.56	94.40	20.00	105.67
1990 TO 1996	115	92.90	94.20	14.42	103.62

E & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	186	97.93	104.85	44.57	114.93
101	996	97.79	96.26	17.02	107.23
102	53	92.68	92.92	13.04	104.00
103	38	92.24	90.39	7.77	101.34
104	47	99.20	93.26	17.65	106.01
105	1	107.72	107.72	0.00	100.00
111	22	94.48	92.32	9.17	100.96
115	36	91.73	91.00	11.06	103.17
201	1	81.11	81.11	0.00	100.00
202	2	113.45	97.35	33.10	116.53
204	1	82.05	82.05	0.00	100.00
301	12	94.59	96.90	13.01	100.58
304	8	102.54	102.16	12.32	101.08

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	188	103.25	102.58	21.29	108.29
20	444	97.27	96.92	19.51	107.13
25	11	85.24	88.38	12.80	101.42
30	621	95.75	95.00	19.04	108.25
35	8	87.23	86.11	6.19	100.32
40	98	92.26	90.99	22.22	108.39
45	1	92.80	92.80	0.00	100.00
50	15	99.28	101.20	6.80	100.51
60	1	83.34	83.34	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	1558	96.60	95.54	22.34	109.17
100 TO 999	1	106.76	106.76	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

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	96	131.65	154.31	49.93	103.31
5000 TO 9999	149	101.32	115.40	38.14	100.80
10000 TO 19999	183	100.39	108.91	29.05	100.90
20000 TO 29999	182	103.04	108.18	22.35	100.47
30000 TO 39999	179	99.73	104.45	17.70	100.40
40000 TO 49999	160	96.39	97.71	14.90	100.10
50000 TO 59999	121	94.89	96.89	13.92	100.09
60000 TO 79999	223	92.45	91.90	11.34	100.01
80000 TO 99999	161	95.98	95.65	8.97	99.88
100000 TO 124999	93	90.48	90.28	11.31	100.33
125000 TO 149999	68	89.33	89.51	9.28	99.88
150000 TO 199999	27	92.26	89.37	10.37	99.68
200000 TO 249999	17	92.68	91.48	7.73	100.05
250000 TO 499999	2	87.13	87.98	25.94	99.04
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBUREAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1368	97.33	96.78	20.98	108.14
2	105	94.12	91.92	25.71	112.87
3	184	92.42	89.33	30.51	114.33

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
21-0089	1	30.42	30.42	0.00	100.00
32-0046	12	96.47	93.12	28.05	110.33
32-0125	1	28.82	28.82	0.00	100.00
51-0001	1	80.87	80.87	0.00	100.00
56-0001	1293	97.17	96.41	20.70	108.67
56-0002	1	94.20	94.20	0.00	100.00
56-0005	48	94.12	91.63	23.29	111.61
56-0006	33	95.98	98.23	21.40	102.38
56-0007	36	101.72	93.45	46.12	135.17
56-0008	3	95.39	96.08	4.18	100.76
56-0037	71	96.87	88.92	23.77	113.25
56-0039	8	132.26	122.04	41.40	108.92
56-0044	76	91.14	87.89	30.62	114.70
56-0055	59	96.51	99.13	19.32	100.21
56-0565	17	86.47	77.49	27.74	105.71
57-0501	1	99.55	99.55	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	181	105.85	103.31	26.80	113.64
10/01/94 TO 12/31/94	180	104.38	102.05	21.48	112.11
01/01/95 TO 03/31/95	182	102.97	101.92	24.17	111.32
04/01/95 TO 06/30/95	253	96.51	95.52	20.18	107.62
07/01/95 TO 09/30/95	306	92.96	91.99	23.69	109.77
10/01/95 TO 12/31/95	159	92.39	95.66	18.66	102.71
01/01/96 TO 03/31/96	176	93.82	91.58	20.94	106.79
04/01/96 TO 06/30/96	224	91.49	89.45	15.58	104.76
07/01/96 TO 06/30/96	865	92.60	91.82	20.16	106.67

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1476	96.57	95.00	19.20	107.38
6	8	90.14	100.53	28.41	109.28
7	177	97.27	106.49	47.77	115.53

(Residential Sales Continued Next Page)

LINCOLN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 115
TOTAL SALES PRICE: 16,264,560
TOTAL ASSESSED VALUE: 15,749,190
MEDIAN: 100
MEAN: 132
AGGREGATE: 97
COD (MEDIAN): 53.50

MAX SALES RATIO: 850.00
MIN SALES RATIO: 21.88
COV (MEAN): 92.82
STD: 122.52
AVG. ABS. DEV: 53.50
PRD: 136.08

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BRADY	3	78.10	80.32	25.96	92.24
HERSHEY	2	46.69	45.33	7.09	103.01
MAXWELL	3	71.25	81.35	28.85	91.34
N PLATTE	2	164.14	122.22	36.67	134.30
NORTH PLATTE	82	100.00	98.47	43.92	131.26
NORTH PLATTE'	1	95.00	95.00	0.00	100.00
SUTHERLAND	4	117.75	132.42	33.69	105.48
WALLACE	5	100.00	79.48	24.75	134.93

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	51	106.67	101.72	81.49	162.13
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	6	100.00	86.29	10.58	103.63
1920 TO 1939	8	103.22	90.26	32.65	125.79
1940 TO 1949	7	100.00	96.93	11.09	101.17
1950 TO 1959	10	103.85	115.07	45.35	123.46
1960 TO 1969	13	100.00	102.08	22.47	102.61
1970 TO 1979	10	86.69	81.98	19.21	99.81
1980 TO 1989	10	96.19	93.23	32.37	108.43
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
303	1	100.00	100.00	0.00	100.00
304	3	100.00	80.50	56.00	162.59
306	0	0.00	0.00	0.00	0.00
311	1	53.17	53.17	0.00	100.00
325	6	71.34	93.62	19.69	85.52
326	1	56.24	56.26	0.00	100.00
341	3	100.00	106.67	45.14	129.13
343	7	100.00	99.57	47.91	135.68
344	15	102.01	91.12	22.83	113.54
349	2	89.56	96.12	12.79	93.17
350	2	101.25	100.53	1.23	100.72
351	1	117.00	117.00	0.00	100.00
352	0	0.00	0.00	0.00	0.00
353	24	100.00	78.15	26.26	135.36
387	1	100.00	100.00	0.00	100.00
391	2	100.83	156.55	58.68	64.41
406	4	103.75	104.06	11.70	92.78
418	1	110.00	110.00	0.00	100.00
419	1	175.00	175.00	0.00	100.00
442	1	113.33	113.33	0.00	100.00
828	1	60.48	60.48	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	14	100.00	96.77	29.71	113.99
20	57	100.00	88.52	28.49	120.63
30	1	90.00	90.00	0.00	100.00

DIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	115	100.00	96.93	53.50	136.08
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

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	6	174.67	172.20	56.42	106.79
5000 TO 9999	8	164.93	348.03	149.23	98.07
10000 TO 19999	11	131.80	139.99	31.88	100.42
20000 TO 39999	16	103.40	158.83	77.00	99.49
40000 TO 59999	11	95.74	100.14	25.72	101.84
60000 TO 79999	16	102.29	115.83	32.23	101.01
80000 TO 99999	8	94.59	91.23	18.31	99.82
100000 TO 149999	14	100.00	97.99	8.19	99.17
150000 TO 199999	6	71.34	78.85	17.49	99.35
200000 TO 499999	13	100.00	90.36	21.74	98.17
500000 TO 999999	2	60.82	58.19	56.20	104.52
1000000 TO 4999999	4	96.63	100.43	20.70	103.77
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	100	100.00	100.26	52.58	132.52
2	6	138.03	87.43	59.01	154.08
3	1	66.00	66.00	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
56-0001	83	100.00	95.31	41.44	128.36
56-0006	3	41.67	44.75	64.50	123.65
56-0037	3	71.25	81.35	28.85	91.34
56-0037	2	46.69	45.33	7.09	103.01
56-0055	3	100.00	124.48	11.83	89.84
56-0565	4	100.00	73.34	29.88	150.15

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	9	92.38	75.40	47.23	134.97
10/01/94 TO 12/31/94	12	93.13	89.58	37.03	115.21
01/01/95 TO 03/31/95	14	100.51	103.84	118.74	199.34
04/01/95 TO 06/30/95	14	99.00	75.61	81.52	178.42
07/01/95 TO 09/30/95	17	103.95	103.59	51.01	144.95
10/01/95 TO 12/31/95	17	100.00	104.47	28.51	113.45
01/01/96 TO 03/31/96	19	99.00	101.53	33.48	109.18
04/01/96 TO 06/30/96	13	100.00	93.57	39.67	118.23
07/01/96 TO 06/30/96	66	100.00	101.55	38.43	121.04

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	22	105.94	64.18	94.57	268.64
1 TO 10000000	93	100.00	99.51	43.46	122.75

(Commercial Sales Continued on Next Page)

Attachment 1

LINCOLN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 2

QUALIFIED SALES: 1661
TOTAL SALES PRICE: 86,160,356
TOTAL ASSESSED VALUE: 83,314,345
MEDIAN: 97
MEAN: 104
AGGREGATE: 96
COD (MEDIAN): 22.23

MAX SALES RATIO: 475.42
MIN SALES RATIO: 16.67
COV (MEAN): 38.50
STD: 40.04
AVG. ABS. DEV: 21.56
PRD: 108.33

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	95.40	95.40	0.00	100.00
20000 TO 79999	1	86.51	86.51	0.00	100.00

LINCOLN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 2

QUALIFIED SALES: 115
TOTAL SALES PRICE: 16,264,560
TOTAL ASSESSED VALUE: 15,749,190
MEDIAN: 100
MEAN: 132
AGGREGATE: 97
COD (MEDIAN): 53.50

MAX SALES RATIO: 850.00
MIN SALES RATIO: 21.88
COV (MEAN): 92.82
STD: 122.52
AVG. ABS. DEV: 53.50
PRD: 136.08

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

LINCOLN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES (POST TERC)

DATE: 05/14/97 PAGE: 1

QUALIFIED SALES:	177	MAX SALES RATIO:	303.78
TOTAL SALES PRICE:	28,512,163	MIN SALES RATIO:	13.48
TOTAL ASSESSED VALUE:	22,813,463		
MEDIAN:	77	COV (MEAN):	46.79
MEAN:	81	STD:	37.90
AGGREGATE:	80	AVG. ABS. DEV:	25.01
COD (MEDIAN):	32.48	PRD:	101.25

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2581	1	39.35	39.35	0.00	100.00
2583	4	83.63	78.82	14.47	102.66
2585	4	108.04	112.55	54.21	98.84
2587	1	71.35	71.35	0.00	100.00
2589	2	61.90	61.04	10.08	101.41
2755	1	35.18	35.18	0.00	100.00
2757	2	52.63	60.37	20.96	87.19
2761	1	87.20	87.20	0.00	100.00
2765	2	63.12	63.30	3.04	98.14
2869	3	73.57	65.78	43.13	117.77
2871	8	60.46	73.50	37.44	99.23
2873	1	78.55	78.55	0.00	100.00
2875	10	57.58	61.12	33.55	99.95
2877	1	62.90	62.90	0.00	100.00
2879	1	39.72	39.72	0.00	100.00
2881	6	64.38	63.44	5.45	103.35
2883	3	98.51	99.18	4.93	98.51
2885	3	55.29	75.22	34.62	92.46
3051	4	69.95	109.04	38.93	58.17
3053	2	66.49	63.27	7.25	105.08
3055	2	37.88	39.20	15.11	96.63
3057	5	98.52	85.32	24.10	98.18
3059	5	75.65	73.17	8.36	99.52
3061	4	71.82	59.13	23.52	112.42
3063	10	87.15	90.42	19.80	99.92
3165	2	107.65	107.98	2.56	99.73
3167	2	84.49	84.13	2.24	100.43
3171	3	81.43	98.63	72.71	126.72
3173	3	88.86	98.03	47.55	107.93
3175	2	167.41	167.41	0.00	100.00
3177	5	82.58	81.33	21.92	113.75
3179	6	75.54	73.45	30.16	111.01
3181	5	102.31	82.52	31.25	112.72
3343	4	58.07	64.94	27.54	95.33
3345	4	71.90	66.01	17.39	106.12
3351	3	105.47	109.01	22.77	97.68
3353	4	70.39	71.72	5.17	101.19
3355	3	82.48	82.29	2.72	99.71
3357	1	72.22	72.22	0.00	100.00
3359	2	65.79	65.85	14.79	101.42
3365	2	67.44	63.17	20.34	106.77
3389	1	112.46	112.46	0.00	100.00
3391	5	75.99	45.67	53.05	216.86
3393	3	77.63	61.11	24.41	120.14
3397	2	84.97	80.30	9.49	105.82
3399	1	89.00	89.00	0.00	100.00
3401	5	77.93	69.85	19.28	99.64
3403	1	303.78	303.78	0.00	100.00
3405	4	70.13	70.22	6.00	99.23
3567	2	101.49	101.38	1.35	100.11
3569	1	108.14	108.14	0.00	100.00
3571	2	90.33	83.71	12.35	107.90
3575	2	64.32	27.94	76.23	230.19
3577	6	67.73	75.33	55.27	103.65
3579	3	96.79	99.07	7.53	102.91
3583	3	97.24	95.59	3.63	99.54

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	112.80	101.42	26.23	111.22
20000 TO 39999	12	74.62	89.52	66.37	110.64
40000 TO 59999	24	78.58	89.79	42.89	101.79
60000 TO 79999	17	81.43	85.38	26.38	100.90
80000 TO 99999	21	68.20	75.28	30.23	100.44
100000 TO 149999	48	77.15	77.09	28.66	102.61
150000 TO 199999	16	85.43	78.75	26.26	98.19
200000 TO 249999	14	72.89	69.56	21.63	102.10
250000 TO 499999	20	73.85	74.16	23.31	100.51
500000 TO 9999999	3	57.91	89.37	43.76	76.45

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	32	64.38	96.85	32.97	77.74
5	86	75.96	73.77	36.15	112.68
61	59	80.00	71.46	27.09	115.88

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
21-0089	4	69.74	109.71	21.26	69.90
24-0020	3	46.91	51.78	16.19	102.72
24-0051	3	100.12	86.89	10.10	105.69
24-0100	3	71.29	57.74	55.22	144.18
32-0046	12	79.12	76.52	26.66	109.82
32-0125	3	101.48	95.87	9.51	100.41
56-0001	6	67.10	82.73	40.33	103.44
56-0005	2	51.69	51.77	23.16	99.85
56-0006	17	80.33	77.01	35.26	121.61
56-0007	22	73.53	72.24	30.25	107.90
56-0008	4	68.99	85.00	34.47	88.03
56-0034	4	59.26	70.95	27.58	95.79
56-0036	2	63.12	63.30	3.04	98.14
56-0037	19	78.47	69.70	28.48	114.43
56-0039	3	56.34	65.09	47.89	88.31
56-0044	5	57.95	82.71	83.26	108.98
56-0055	23	86.04	86.94	22.76	100.07
56-0082	6	60.83	59.55	35.16	100.33
56-0109	1	102.31	102.31	0.00	100.00
56-0565	25	81.17	63.47	26.08	128.04
57-0501	9	62.83	94.76	60.02	90.85
68-0112	1	76.67	76.67	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	7	86.88	69.24	41.84	137.50
10/01/93 TO 12/31/93	11	78.55	86.49	23.85	97.58
01/01/94 TO 03/31/94	15	83.21	76.05	23.52	103.32
04/01/94 TO 06/30/94	9	72.54	103.43	41.93	67.71
07/01/94 TO 09/30/94	9	105.47	103.56	46.43	124.63
10/01/94 TO 12/31/94	18	79.05	79.84	34.47	113.87
01/01/95 TO 03/31/95	33	76.91	79.03	22.98	102.19
04/01/95 TO 06/30/95	15	85.20	60.84	33.62	116.13
07/01/95 TO 09/30/95	9	79.22	79.84	40.74	95.80
10/01/95 TO 12/31/95	14	70.39	73.97	28.99	98.81
01/01/96 TO 03/31/96	16	71.69	55.61	22.03	132.79
04/01/96 TO 06/30/96	21	57.25	61.38	28.38	94.05
07/01/95 TO 06/30/96	60	65.17	63.29	27.80	108.12

ACRES IN SALE

(Agland Sales Continued Next Page)

LINCOLN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES (POST TERC)

DATE: 05/14/97 PAGE: 2

QUALIFIED SALES:	177	MAX SALES RATIO:	303.78
TOTAL SALES PRICE:	28,512,163	MIN SALES RATIO:	13.48
TOTAL ASSESSED VALUE:	22,813,463		
MEDIAN:	77	COV (MEAN):	46.79
MEAN:	81	STD:	37.90
AGGREGATE:	80	AVG. ABS. DEV:	25.01
COD (MEDIAN):	32.48	PRD:	101.25

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	17	57.25	50.05	34.08	113.93
80 TO 159.99	33	72.43	72.26	31.44	112.16
160 TO 319.99	56	78.99	74.50	35.71	111.65
320 TO 639.99	37	77.63	75.61	30.24	110.96
640 TO 1399.99	28	78.82	77.76	24.51	110.60
1400 TO 2599.99	5	104.69	62.02	15.52	146.44
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	1	111.60	111.60	0.00	100.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	22	77.80	75.20	23.43	102.85
GRASS	85	76.91	90.35	34.86	93.41
IRRGTD	53	76.67	67.18	30.00	123.64
N/A DRY	2	29.29	28.76	20.77	101.84
N/A GRASS	6	88.78	89.25	26.54	86.38
N/A IRRGTD	9	67.93	67.18	43.04	113.98

UNIMPROVED. (MPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	113	76.99	75.70	28.07	134.39
1 TO 10000000	64	76.16	83.61	40.70	101.87

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: LOGAN

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	14.54
Price-Related Differential:	101.10

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:	79.00
Coefficient of Dispersion:	17.43
Price-Related Differential:	87.36

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the LOGAN County Assessor, by certified mail, return receipt requested. # P 416 045 467, on 19th day of May, 1997.

Stacey Bratkovsky

LOGAN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	25	MAX SALES RATIO:	123.60
TOTAL SALES PRICE:	889,100	MIN SALES RATIO:	31.77
TOTAL ASSESSED VALUE:	806,294		
MEDIAN:	94	COV (MEAN):	21.41
MEAN:	92	STD:	19.70
AGGREGATE:	91	AVG. ABS. DEV:	13.67
COD (MEDIAN):	14.54	PRD:	101.10

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GANDY	4	88.79	66.46	27.33	118.78
STAPLETON	21	93.73	91.74	12.43	103.15

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	77.60	58.69	38.86	132.23
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	11	92.61	92.37	11.47	103.97
1920 TO 1939	7	93.97	94.57	18.97	91.93
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	4	92.31	89.93	13.47	107.00
1970 TO 1979	1	98.01	98.01	0.00	100.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
101	20	93.31	91.94	13.18	103.20
102	1	76.17	76.17	0.00	100.00
103	1	93.73	93.73	0.00	100.00
105	1	103.70	103.70	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	98.01	96.59	12.39	97.98
20	13	93.73	94.68	13.11	100.39
30	3	90.88	83.31	7.91	106.38

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	3	76.71	74.08	21.69	106.66
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	22	93.85	95.60	13.31	98.23
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	85.25	85.73	17.30	99.44
5000 TO 9999	1	106.41	106.41	0.00	100.00
10000 TO 19999	6	98.87	90.36	22.90	99.56
20000 TO 29999	2	98.83	98.89	4.93	99.94
30000 TO 39999	8	92.15	88.48	12.75	101.07
40000 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 59999	1	123.60	123.60	0.00	100.00
60000 TO 79999	4	92.31	93.22	2.83	100.04
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	1	76.71	76.71	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	23	93.97	95.74	13.23	98.60
3	2	65.96	72.47	16.30	91.01

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
57-0501	24	93.85	90.75	14.14	102.50

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	100.00	100.00	0.00	100.00
10/01/94 TO 12/31/94	5	98.28	104.90	9.85	99.92
01/01/95 TO 03/31/95	3	76.17	67.46	9.79	103.25
04/01/95 TO 06/30/95	4	93.85	102.24	8.58	98.62
07/01/95 TO 09/30/95	6	94.20	94.08	10.53	98.62
10/01/95 TO 12/31/95	1	76.71	76.71	0.00	100.00
01/01/96 TO 03/31/96	3	92.65	92.80	5.13	103.69
04/01/96 TO 06/30/96	2	72.48	68.78	56.17	105.38
07/01/96 TO 06/30/96	12	91.77	86.86	15.54	102.38

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	25	93.73	90.69	14.58	101.58

LOGAN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	2	MAX SALES RATIO:	131.51
TOTAL SALES PRICE:	42,500	MIN SALES RATIO:	98.94
TOTAL ASSESSED VALUE:	53,125		
MEDIAN:	115	COV (MEAN):	14.17
MEAN:	115	STD:	16.29
AGGREGATE:	125	AVG. ABS. DEV:	16.29
COD (MEDIAN):	14.17	PRD:	92.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
STAPLETON	2	115.23	125.00	14.13	92.18

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	98.94	98.94	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	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	1	131.51	131.51	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	98.94	98.94	0.00	100.00
344	1	131.51	131.51	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	2	115.23	125.00	14.13	92.18

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	2	115.23	125.00	14.13	92.18
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	98.94	98.94	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	1	131.51	131.51	0.00	100.00
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
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	115.23	125.00	14.13	92.18

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
57-0501	2	115.23	125.00	14.13	92.18

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	98.94	98.94	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	1	131.51	131.51	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	2	115.23	125.00	14.13	92.18

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	2	115.23	125.00	14.13	92.18

LOGAN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/10/97 PAGE: 1

QUALIFIED SALES:	12	MAX SALES RATIO:	95.61
TOTAL SALES PRICE:	4,306,650	MIN SALES RATIO:	23.38
TOTAL ASSESSED VALUE:	3,728,029		
MEDIAN:	79	COV (MEAN):	25.58
MEAN:	76	STD:	19.44
AGGREGATE:	87	AVG. ABS. DEV:	13.77
COD (MEDIAN):	17.43	PRD:	87.36

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2015	1	88.95	88.95	0.00	100.00
2159	2	74.63	75.59	3.41	98.72
2173	1	66.33	66.33	0.00	100.00
2293	1	95.63	95.63	0.00	100.00
2295	1	23.38	23.38	0.00	100.00
2297	1	95.24	95.24	0.00	100.00
2461	1	85.63	85.63	0.00	100.00
2463	4	78.76	70.25	12.36	109.59

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	1	23.38	23.38	0.00	100.00
80 TO 159.99	2	89.24	87.13	4.05	102.42
160 TO 319.99	2	69.18	63.47	16.50	108.99
320 TO 639.99	4	74.51	76.70	11.33	101.23
640 TO 1399.99	1	77.18	77.18	0.00	100.00
1400 TO 2599.99	1	95.63	95.63	0.00	100.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	1	88.95	88.95	0.00	100.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	10	78.88	87.26	17.41	88.15
IRRGTD	2	71.69	71.32	19.43	100.52

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	78.88	77.03	16.60	97.99
1 TO 10000000	4	77.64	87.93	19.48	87.77

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	86.72	85.85	7.07	101.02
40000 TO 59999	2	50.16	53.13	53.38	94.40
60000 TO 79999	2	83.66	83.20	13.84	100.55
80000 TO 99999	2	75.97	76.14	12.70	99.78
100000 TO 149999	1	57.77	57.77	0.00	100.00
150000 TO 199999	2	86.40	86.54	10.68	99.84
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	1	88.95	88.95	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
21-0089	2	74.63	75.59	3.41	98.72
57-0501	10	83.11	87.15	18.45	87.54

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	1	76.93	76.93	0.00	100.00
01/01/94 TO 03/31/94	2	80.78	78.78	17.90	102.54
04/01/94 TO 06/30/94	1	88.95	88.95	0.00	100.00
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	2	76.70	81.70	24.63	93.87
04/01/95 TO 06/30/95	2	74.63	75.59	3.41	98.72
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	2	51.99	48.81	55.03	106.51
01/01/96 TO 03/31/96	2	89.24	87.13	4.05	102.42
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	4	83.11	72.38	22.41	97.56

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: LOUP

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	37.28
Price-Related Differential:	126.74

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:	18.29
Price-Related Differential:	91.14

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the LOUP County Assessor, by certified mail, return receipt requested, # P466065408, on 19th day of May, 1997.

Stacey Bratkowsky

LOUP COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 06/09/97 PAGE: 1

QUALIFIED SALES:	19	MAX SALES RATIO:	261.00
TOTAL SALES PRICE:	194,450	MIN SALES RATIO:	60.53
TOTAL ASSESSED VALUE:	166,800		
MEDIAN:	93	COV (MEAN):	47.00
MEAN:	109	STD:	51.23
AGGREGATE:	86	AVG. ABS. DEV:	34.67
COD (MEDIAN):	37.28	PRD:	126.74

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CALAMUS LAKE	6	81.27	80.82	13.46	100.96
TAYLOR	13	106.25	92.63	39.67	131.03

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	7	88.26	78.79	39.20	136.78
1860 TO 1899	1	106.25	106.25	0.00	100.00
1900 TO 1919	5	114.58	81.87	34.41	138.29
1920 TO 1939	1	100.50	96.12	27.11	112.49
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	157.00	157.00	0.00	100.00
1980 TO 1989	2	79.61	87.69	12.23	90.79
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	113.44	98.92	38.40	114.68
101	6	71.05	76.45	54.66	137.22
104	3	100.50	94.02	8.37	107.93
105	1	117.00	117.00	0.00	100.00
110	1	106.25	106.25	0.00	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	134.90	101.68	28.83	131.28
20	3	100.50	94.02	8.37	107.93
30	3	71.03	70.36	2.07	98.90

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	2	79.61	87.69	12.23	90.79
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	17	100.00	85.17	36.75	131.78
20000 TO 29999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	8	111.63	116.48	41.77	119.30
5000 TO 9999	4	94.43	98.62	33.67	103.51
10000 TO 19999	5	71.07	76.56	17.33	101.10
20000 TO 29999	0	0.00	0.00	0.00	0.00
30000 TO 39999	1	71.03	71.03	0.00	100.00
40000 TO 49999	1	89.35	89.35	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	13	106.25	92.63	39.67	131.03
3	6	81.27	80.82	13.46	100.96

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
58-0025	19	93.17	85.78	37.21	126.84

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	152.81	88.91	40.45	175.55
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	115.79	115.29	1.04	100.43
07/01/95 TO 09/30/95	5	89.35	88.26	26.09	110.54
10/01/95 TO 12/31/95	1	106.25	106.25	0.00	100.00
01/01/96 TO 03/31/96	2	66.66	66.66	0.01	100.00
04/01/96 TO 06/30/96	4	83.73	72.76	17.62	112.69
07/01/95 TO 06/30/96	12	81.82	82.34	24.16	106.81

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	103.38	91.01	40.08	110.09
6	6	81.27	80.82	13.46	100.96
7	1	157.00	157.00	0.00	100.00

No Commercial Sales

for

Loup County

Reported

LOUP COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES:	19	MAX SALES RATIO:	100.79
TOTAL SALES PRICE:	5,347,491	MIN SALES RATIO:	41.40
TOTAL ASSESSED VALUE:	4,236,510		
MEDIAN:	77	COV (MEAN):	23.43
MEAN:	72	STD:	16.87
AGGREGATE:	79	AVG. ABS. DEV:	14.08
COD (MEDIAN):	18.29	PRD:	91.14

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1463	6	64.32	66.02	20.83	101.35
1467	1	49.59	49.59	0.00	100.00
1469	2	89.34	85.52	12.82	104.46
1583	1	70.95	70.95	0.00	100.00
1587	2	76.71	84.25	13.64	91.05
1747	1	77.42	77.42	0.00	100.00
1869	2	67.18	58.14	21.30	115.55
1871	2	87.45	88.10	0.64	99.25
1873	1	78.96	78.96	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	61.20	67.56	30.70	90.59
80 TO 159.99	2	78.80	88.99	20.49	88.56
160 TO 319.99	3	49.59	50.50	16.53	103.61
320 TO 639.99	4	78.84	78.74	19.05	100.00
640 TO 1399.99	6	78.42	74.39	5.20	102.36
1400 TO 2599.99	1	52.87	52.87	0.00	100.00
2600 TO 7499.99	1	77.42	77.42	0.00	100.00
7500 TO 99999	2	87.67	87.70	0.57	99.97

PRIMARY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	16	74.19	79.77	18.50	89.14
IRRGTD	3	79.99	69.68	18.90	107.41

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	12	74.96	77.59	19.23	90.81
1 TO 10000000	7	77.42	80.51	17.44	91.65

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	52.54	52.64	19.27	99.80
40000 TO 59999	2	75.47	75.08	5.99	100.52
60000 TO 79999	2	76.35	77.18	13.58	98.92
80000 TO 99999	4	80.23	74.10	17.48	108.13
100000 TO 149999	2	78.64	77.75	28.17	101.15
150000 TO 199999	1	49.59	49.59	0.00	100.00
200000 TO 249999	2	72.07	71.83	8.07	100.33
250000 TO 499999	1	52.87	52.87	0.00	100.00
500000 TO 9999999	3	87.17	85.40	4.11	98.66

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
58-0001	1	79.99	79.99	0.00	100.00
58-0025	18	74.19	75.22	19.84	89.92

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	87.17	87.17	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	3	77.42	75.26	5.91	99.06
04/01/94 TO 06/30/94	1	41.40	41.40	0.00	100.00
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	1	70.95	70.95	0.00	100.00
01/01/95 TO 03/31/95	7	78.96	78.37	20.17	87.53
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	1	65.98	65.98	0.00	100.00
10/01/95 TO 12/31/95	2	59.57	57.56	5.18	103.50
01/01/96 TO 03/31/96	1	94.95	94.95	0.00	100.00
04/01/96 TO 06/30/96	2	89.34	85.52	12.82	104.46
07/01/95 TO 06/30/96	6	71.94	78.80	20.50	97.03

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: MADISON

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	19.89
Price-Related Differential:	104.30

Assessment Statistics For:	Commercial Real Property
Level of Value:	94.00
Coefficient of Dispersion:	18.48
Price-Related Differential:	119.75

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	18.09
Price-Related Differential:	104.05

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the MADISON County Assessor, by certified mail, return receipt requested. # P446415409.
on 19th day of May, 1997.

Stacey Bradbury

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

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	920	MAX SALES RATIO:	1001.18
TOTAL SALES PRICE:	42,312,394	MIN SALES RATIO:	13.25
TOTAL ASSESSED VALUE:	39,551,037	COV (MEAN):	45.28
MEDIAN:	95	STD:	43.92
MEAN:	97	AVG. ABS. DEV:	18.90
AGGREGATE:	93	PRD:	104.30
COD (MEDIAN):	19.89		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BATTLE CREEK	43	96.25	94.20	26.50	108.12
MADISON	74	95.30	91.37	17.83	104.16
MEADOW GROVE	14	97.63	86.27	22.20	115.35
NEWMAN GROVE	26	99.09	85.65	24.40	120.58
NORFOLK	635	95.10	94.34	17.42	103.51
TILDEN	20	95.94	90.00	17.11	107.19

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	156	96.82	94.54	24.76	103.32
1860 TO 1899	46	95.20	93.88	18.32	106.01
1900 TO 1919	177	95.91	93.45	18.85	106.63
1920 TO 1939	108	90.95	88.62	17.22	106.14
1940 TO 1949	24	89.29	90.53	15.18	104.11
1950 TO 1969	158	97.86	89.20	19.88	103.75
1970 TO 1979	168	96.24	96.10	19.66	100.53
1980 TO 1989	42	96.32	97.18	10.61	98.22
1990 TO 1996	40	93.12	97.53	28.34	109.46

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	59	80.70	79.44	41.33	112.74
101	448	93.83	92.14	16.94	104.13
102	39	93.94	96.35	10.28	97.06
103	1	94.87	94.87	0.00	100.00
104	127	96.15	93.49	21.03	105.48
105	14	90.97	87.00	10.28	104.41
107	1	88.02	88.02	0.00	100.00
108	2	98.41	99.16	13.13	99.24
110	2	55.27	55.27	0.00	100.00
111	74	99.46	97.40	8.79	100.04
202	1	97.93	97.93	0.00	100.00
301	1	71.20	71.20	0.00	100.00
302	3	93.92	92.08	11.42	106.08
307	1	82.92	82.92	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	8	87.67	77.60	18.00	111.15
15	4	114.32	98.95	45.94	129.92
20	219	94.59	92.46	16.73	105.63
25	260	93.54	91.58	17.29	104.79
30	228	96.02	94.61	17.85	100.58
35	15	91.94	93.17	8.95	98.19
40	35	83.09	92.17	33.93	97.18
45	1	104.78	104.78	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	64	85.48	85.40	28.55	108.87
100 TO 999	38	99.78	99.52	15.62	94.82
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	1	102.94	102.94	0.00	100.00
7000 TO 7999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	37	106.75	111.79	38.96	110.72
5000 TO 9999	72	88.84	92.28	36.08	102.03
10000 TO 14999	169	101.96	110.50	27.78	98.12
20000 TO 29999	122	99.58	99.04	16.73	100.44
30000 TO 39999	107	91.87	93.01	14.59	100.26
40000 TO 49999	84	88.41	86.95	11.93	100.00
50000 TO 59999	60	83.99	88.11	14.24	99.79
60000 TO 79999	117	87.29	89.09	14.82	99.89
80000 TO 99999	81	95.64	93.78	9.85	99.98
100000 TO 124999	36	95.59	93.70	9.55	99.83
125000 TO 149999	17	98.13	96.01	10.08	99.88
150000 TO 199999	8	90.48	90.22	7.16	100.09
200000 TO 249999	6	96.82	96.45	4.80	100.07
250000 TO 499999	4	102.15	101.39	4.34	99.77
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	824	94.72	93.29	19.52	104.20
2	58	95.73	97.81	25.47	99.33
3	37	87.65	88.87	21.22	100.09

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
59-0001	86	93.83	90.45	21.51	104.17
59-0002	650	94.43	93.72	17.96	102.92
59-0003	23	95.75	97.42	17.58	91.81
59-0005	54	95.96	94.88	30.63	107.21
59-0013	29	102.04	86.85	22.56	119.25
59-0020	2	123.26	121.06	8.32	101.81
59-0025	14	84.48	91.77	19.78	91.83
59-0037	20	84.80	81.61	43.64	124.65
59-0080	36	96.60	87.65	20.28	112.33
59-0097	1	107.00	107.00	0.00	100.00
59-0282	1	104.22	104.22	0.00	100.00
62-0021	1	199.07	199.07	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	99	99.94	98.43	14.96	102.66
10/01/94 TO 12/31/94	102	98.53	96.93	16.58	105.46
01/01/95 TO 03/31/95	96	97.45	95.58	14.75	103.91
04/01/95 TO 06/30/95	135	91.21	91.40	14.66	100.86
07/01/95 TO 09/30/95	157	91.87	90.61	25.27	104.70
10/01/95 TO 12/31/95	115	89.45	92.54	30.57	108.40
01/01/96 TO 03/31/96	83	96.97	92.78	19.53	103.74
04/01/96 TO 06/30/96	133	91.25	90.94	19.62	100.52
07/01/95 TO 06/30/96	488	92.05	91.53	24.04	104.27

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	864	95.08	93.83	18.47	103.56
7	56	77.69	75.51	47.03	121.19
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	78	94.81	90.52	21.34	104.97
20000 TO 79999	739	94.66	93.52	19.34	104.23

Attachment

MADISON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	79	MAX SALES RATIO:	220.57
TOTAL SALES PRICE:	26,982,700	MIN SALES RATIO:	45.78
TOTAL ASSESSED VALUE:	21,984,753		
MEDIAN:	94	COV (MEAN):	29.24
MEAN:	97	STD:	28.36
AGGREGATE:	81	AVG. ABS. DEV:	17.37
COD (MEDIAN):	18.48	PRD:	119.75

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BATTLE CREEK	3	92.68	53.40	18.42	146.98
ENOLA	2	144.50	165.54	33.98	87.29
MADISON	7	95.33	92.99	20.09	106.66
MEADOW GROVE	1	82.29	82.29	0.00	100.00
NEWMAN GROVE	2	158.33	165.22	5.26	95.83
NORFOLK	62	93.42	81.42	15.48	115.63
TILDEN	2	71.35	66.71	14.04	106.96

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	10	95.53	74.11	31.31	137.98
1860 TO 1899	4	96.17	105.43	12.60	95.09
1900 TO 1919	15	100.30	96.26	16.53	105.49
1920 TO 1939	4	98.71	97.86	4.18	99.36
1940 TO 1949	3	95.15	94.92	8.73	106.43
1950 TO 1959	4	75.85	74.60	14.72	113.13
1960 TO 1969	12	92.34	78.42	20.46	124.15
1970 TO 1979	12	97.31	99.25	14.03	98.06
1980 TO 1989	7	86.50	73.22	15.26	120.14
1990 TO 1996	8	95.02	89.62	21.86	107.37

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
300	16	96.20	77.97	5.25	122.95
303	6	98.67	99.43	14.49	105.71
316	0	0.00	0.00	0.00	0.00
325	1	137.15	142.79	23.44	96.05
341	1	72.86	72.86	0.00	100.00
343	1	100.00	100.00	0.00	100.00
344	5	93.33	78.30	21.66	117.75
350	2	70.60	77.00	11.03	91.68
353	21	97.00	114.90	21.05	92.32
384	1	100.00	100.00	0.00	100.00
406	11	92.68	96.01	16.61	101.47
407	1	103.55	103.55	0.00	100.00
411	3	78.85	73.18	14.62	111.25
413	1	73.76	73.76	0.00	100.00
421	2	144.50	163.54	33.98	87.29
426	1	75.00	75.00	0.00	100.00
442	1	100.00	100.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	4	97.31	93.58	17.96	95.52
2	1	105.00	105.00	0.00	100.00
10	28	96.23	92.67	20.37	107.96
15	1	99.10	99.10	0.00	100.00
20	37	92.22	81.19	13.03	113.93

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	132.12	106.81	46.53	123.70
1 TO 999	3	95.40	74.45	17.91	106.66
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

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	150.00	150.00	0.00	100.00
5000 TO 9999	2	116.37	119.02	18.37	98.36
10000 TO 19999	5	95.33	113.45	24.45	98.72
20000 TO 39999	19	99.58	93.94	18.23	102.83
40000 TO 59999	12	98.63	106.07	10.47	98.41
60000 TO 79999	11	86.02	90.21	4.64	99.77
80000 TO 99999	6	98.44	100.56	15.71	100.14
100000 TO 149999	9	89.69	81.06	12.52	102.73
150000 TO 199999	3	99.10	136.59	46.83	97.86
200000 TO 499999	5	78.39	59.94	16.33	101.93
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	6	93.31	88.55	15.79	98.76
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	74	93.42	81.50	17.30	118.47
2	1	97.04	97.04	0.00	100.00
3	4	83.02	53.82	51.97	158.81

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
59-0001	6	94.33	88.79	17.88	106.26
59-0002	58	93.58	81.38	15.91	117.26
59-0005	3	92.68	53.40	18.42	146.98
59-0013	2	158.33	165.22	5.26	95.83
59-0025	1	70.64	70.64	0.00	100.00
59-0048	2	144.50	163.54	33.98	97.29
59-0080	1	81.36	72.46	8.59	123.50

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	7	100.00	110.75	18.55	95.90
10/01/94 TO 12/31/94	15	94.90	84.82	26.91	119.54
01/01/95 TO 03/31/95	9	100.00	90.38	26.58	124.90
04/01/95 TO 06/30/95	9	95.33	98.02	18.67	103.18
07/01/95 TO 09/30/95	16	86.02	75.64	7.66	109.14
10/01/95 TO 12/31/95	3	87.37	87.75	4.21	99.90
01/01/96 TO 03/31/96	10	98.22	91.68	9.92	101.74
04/01/96 TO 06/30/96	10	97.71	90.44	11.86	104.00
07/01/95 TO 06/30/96	39	90.17	77.34	12.20	111.88

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	6	98.98	79.37	26.75	131.77
1 TO 10000000	73	93.33	81.50	17.66	118.00

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	7	95.33	92.99	20.09	106.66
20000 TO 39999	4	123.50	132.25	25.71	95.72
40000 TO 59999	3	81.36	72.46	8.59	103.50
60000 TO 79999	60	93.42	81.35	15.53	117.19
80000 TO 99999	0	0.00	0.00	0.00	0.00

MADISON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	77	MAX SALES RATIO:	135.93
TOTAL SALES PRICE:	7,218,532	MIN SALES RATIO:	35.16
TOTAL ASSESSED VALUE:	5,308,221		
MEDIAN:	76	COV (MEAN):	23.53
MEAN:	77	STD:	18.12
AGGREGATE:	74	AVG. ABS. DEV:	13.75
COD (MEDIAN):	18.09	PRD:	104.05

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1487	1	135.93	135.93	0.00	100.00
1495	6	87.19	88.39	11.96	98.39
1497	9	88.40	89.03	19.14	102.02
1499	8	81.73	72.23	12.29	103.74
1501	5	52.87	55.67	9.87	99.22
1551	2	77.57	77.76	0.59	99.76
1553	4	86.75	88.00	12.22	98.13
1555	7	77.33	76.14	11.25	102.07
1557	4	87.00	81.57	11.38	106.71
1775	2	76.04	76.08	0.59	99.95
1777	7	66.63	65.60	8.67	103.11
1779	2	82.12	82.67	2.27	99.34
1781	1	75.72	75.72	0.00	100.00
1835	8	61.51	56.05	16.89	106.69
1837	4	77.55	78.85	7.77	101.17
1839	1	93.63	93.63	0.00	100.00
1841	6	62.92	62.64	19.88	105.25

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	1	77.11	77.11	0.00	100.00
40 TO 79.99	15	78.08	76.87	17.35	100.89
80 TO 159.99	38	75.66	73.18	17.58	103.50
160 TO 319.99	22	72.36	73.58	20.49	105.79
320 TO 639.99	1	65.01	65.01	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	47	75.72	71.83	19.46	105.02
GRASS	10	73.97	72.41	20.31	106.09
IRRGTD	18	78.13	76.44	14.02	103.05
N/A DRY	1	75.46	75.46	0.00	100.00
N/A IRRGTD	1	88.40	88.40	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	54	75.53	72.36	15.72	104.13
1 TO 10000000	23	76.33	75.85	23.75	104.74

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	77.11	77.11	0.00	100.00
20000 TO 39999	4	78.05	77.80	3.30	100.31
40000 TO 59999	12	84.47	79.06	18.31	100.53
60000 TO 79999	15	85.06	87.64	21.00	100.37
80000 TO 99999	13	76.49	77.78	10.97	99.63
100000 TO 149999	20	72.34	72.02	19.40	99.89
150000 TO 199999	9	63.64	65.04	17.01	102.35
200000 TO 249999	2	60.62	62.46	5.33	100.45
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	53	72.27	69.60	16.68	103.60
2	24	84.14	82.90	17.95	104.27

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
59-0001	8	73.40	63.83	16.30	108.52
59-0002	1	77.11	77.11	0.00	100.00
59-0003	7	59.12	61.99	13.92	99.04
59-0005	23	82.29	82.02	12.05	102.11
59-0013	6	57.87	67.86	18.42	103.57
59-0020	1	52.87	52.87	0.00	100.00
59-0024	1	58.12	58.12	0.00	100.00
59-0025	1	78.03	78.03	0.00	100.00
59-0048	5	63.90	63.11	13.52	101.10
59-0080	15	88.36	89.01	15.44	101.07
59-0088	3	68.92	68.44	1.48	99.96
59-0096	2	84.59	72.77	24.76	116.24
59-0097	4	59.79	61.34	15.20	103.94

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	5	72.91	75.20	19.25	96.50
10/01/93 TO 12/31/93	6	87.03	84.55	11.02	95.76
01/01/94 TO 03/31/94	8	78.68	77.42	11.16	104.77
04/01/94 TO 06/30/94	2	69.45	71.48	9.03	97.16
07/01/94 TO 09/30/94	1	85.06	85.06	0.00	100.00
10/01/94 TO 12/31/94	9	68.92	62.22	19.21	103.97
01/01/95 TO 03/31/95	8	75.73	70.29	9.35	103.68
04/01/95 TO 06/30/95	8	97.16	81.11	25.94	107.18
07/01/95 TO 09/30/95	3	59.12	69.71	48.34	117.26
10/01/95 TO 12/31/95	6	73.66	73.00	11.71	105.49
01/01/96 TO 03/31/96	18	68.50	70.52	16.14	104.61
04/01/96 TO 06/30/96	3	88.86	99.57	13.11	93.22
07/01/95 TO 06/30/96	30	73.66	73.13	18.94	105.46

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: McPHERSON

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	10.86
Price-Related Differential:	101.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	95.00
Coefficient of Dispersion:	12.55
Price-Related Differential:	104.40

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	14.99
Price-Related Differential:	96.25

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the McPHERSON County Assessor, by certified mail, return receipt requested. # P 440 605 410.
on 19th day of May, 1997.

Stacey Bratkovsky

MCPHERSON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	15	MAX SALES RATIO:	113.98
TOTAL SALES PRICE:	353,100	MIN SALES RATIO:	66.67
TOTAL ASSESSED VALUE:	326,146		
MEDIAN:	95	COV (MEAN):	13.95
MEAN:	93	STD:	12.97
AGGREGATE:	92	AVG. ABS. DEV:	10.32
COD (MEDIAN):	10.86	PRD:	101.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
TRYON	8	97.36	93.81	9.08	105.60
TYRON	1	66.67	66.67	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	6	93.61	88.43	9.99	99.93
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	109.97	109.97	0.00	100.00
1920 TO 1939	2	98.61	99.93	10.89	99.68
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	1	77.58	77.58	0.00	100.00
1970 TO 1979	4	93.52	95.09	11.63	99.09
1980 TO 1989	1	96.42	96.42	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
101	7	96.22	91.98	9.43	104.49
104	1	109.97	109.97	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	113.98	113.98	0.00	100.00
20	5	96.42	98.56	7.30	101.42
30	2	84.19	84.72	7.85	99.38

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	2	98.61	99.93	10.89	98.68
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	1	66.67	66.67	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	12	98.39	91.61	9.21	102.28
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	94.56	91.94	8.66	97.93
5000 TO 9999	2	77.95	78.46	2.63	99.35
10000 TO 19999	2	98.92	98.56	11.17	100.36
20000 TO 29999	2	111.66	111.63	2.08	100.03
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	1	96.42	96.42	0.00	100.00
50000 TO 59999	1	96.22	96.22	0.00	100.00
60000 TO 79999	1	77.58	77.58	0.00	100.00
80000 TO 99999	1	90.81	90.81	0.00	100.00
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 899999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	9	96.22	93.53	10.51	102.72
3	6	89.34	85.97	13.18	97.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
60-0004	15	94.56	92.37	10.91	100.20

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	100.00	106.96	9.34	93.50
10/01/94 TO 12/31/94	1	113.98	113.98	0.00	100.00
01/01/95 TO 03/31/95	3	96.42	85.23	7.75	107.16
04/01/95 TO 06/30/95	4	83.93	85.66	7.80	98.74
07/01/95 TO 09/30/95	2	94.55	91.05	3.96	103.84
10/01/95 TO 12/31/95	1	66.67	66.67	0.00	100.00
01/01/96 TO 03/31/96	1	96.22	96.22	0.00	100.00
04/01/96 TO 06/30/96	1	109.97	109.97	0.00	100.00
07/01/96 TO 06/30/97	5	96.22	94.26	10.56	98.01

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	15	94.56	92.37	10.91	100.20

Attachment 1

MCPHERSON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	2	MAX SALES RATIO:	106.74
TOTAL SALES PRICE:	87,000	MIN SALES RATIO:	82.90
TOTAL ASSESSED VALUE:	79,276		
MEDIAN:	95	COV (MEAN):	12.55
MEAN:	95	STD:	11.92
AGGREGATE:	91	AVG. ABS. DEV:	11.92
COD (MEDIAN):	12.55	PRD:	104.40

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
TRYON	2	94.82	91.12	12.57	104.06

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	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	82.90	82.90	0.00	100.00
1960 TO 1969	1	106.74	106.74	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
343	1	106.74	106.74	0.00	100.00
350	1	82.90	82.90	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	94.82	91.12	12.57	104.06

[illegible]VISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	2	94.82	91.12	12.57	104.06

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	1	106.74	106.74	0.00	100.00
40000 TO 59999	1	82.90	82.90	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	2	94.82	91.12	12.57	104.06

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
60-0004	2	94.82	91.12	12.57	104.06

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	1	106.74	106.74	0.00	100.00
04/01/95 TO 06/30/95	1	82.90	82.90	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 06/30/96	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	2	94.82	91.12	12.57	104.06

MCPHERSON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	25	MAX SALES RATIO:	121.69
TOTAL SALES PRICE:	8,118,521	MIN SALES RATIO:	55.26
TOTAL ASSESSED VALUE:	6,487,365		
MEDIAN:	74	COV (MEAN):	20.58
MEAN:	77	STD:	15.85
AGGREGATE:	80	AVG. ABS. DEV:	11.09
COD (MEDIAN):	14.99	PRD:	96.25

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	59.34	59.34	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	2	96.85	97.36	25.65	99.46
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	1	81.25	81.25	0.00	100.00
50000 TO 59999	1	77.78	77.78	0.00	100.00
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	1	70.00	70.00	0.00	100.00
100000 TO 109999	1	62.28	62.28	0.00	100.00
110000 TO 124999	1	55.26	55.26	0.00	100.00
125000 TO 174999	1	70.91	70.91	0.00	100.00
175000 TO 249999	6	76.97	75.38	4.78	100.27
250000 TO 499999	5	74.41	78.98	15.01	99.71
500000 TO 9999999	5	86.42	82.57	16.04	97.45

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	75.91	75.91	0.00	100.00
10/01/93 TO 12/31/93	5	70.00	69.85	9.01	100.15
01/01/94 TO 03/31/94	1	86.70	86.70	0.00	100.00
04/01/94 TO 06/30/94	2	78.30	84.83	10.38	92.30
07/01/94 TO 09/30/94	1	59.34	59.34	0.00	100.00
[illegible]/94 TO 12/31/94	1	56.61	56.61	0.00	100.00
01/01/95 TO 03/31/95	1	82.52	82.52	0.00	100.00
04/01/95 TO 06/30/95	8	77.64	77.69	15.94	109.20
07/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 06/30/96	5	70.91	92.14	14.88	81.18

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	23	74.41	82.27	12.40	92.05
IRRGTD	2	89.15	58.80	36.50	151.62

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
57-0501	1	121.69	121.69	0.00	100.00
60-0004	13	70.91	82.93	15.32	91.89
60-0007	3	75.91	77.69	4.61	98.88
60-0028	5	77.78	78.38	10.83	97.45
60-0059	3	70.00	65.63	7.10	99.26

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	1	59.34	59.34	0.00	100.00
80 TO 159.99	1	121.69	121.69	0.00	100.00
160 TO 639.99	3	77.78	77.71	3.96	99.10
640 TO 1399.99	8	70.09	70.64	7.93	98.73
1400 TO 2599.99	7	74.41	67.45	7.99	104.35
2600 TO 7499.99	3	86.70	81.41	17.30	108.54
7500 TO 99999	2	96.16	93.75	10.13	102.57

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1735	1	56.61	56.61	0.00	100.00
2001	2	77.04	76.99	0.86	100.06
2003	2	89.19	78.48	25.23	113.65
2177	1	82.52	82.52	0.00	100.00
2179	3	72.01	74.36	2.32	98.10
2181	2	87.55	99.81	20.97	87.71
2183	4	75.99	71.79	5.94	101.91
2185	1	86.70	86.70	0.00	100.00
2281	1	59.34	59.34	0.00	100.00
2291	1	121.69	121.69	0.00	100.00
2465	3	70.00	65.63	7.10	99.26
2467	3	68.87	68.37	9.18	103.56
2471	1	86.42	86.42	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: MERRICK

Assessment Statistics For:	Residential Real Property
Level of Value:	99.00
Coefficient of Dispersion:	12.65
Price-Related Differential:	101.01

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	48.52
Price-Related Differential:	151.47

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	26.21
Price-Related Differential:	105.13

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the MERRICK County Assessor, by certified mail, return receipt requested, # P 418 025 411 on 19th day of May, 1997.

Stacey Bratkowsky

MERRICK COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	320	MAX SALES RATIO:	312.00
TOTAL SALES PRICE:	8,492,432	MIN SALES RATIO:	19.00
TOTAL ASSESSED VALUE:	8,420,010		
MEDIAN:	99	COV (MEAN):	39.01
MEAN:	100	STD:	29.01
AGGREGATE:	99	AVG. ABS. DEV:	12.52
COD (MEDIAN):	12.65	PRD:	101.01

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2635	3	103.20	106.36	15.91	96.18
2705	1	69.05	69.05	0.00	100.00
2921	1	104.13	104.13	0.00	100.00
2925	1	144.18	144.18	0.00	100.00
2927	2	135.33	127.45	25.47	106.17
2929	3	78.90	88.95	16.71	94.98
3005	1	46.17	46.17	0.00	100.00
3007	9	92.41	79.27	44.02	143.52
3307	1	127.22	127.22	0.00	100.00
ARCHER	2	109.97	109.81	1.65	100.15
CENTRAL CITY	107	99.60	99.75	9.12	101.94
CHAPMAN	10	94.68	95.51	9.90	92.71
CLARKS	20	97.91	94.56	8.14	97.21
GRAND ISLAND	20	99.56	99.68	7.11	104.41
LAKE BUCKTAIL	1	59.15	59.15	0.00	100.00
LAKE SUNDANCE	1	87.60	87.60	0.00	100.00
MORNING STAR	1	96.97	96.97	0.00	100.00
PALMER	18	99.68	100.80	9.18	95.84
PRAIRIE ISLAND	1	99.22	99.22	0.00	100.00
RIVERSIDE PARK	1	100.35	100.35	0.00	100.00
SILVER CREEK	15	100.14	102.14	22.82	103.15

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	15	108.00	133.97	57.78	98.01
5000 TO 9999	25	90.18	87.02	19.52	99.51
10000 TO 19999	38	99.40	96.78	16.39	101.17
20000 TO 29999	25	99.24	102.71	7.87	100.07
30000 TO 39999	24	99.69	101.87	7.92	99.92
40000 TO 49999	23	99.31	98.96	5.12	99.95
50000 TO 59999	17	99.73	101.56	4.15	100.09
60000 TO 79999	30	100.00	100.34	2.32	100.03
80000 TO 99999	18	99.10	97.32	2.72	100.03
100000 TO 124999	1	99.63	99.63	0.00	100.00
125000 TO 149999	4	96.83	95.55	4.46	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	165	99.36	99.82	9.93	101.12
2	22	99.92	99.46	16.68	110.90
3	33	96.41	95.49	23.66	94.81

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	26	66.83	63.82	31.67	112.42
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	74	99.39	101.15	8.51	102.81
1920 TO 1939	31	99.33	101.21	7.46	102.68
1940 TO 1949	6	99.45	98.68	2.34	99.04
1950 TO 1969	27	100.53	100.82	19.91	115.68
1970 TO 1979	42	99.82	100.14	4.48	100.79
1980 TO 1989	6	99.12	96.47	14.94	91.35
1990 TO 1996	8	99.44	97.23	1.94	100.92

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
40-0501	2	94.83	94.69	1.30	100.15
40-0504	1	96.41	96.41	0.00	100.00
61-0004	122	99.66	100.01	12.30	103.54
61-0006	18	100.15	101.83	23.09	101.82
61-0009	25	99.06	99.65	10.03	100.25
61-0011	28	96.73	91.73	11.61	96.63
61-0049	21	99.75	100.88	8.86	97.19
72-0072	3	99.22	95.04	18.35	85.44

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	27	102.00	104.37	20.02	111.94
101	108	99.54	99.90	6.43	101.78
102	6	95.86	96.41	1.69	100.20
103	4	99.43	99.46	0.36	99.99
104	42	99.60	101.85	9.45	103.45
105	1	93.74	93.74	0.00	100.00
107	2	99.09	99.05	0.34	100.04
111	2	99.71	99.25	2.41	100.46
301	1	100.13	100.13	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	33	100.09	98.41	13.77	98.27
04/01/95 TO 06/30/95	45	99.73	99.86	21.96	105.07
07/01/95 TO 09/30/95	40	99.55	99.21	14.69	100.83
10/01/95 TO 12/31/95	36	98.98	98.72	4.82	99.49
01/01/96 TO 03/31/96	26	99.30	97.92	10.83	97.85
04/01/96 TO 06/30/96	40	99.57	100.08	6.84	103.14
07/01/95 TO 06/30/96	142	99.25	99.07	9.31	100.64

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	99.40	99.36	0.18	100.04
20	19	99.42	107.22	9.11	99.08
30	162	99.72	100.33	9.20	104.16
40	10	99.18	98.05	2.04	100.27

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	178	99.32	99.63	10.30	100.33
6	15	69.05	86.16	21.78	86.79
7	27	103.90	104.37	20.02	111.94

& DIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	1	111.84	111.84	0.00	100.00
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	1	59.15	59.15	0.00	100.00
10000 TO 19999	127	99.60	99.95	12.38	101.38
20000 TO 79999	57	98.88	99.02	10.37	99.87

MERRICK COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	24	MAX SALES RATIO:	525.00
TOTAL SALES PRICE:	1,162,067	MIN SALES RATIO:	36.17
TOTAL ASSESSED VALUE:	785,580	COV (MEAN):	91.20
MEDIAN:	92	STD:	93.94
MEAN:	103	AVG. ABS. DEV:	44.64
AGGREGATE:	68	PRD:	151.47
COD (MEDIAN):	48.52		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3007	1	112.35	112.35	0.00	100.00
CENTRAL CITY	14	88.28	78.50	28.53	104.28
CLARKS	3	170.86	169.26	82.17	157.49
HAVENS	1	74.11	74.11	0.00	100.00
PALMER	1	44.94	44.94	0.00	100.00
SILVER CREEK	3	54.93	56.78	39.32	112.75
WORMS	1	95.40	95.40	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	71.48	90.31	41.24	79.15
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	11	104.76	108.59	59.32	129.90
1920 TO 1939	6	74.18	65.32	33.32	106.20
1940 TO 1949	1	112.35	112.35	0.00	100.00
1950 TO 1959	2	71.66	71.84	20.58	99.59
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	2	50.56	45.64	11.10	110.76
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
300	1	56.83	56.83	0.00	100.00
302	1	74.11	74.11	0.00	100.00
330	1	44.94	44.94	0.00	100.00
341	1	56.17	56.17	0.00	100.00
343	1	86.27	86.27	0.00	100.00
344	3	103.83	86.26	24.78	110.29
353	6	91.85	81.57	23.02	101.37
384	1	104.76	104.76	0.00	100.00
391	1	122.21	122.21	0.00	100.00
406	2	318.68	124.37	64.74	256.23
407	1	170.86	170.86	0.00	100.00
419	1	54.93	54.93	0.00	100.00
442	2	65.79	51.36	45.02	128.05

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	2	55.55	55.20	1.11	100.64
3	1	74.11	74.11	0.00	100.00
10	1	525.00	525.00	0.00	100.00
20	18	93.43	68.65	28.89	130.40

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2907	1	525.00	525.00	0.00	100.00
10001	1	100.97	100.97	0.00	100.00
10002	1	170.86	170.86	0.00	100.00
10005	4	58.31	62.58	23.81	109.29
10110	2	119.30	119.23	2.44	100.06
10225	1	86.27	86.27	0.00	100.00
10345	3	93.43	92.15	1.12	100.25
10420	3	56.17	63.71	51.37	119.46
10440	1	42.00	42.00	0.00	100.00
20005	2	45.55	51.02	20.59	89.29
30005	1	74.11	74.11	0.00	100.00
40025	1	103.83	103.83	0.00	100.00
70075	1	44.94	44.94	0.00	100.00
85005	1	95.40	95.40	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	103.83	87.26	155.06	256.26
5000 TO 9999	1	74.11	74.11	0.00	100.00
10000 TO 19999	8	108.56	101.54	14.62	102.63
20000 TO 29999	4	49.50	49.33	18.67	99.81
40000 TO 59999	4	93.43	114.47	21.96	97.84
60000 TO 79999	2	71.55	71.84	20.58	99.59
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	2	54.93	54.93	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	44.94	44.94	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	21	90.28	61.63	50.85	163.70
2	2	87.54	92.06	15.34	95.09
3	1	170.86	170.86	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
61-0004	16	91.85	79.54	25.92	106.37
61-0006	3	54.93	56.78	39.32	112.75
61-0011	3	103.83	92.36	144.75	253.70
61-0049	1	44.94	44.94	0.00	100.00
72-0072	1	170.86	170.86	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	5	103.83	134.92	109.70	137.27
04/01/95 TO 06/30/95	5	95.40	68.72	28.19	124.92
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	6	67.61	52.32	50.72	143.99
01/01/96 TO 03/31/96	2	93.43	93.43	0.00	100.00
04/01/96 TO 06/30/96	6	73.04	63.36	29.37	113.05
07/01/95 TO 06/30/96	14	88.28	61.19	28.22	129.50

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	42.00	42.00	0.00	100.00
1 TO 10000000	23	93.43	67.69	47.47	155.60

MERRICK COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	87	MAX SALES RATIO:	249.94
TOTAL SALES PRICE:	8,970,975	MIN SALES RATIO:	31.65
TOTAL ASSESSED VALUE:	7,024,850	COV (MEAN):	35.84
MEDIAN:	77	STD:	29.39
MEAN:	82	AVG. ABS. DEV:	20.18
AGGREGATE:	78	PRD:	105.13
COD (MEDIAN):	26.21		

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	90.54	90.54	0.00	100.00
20000 TO 29999	2	82.17	82.19	0.14	99.98
30000 TO 39999	7	82.89	86.92	15.43	99.36
40000 TO 49999	10	87.58	88.51	22.37	102.57
50000 TO 59999	7	73.79	75.82	15.30	98.50
60000 TO 69999	5	63.74	76.34	51.34	97.59
70000 TO 79999	3	75.59	80.06	18.97	106.20
80000 TO 89999	4	72.79	73.93	10.14	100.01
90000 TO 99999	5	73.42	80.12	24.12	101.60
100000 TO 109999	9	70.16	78.18	17.71	99.54
110000 TO 124999	7	95.28	95.56	12.29	100.68
125000 TO 174999	11	83.31	85.67	41.69	114.37
175000 TO 249999	12	63.74	70.38	22.58	98.66
250000 TO 499999	2	50.83	51.72	22.69	98.26
500000 TO 9999999	1	79.54	79.54	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	83.11	88.95	13.21	93.43
10/01/93 TO 12/31/93	7	110.05	110.28	9.88	98.77
01/01/94 TO 03/31/94	12	72.41	75.77	18.16	104.01
04/01/94 TO 06/30/94	6	86.96	88.28	4.72	99.31
1[illegible]/01/94 TO 09/30/94	2	79.50	71.28	13.88	111.54
1[illegible]/01/94 TO 12/31/94	7	73.79	75.25	21.12	105.98
01/01/95 TO 03/31/95	9	83.31	70.23	22.60	112.65
04/01/95 TO 06/30/95	5	53.49	63.41	27.50	102.67
07/01/95 TO 12/31/95	7	71.43	79.26	49.45	124.83
01/01/96 TO 06/30/96	30	72.54	76.50	26.73	101.24

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	10	82.17	70.73	16.23	111.27
GRASS	20	74.83	80.39	28.41	101.16
IRREGRS	1	127.32	127.32	0.00	100.00
IRRGTD	51	73.79	77.12	26.99	107.05
N/A DRY	1	114.62	114.62	0.00	100.00
N/A GRASS	3	89.56	82.55	13.65	102.21
N/A IRRGTD	1	50.71	50.71	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
40-0501	2	60.50	58.46	12.42	103.48
61-0004	40	75.25	79.18	24.14	100.75
61-0006	6	81.50	77.85	26.24	103.79
61-0009	16	69.12	73.93	21.37	103.82
61-0011	9	97.43	94.65	20.57	105.18
61-0049	12	81.15	77.04	35.58	121.87
72-0072	2	61.90	59.51	18.05	104.02

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	2	42.23	40.20	25.04	105.04
40 TO 79.99	30	72.96	70.99	16.21	106.76
80 TO 159.99	19	83.04	82.80	28.49	107.55
160 TO 639.99	15	89.26	77.15	26.65	108.92
640 TO 1399.99	1	79.54	79.54	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

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2625	1	89.26	89.26	0.00	100.00
2635	6	81.50	77.85	26.24	103.79
2707	5	97.43	100.87	12.51	95.52
2709	2	107.55	90.57	27.53	119.19
2711	3	101.36	99.48	12.35	95.13
2713	3	82.05	85.83	10.24	99.86
2715	6	79.31	80.47	22.22	107.48
2921	6	82.97	73.90	47.84	137.77
2923	5	86.62	78.41	25.66	104.89
2925	11	70.37	80.06	30.38	100.36
2927	4	78.84	61.69	26.90	107.42
3005	2	51.90	59.51	18.06	104.02
3007	6	69.97	73.16	11.78	89.89
3009	8	83.71	79.55	22.12	106.31
3011	2	60.31	57.40	18.44	105.08
3217	8	68.04	63.37	21.39	107.10
3219	7	82.29	79.98	14.19	105.57
3307	2	67.10	67.11	2.04	99.99

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: MORRILL

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	33.00
Price-Related Differential:	115.56

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	61.71
Price-Related Differential:	149.43

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	32.14
Price-Related Differential:	111.43

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the MORRILL County Assessor, by certified mail, return receipt requested, # P 410 645 412, on 19th day of May, 1997.

Stacey Bartosky

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

DATE: 05/08/97 PAGE: 1

QUALIFIED SALES:	145	MAX SALES RATIO:	250.99
TOTAL SALES PRICE:	3,789,552	MIN SALES RATIO:	15.69
TOTAL ASSESSED VALUE:	3,393,903		
MEDIAN:	95	COV (MEAN):	44.38
MEAN:	104	STD:	46.16
AGGREGATE:	90	AVG. ABS. DEV:	31.35
COD (MEDIAN):	33.00	PRD:	115.56

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BAYARD	54	98.40	98.34	37.82	120.83
BRIDGEPORT	69	92.15	88.24	29.59	110.11
BROADWATER	7	105.52	125.57	25.00	91.87
NORTHPORT	2	72.87	81.36	30.72	89.56
RURAL	0	0.00	0.00	0.00	0.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	15	96.33	81.45	40.40	115.54
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	42	96.18	88.70	40.14	125.09
1920 TO 1939	36	97.04	88.30	32.31	122.29
1940 TO 1949	9	99.97	98.02	46.28	126.39
1950 TO 1969	19	89.44	89.32	19.09	97.70
1970 TO 1979	17	93.53	89.54	19.44	106.49
1980 TO 1989	6	97.13	93.36	18.63	101.03
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	8	92.31	71.28	40.72	135.07
101	109	96.39	92.75	31.70	117.24
102	4	64.55	60.76	40.72	123.23
103	1	88.69	88.69	0.00	100.00
104	6	101.97	79.40	31.16	130.43
115	3	89.57	73.14	13.13	107.86

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	9	95.25	115.18	31.44	96.73
15	2	95.67	101.69	27.26	94.08
20	45	97.55	95.08	36.62	120.03
30	68	93.33	87.61	30.21	116.36
35	1	88.69	88.69	0.00	100.00
40	4	94.30	94.62	19.09	88.40

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	18	93.67	86.73	36.44	109.26
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	72	92.99	87.26	28.05	113.25
20000 TO 79999	55	96.85	96.26	28.27	116.99

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	25	103.25	136.66	46.84	89.62
5000 TO 9999	19	137.40	141.88	26.82	98.80
10000 TO 19999	31	105.40	107.68	30.45	102.22
20000 TO 29999	18	85.37	89.89	22.81	99.47
30000 TO 39999	16	78.97	74.64	29.06	99.88
40000 TO 49999	13	89.00	88.51	9.37	99.97
50000 TO 59999	6	90.45	85.12	15.53	100.06
60000 TO 79999	10	89.50	82.66	13.36	100.24
80000 TO 99999	5	78.33	78.71	19.28	99.65
100000 TO 124999	2	96.48	96.29	8.07	100.20
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	123	97.55	92.45	32.85	118.31
3	22	76.62	77.96	31.27	91.08

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
17-0003	1	41.71	41.71	0.00	100.00
62-0021	59	96.85	91.35	38.81	123.60
62-0041	1	121.68	121.68	0.00	100.00
62-0044	2	69.99	83.04	43.51	84.28
62-0063	74	92.50	88.25	28.17	110.10
62-0128	8	100.74	123.47	29.61	86.97
65-0021	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	26	96.01	97.29	26.69	107.37
10/01/94 TO 12/31/94	20	92.64	95.07	23.45	105.51
01/01/95 TO 03/31/95	9	104.36	100.02	24.08	117.62
04/01/95 TO 06/30/95	22	85.75	77.69	53.34	130.85
07/01/95 TO 09/30/95	24	90.23	81.77	36.30	115.68
10/01/95 TO 12/31/95	19	103.25	102.41	23.38	113.55
01/01/96 TO 03/31/96	14	90.38	90.11	45.84	122.40
04/01/96 TO 06/30/96	11	85.79	83.01	27.38	106.64
07/01/96 TO 06/30/96	68	93.72	88.93	34.03	115.71

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	137	95.22	90.13	32.52	115.36
7	8	92.31	71.28	40.72	135.07

Attachment 1

MORRILL COUNTY STATISTICAL REPORT

COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/08/97 PAGE: 1

QUALIFIED SALES:	26	MAX SALES RATIO:	352.80
TOTAL SALES PRICE:	698,363	MIN SALES RATIO:	36.60
TOTAL ASSESSED VALUE:	606,871		
MEDIAN:	96	COV (MEAN):	64.77
MEAN:	130	STD:	84.20
AGGREGATE:	87	AVG. ABS. DEV:	59.24
COD (MEDIAN):	61.71	PRD:	149.43

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BAYARD	12	91.83	88.92	37.01	115.66
BRIDGEPORT	11	96.26	84.14	81.74	177.66
BROADWATER	3	185.70	170.74	58.41	108.76

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	85.79	73.18	31.28	120.12
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	5	154.34	135.79	43.99	127.48
1920 TO 1939	6	113.43	100.77	77.71	171.03
1940 TO 1949	2	139.61	141.16	2.25	98.90
1950 TO 1959	4	95.95	67.48	51.25	150.55
1960 TO 1969	3	65.71	87.48	17.29	85.41
1970 TO 1979	1	59.27	59.27	0.00	100.00
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
304	2	93.70	92.97	1.42	100.79
325	2	113.88	105.04	19.84	108.41
328	0	0.00	0.00	0.00	0.00
343	2	73.44	82 96	31.08	88.51
349	1	68.94	68.94	0.00	100.00
350	2	102.75	86.52	39.50	118.76
353	9	165.34	170.20	47.67	121.76
389	1	161.85	161.85	0.00	100.00
406	1	59.27	59.27	0.00	100.00
408	2	70.84	55.25	24.89	128.22
411	0	0.00	0.00	0.00	0.00
900	1	36.60	36.60	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	8	116.36	100.73	72.76	164.50
20	12	117.87	78.10	47.74	161.31
30	2	113.43	98.13	18.57	115.60

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	117.43	98.11	18.03	119.69
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	134.49	90.96	68.05	185.87
20000 TO 39999	13	91.29	80.23	37.06	124.01
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	7	136.47	166.78	80.18	116.94
5000 TO 9999	6	139.65	118.57	17.90	105.09
10000 TO 19999	4	152.59	155.93	14.96	103.72
20000 TO 39999	2	65.82	70.59	44.39	93.11
40000 TO 59999	2	66.86	66.86	24.31	100.00
60000 TO 79999	2	57.69	56.34	7.77	102.39
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	3	92.37	83.62	13.35	98.82
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	23	95.03	89.96	66.79	149.56
3	3	96.26	80.00	27.47	122.55

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
17-0003	1	138.60	138.60	0.00	100.00
62-0021	13	92.37	93.64	43.53	118.41
62-0063	10	95.65	81.32	78.89	176.72
62-0128	3	185.70	170.74	58.41	108.76

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	110.29	131.42	29.96	83.92
10/01/94 TO 12/31/94	3	140.70	135.40	68.01	137.67
01/01/95 TO 03/31/95	4	175.01	160.75	49.42	119.65
04/01/95 TO 06/30/95	4	135.48	100.30	8.89	125.10
07/01/95 TO 09/30/95	3	88.48	77.73	41.91	129.04
10/01/95 TO 12/31/95	3	59.27	56.68	30.75	110.08
01/01/96 TO 03/31/96	2	130.80	99.28	26.41	131.75
04/01/96 TO 06/30/96	5	83.11	73.62	65.89	159.65
07/01/95 TO 06/30/96	13	88.48	75.57	48.60	136.13

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	26	95.65	86.90	61.94	149.97

MORRILL COUNTY STATISTICAL REPORT

AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	70	MAX SALES RATIO:	158.72
TOTAL SALES PRICE:	7,907,273	MIN SALES RATIO:	16.19
TOTAL ASSESSED VALUE:	5,559,635		
MEDIAN:	74	COV (MEAN):	39.29
MEAN:	78	STD:	30.65
AGGREGATE:	70	AVG. ABS. DEV:	22.79
COD (MEDIAN):	32.14	PRD:	111.43

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1645	1	73.91	73.91	0.00	100.00
1647	1	80.26	80.26	0.00	100.00
1651	1	109.23	109.23	0.00	100.00
1679	9	73.27	83.20	36.41	103.16
1681	2	104.91	99.95	11.62	104.98
1683	2	101.08	109.02	13.46	92.71
1689	2	61.39	58.59	6.21	104.78
1927	2	67.59	60.88	14.62	111.02
1929	3	100.43	105.64	17.46	99.12
1931	1	81.43	81.43	0.00	100.00
1933	1	63.90	63.90	0.00	100.00
1935	8	59.53	58.15	41.88	119.48
1937	8	53.77	57.21	34.43	110.15
1963	6	58.23	47.79	30.00	110.20
1966	1	89.91	89.91	0.00	100.00
1967	6	93.31	82.17	35.80	98.31
1969	1	73.94	73.94	0.00	100.00
1971	1	89.52	89.52	0.00	100.00
1973	1	70.20	70.20	0.00	100.00
2211	2	111.77	114.04	16.99	100.64
2213	0	0.00	0.00	0.00	0.00
2215	4	51.72	62.92	31.11	95.61
2217	1	73.69	73.69	0.00	100.00
2219	2	120.12	123.46	9.85	97.30
2221	1	63.94	63.94	0.00	100.00
2247	1	87.80	87.80	0.00	100.00
2253	1	90.56	90.56	0.00	100.00
2255	1	70.32	70.32	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	1	58.69	58.69	0.00	100.00
40 TO 79.99	6	52.83	49.71	30.47	109.29
80 TO 159.99	16	63.97	58.62	34.93	116.34
160 TO 319.99	20	81.02	74.49	27.31	111.17
320 TO 639.99	13	89.91	81.97	30.80	112.17
640 TO 1399.99	9	87.90	82.48	21.10	107.87
1400 TO 2599.99	3	57.70	60.34	13.42	100.46
2600 TO 7499.99	2	65.75	64.62	12.42	101.75
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	3	81.41	75.62	8.29	106.80
GRASS	31	77.47	68.86	33.04	116.19
IRRGRAS	2	63.01	79.19	47.15	79.57
IRRGTD	33	66.00	69.86	32.07	106.68
N/A IRRGTD	1	133.15	133.15	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	30	80.84	78.41	26.73	109.22
1 TO 10000000	40	68.10	56.11	35.77	108.61

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	114.53	115.11	7.35	102.38
20000 TO 39999	12	91.41	97.45	25.68	97.65
40000 TO 59999	5	99.08	92.41	10.06	101.01
60000 TO 79999	9	44.43	77.15	50.42	97.64
80000 TO 99999	3	61.95	65.42	28.38	97.20
100000 TO 149999	13	97.19	94.51	27.45	103.62
150000 TO 199999	6	57.78	58.26	15.87	99.32
200000 TO 249999	4	64.39	58.37	30.08	101.77
250000 TO 499999	4	62.95	63.19	13.97	99.73
500000 TO 9999999	2	65.75	64.62	12.42	101.75

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
34-0001	2	75.37	72.44	16.72	104.72
35-0053	1	134.25	134.25	0.00	100.00
52-0005	6	67.70	63.17	13.96	113.20
62-0021	31	61.25	60.70	36.78	112.63
62-0041	3	72.41	79.55	13.62	117.05
62-0044	1	99.91	99.91	0.00	100.00
62-0063	22	91.60	90.50	33.22	103.26
62-0128	0	0.00	0.00	0.00	0.00
79-0005	2	122.68	129.22	19.78	97.89

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	108.29	108.29	0.00	100.00
10/01/93 TO 12/31/93	2	79.44	79.22	2.49	100.28
01/01/94 TO 03/31/94	9	70.20	71.42	34.34	111.86
04/01/94 TO 06/30/94	4	68.50	81.13	43.05	95.43
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	10	99.76	80.67	24.79	117.26
01/01/95 TO 03/31/95	7	80.26	73.04	29.46	101.81
04/01/95 TO 06/30/95	7	64.43	71.54	34.37	99.78
07/01/95 TO 09/30/95	6	61.00	58.85	34.10	118.94
10/01/95 TO 12/31/95	3	87.80	104.98	21.99	92.23
01/01/96 TO 03/31/96	12	69.24	70.55	29.19	98.08
04/01/96 TO 06/30/96	5	65.20	53.55	24.83	109.68
07/01/95 TO 06/30/96	26	69.53	64.39	29.23	109.58

C/S

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: NANCE

Assessment Statistics For:	Residential Real Property
Level of Value:	92.00
Coefficient of Dispersion:	18.59
Price-Related Differential:	104.49

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	34.48
Price-Related Differential:	115.38

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	15.37
Price-Related Differential:	101.30

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the NANCE County Assessor, by certified mail, return receipt requested, # P416805413, on 19th day of May, 1997.

Stacy Bratkosky

NANCE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/13/97 PAGE: 1

QUALIFIED SALES:	117	MAX SALES RATIO:	186.50
TOTAL SALES PRICE:	2,875,225	MIN SALES RATIO:	36.13
TOTAL ASSESSED VALUE:	2,560,187		
MEDIAN:	92	COV (MEAN):	26.38
MEAN:	93	STD:	24.53
AGGREGATE:	89	AVG. ABS. DEV:	17.10
COD (MEDIAN):	18.59	PRD:	104.49

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BELGRADE	3	90.09	91.80	10.14	92.04
FULLERTON	70	92.96	90.86	20.23	106.71
GENOA	34	94.53	90.53	13.58	102.62

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	12	77.50	74.32	21.78	96.20
1860 TO 1899	1	109.71	109.71	0.00	100.00
1900 TO 1919	67	94.24	87.98	18.15	111.51
1920 TO 1939	11	97.75	94.13	15.88	102.24
1940 TO 1949	2	93.42	90.96	7.03	102.70
1950 TO 1969	11	94.30	96.71	13.71	101.10
1970 TO 1979	9	82.95	81.71	22.81	93.55
1980 TO 1989	2	96.09	87.78	11.31	109.47
1990 TO 1996	2	85.52	87.17	9.61	98.21

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	6	70.02	59.00	31.56	113.73
101	63	92.97	92.13	16.76	107.16
102	8	98.00	83.87	12.80	114.81
104	27	95.81	91.70	16.32	105.24

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	140.17	98.15	33.05	142.81
20	40	94.50	92.18	17.80	108.42
30	56	92.07	87.59	16.88	104.29
40	7	97.81	91.45	13.47	103.35

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	9	82.22	71.48	17.30	101.34
100 TO 999	1	68.00	68.00	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	71	92.95	90.72	20.40	106.34
20000 TO 79999	34	94.53	90.53	13.58	102.62

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	18	93.85	104.88	33.89	95.10
5000 TO 9999	20	92.50	94.66	17.37	99.82
10000 TO 19999	21	97.88	101.95	16.26	100.45
20000 TO 29999	14	99.70	93.59	12.92	100.31
30000 TO 39999	19	87.70	78.95	16.80	101.46
40000 TO 49999	10	92.80	89.67	10.51	100.63
50000 TO 59999	6	86.56	86.83	7.35	99.94
60000 TO 79999	8	86.19	90.92	9.29	100.08
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	1	71.32	71.32	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	108	93.36	90.65	18.03	104.81
3	9	82.22	71.48	17.30	101.34

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
61-0049	1	87.50	87.50	0.00	100.00
63-0001	74	92.75	90.53	20.00	106.06
63-0002	2	82.78	82.50	0.67	100.34
63-0003	36	93.21	89.70	13.78	102.78
63-0005	1	68.00	68.00	0.00	100.00
63-0008	1	95.40	95.40	0.00	100.00
63-0023	2	36.14	36.14	0.02	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	17	95.40	100.70	18.42	101.92
10/01/94 TO 12/31/94	16	100.93	102.12	22.68	96.82
01/01/95 TO 03/31/95	10	87.42	92.57	12.27	91.53
04/01/95 TO 06/30/95	17	92.45	78.45	26.22	112.18
07/01/95 TO 09/30/95	17	91.45	85.11	12.58	103.71
10/01/95 TO 12/31/95	11	85.68	84.82	7.71	100.75
01/01/96 TO 03/31/96	10	91.53	87.54	17.60	106.05
04/01/96 TO 06/30/96	19	92.97	88.16	17.22	111.92
07/01/95 TO 06/30/96	57	91.94	86.36	14.60	106.52

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	111	92.67	90.43	17.68	104.71
6	2	59.74	38.40	39.49	155.59
7	4	70.02	65.79	30.49	107.59

Attachment 1

NANCE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TENC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	16	MAX SALES RATIO:	271.62
TOTAL SALES PRICE:	464,000	MIN SALES RATIO:	28.58
TOTAL ASSESSED VALUE:	421,308		
MEDIAN:	96	COV (MEAN):	50.45
MEAN:	105	STD:	52.97
AGGREGATE:	91	AVG. ABS. DEV:	33.10
COD (MEDIAN):	34.48	PRD:	115.38

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BELGRADE	1	83.90	83.90	0.00	100.00
FULLERTON	11	99.98	93.54	40.07	122.30
GENOA	4	56.24	86.01	21.13	97.44

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	128.70	117.20	17.87	109.81
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	4	86.24	73.20	34.15	107.98
1920 TO 1939	2	123.41	115.11	25.93	107.21
1940 TO 1949	3	88.83	158.36	70.44	93.52
1950 TO 1959	1	92.10	92.10	0.00	100.00
1960 TO 1969	2	78.97	96.73	25.61	81.64
1970 TO 1979	2	81.39	72.66	25.57	112.01
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
325	1	57.96	57.96	0.00	100.00
327	1	99.98	99.98	0.00	100.00
342	1	101.86	101.86	0.00	100.00
350	1	28.58	28.58	0.00	100.00
353	4	123.41	157.09	53.68	93.74
389	4	86.37	68.71	17.22	126.78
406	2	97.15	99.80	5.29	97.34

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	86.37	68.74	18.07	120.87
20	6	96.81	87.02	58.30	137.86
30	2	100.92	100.54	0.93	100.38

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	11	99.98	93.54	40.07	122.30
20000 TO 39999	4	86.24	86.01	21.13	97.44
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	1	83.90	83.90	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	115.13	116.64	13.32	106.47
5000 TO 9999	4	91.76	102.67	19.67	102.95
10000 TO 19999	4	79.72	120.06	72.72	101.83
20000 TO 39999	1	102.20	102.20	0.00	100.00
40000 TO 59999	2	44.58	45.50	35.89	97.97
60000 TO 79999	1	101.86	101.86	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	1	99.98	99.98	0.00	100.00
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	15	99.98	98.15	30.55	112.01
6	1	28.58	28.58	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
63-0001	11	99.98	93.54	40.07	122.30
63-0003	4	86.24	86.01	21.13	97.44
63-0008	1	83.90	83.90	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	88.83	84.24	30.43	121.11
01/01/95 TO 03/31/95	2	80.28	90.72	24.54	88.49
04/01/95 TO 06/30/95	2	130.55	136.76	19.01	95.46
07/01/95 TO 09/30/95	1	83.90	83.90	0.00	100.00
10/01/95 TO 12/31/95	1	57.96	57.96	0.00	100.00
01/01/96 TO 03/31/96	3	101.86	91.10	79.53	147.11
04/01/96 TO 06/30/96	4	97.15	98.58	8.70	101.66
07/01/96 TO 06/30/96	9	92.10	89.89	39.69	116.78

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	16	96.04	90.80	34.47	115.47

NANCE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/13/97 PAGE: 1

QUALIFIED SALES:	52	MAX SALES RATIO:	139.93
TOTAL SALES PRICE:	5,113,195	MIN SALES RATIO:	44.78
TOTAL ASSESSED VALUE:	3,961,583		
MEDIAN:	76	COV (MEAN):	20.45
MEAN:	78	STD:	15.95
AGGREGATE:	77	AVG. ABS. DEV:	11.68
COD (MEDIAN):	15.37	PRD:	101.30

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2337	1	73.72	73.72	0.00	100.00
2339	1	81.82	81.82	0.00	100.00
2343	3	51.52	65.49	8.75	99.24
2345	1	44.78	44.78	0.00	100.00
2413	7	76.37	79.15	10.67	93.85
2415	3	53.87	73.80	26.49	88.48
2419	11	85.60	85.05	16.08	102.64
2421	3	73.12	71.78	2.92	100.00
2625	2	71.39	68.29	13.25	104.54
2627	8	70.79	80.58	12.68	96.42
2629	1	80.02	80.02	0.00	100.00
2631	4	91.99	90.71	5.45	101.04
2633	2	88.72	84.08	8.47	105.52
2635	1	87.00	87.00	0.00	100.00
2711	3	71.89	64.34	10.30	102.84
2713	1	78.62	78.62	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	5	74.42	71.98	16.83	98.96
80 TO 159.99	15	75.83	73.04	20.67	109.66
160 TO 319.99	25	78.62	78.91	12.43	99.21
320 TO 639.99	7	77.64	80.69	10.75	95.85
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	13	81.82	80.58	10.84	102.61
GRASS	21	74.12	77.44	15.10	100.62
IRRGTD	11	78.62	73.88	14.77	98.79
N/A DRY	1	99.35	99.35	0.00	100.00
N/A GRASS	3	58.61	59.31	11.69	105.04
N/A IRRGTD	3	74.70	85.27	5.35	93.59

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	29	74.42	73.07	14.75	100.92
1 TO 10000000	23	80.02	81.79	14.17	101.06

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	10	75.90	82.70	18.77	100.65
40000 TO 59999	5	72.12	76.01	13.52	100.48
60000 TO 79999	7	80.84	79.21	15.91	99.89
80000 TO 99999	3	74.70	79.17	16.88	99.13
100000 TO 149999	15	81.55	79.23	11.16	98.24
150000 TO 199999	9	76.37	68.72	13.68	99.81
200000 TO 249999	2	82.36	87.81	12.71	93.80
250000 TO 499999	1	86.41	86.41	0.00	100.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
06-0006	7	75.96	78.02	6.62	98.83
61-0049	3	76.62	73.15	8.02	100.89
63-0001	17	80.02	83.04	18.08	101.87
63-0002	3	76.37	77.01	16.82	96.37
63-0003	14	74.75	73.33	17.37	97.15
63-0008	3	75.83	67.98	10.32	105.91
63-0011	2	68.66	72.12	0.77	95.20
63-0023	3	90.01	88.09	3.96	101.13

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	74.13	68.32	18.99	107.98
01/01/94 TO 03/31/94	8	82.90	82.91	18.86	107.22
04/01/94 TO 06/30/94	5	81.21	82.96	10.22	94.79
07/01/94 TO 09/30/94	3	79.95	90.85	6.87	91.41
10/01/94 TO 12/31/94	4	69.85	74.35	4.23	96.31
01/01/95 TO 03/31/95	5	73.12	66.51	10.45	100.09
04/01/95 TO 06/30/95	1	75.83	75.83	0.00	100.00
07/01/95 TO 09/30/95	1	59.96	59.96	0.00	100.00
10/01/95 TO 12/31/95	3	80.02	77.95	11.69	96.12
01/01/96 TO 03/31/96	10	75.33	70.33	11.59	103.33
04/01/96 TO 06/30/96	5	92.41	91.13	3.95	101.66
07/01/95 TO 06/30/96	19	80.02	76.96	13.91	100.85

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(6), R.R.S. 1995.
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: NEMAHA

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	17.59
Price-Related Differential:	106.45

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	16.28
Price-Related Differential:	100.00

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	17.57
Price-Related Differential:	105.33

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the NEMAHA County Assessor, by certified mail, return receipt requested, # P 411 005 414, on 19th day of May, 1997.

Stacy Bartosky

NEMAHA COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	285	MAX SALES RATIO:	330.00
TOTAL SALES PRICE:	9,979,331	MIN SALES RATIO:	20.00
TOTAL ASSESSED VALUE:	9,296,823		
MEDIAN:	96	COV (MEAN):	33.65
MEAN:	99	STD:	33.31
AGGREGATE:	93	AVG. ABS. DEV:	16.89
COD (MEDIAN):	17.59	PRD:	106.45

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AUBURN	191	94.43	92.37	13.42	102.66
AUBURN V	1	70.00	70.00	0.00	100.00
BROCK	4	128.70	112.84	40.42	115.74
BROWNVILLE	10	97.11	96.26	28.00	86.68
ELK CREEK	1	104.40	104.40	0.00	100.00
JOHNSON	12	96.77	94.27	9.83	100.78
JULIAN	5	99.62	91.62	34.02	132.19
M HOME	1	94.84	94.84	0.00	100.00
N HOME L	13	118.33	93.24	51.55	159.75
MOBILE HOME	5	97.67	89.94	51.73	142.84
NEMAHA	5	94.75	88.43	19.02	89.53
PERU	18	96.76	96.94	11.63	105.05
RURAL	13	97.24	95.65	4.39	101.72

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	29	78.76	80.40	44.35	107.79
1860 TO 1899	6	109.88	107.20	8.38	102.89
1900 TO 1919	121	95.61	93.64	14.87	105.13
1920 TO 1939	22	96.53	93.35	13.27	107.13
1940 TO 1949	9	93.21	86.93	8.42	101.62
1950 TO 1969	39	96.56	95.27	15.61	111.07
1970 TO 1979	31	96.57	94.67	24.03	117.21
1980 TO 1989	12	89.62	88.93	10.25	98.66
1990 TO 1996	16	92.72	91.96	9.28	96.01

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	24	97.12	89.54	49.75	140.18
101	142	95.26	92.99	13.61	103.75
102	29	95.38	93.95	9.12	105.28
104	50	96.83	94.31	9.93	101.05
111	13	94.67	94.51	2.77	99.99
401	1	199.33	199.33	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	93.98	90.42	29.32	102.31
20	87	95.62	90.21	15.77	108.27
30	150	95.99	93.79	13.77	106.38
40	13	96.76	97.15	27.22	120.23
50	1	92.46	92.46	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	33	97.33	95.64	17.07	111.41
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	195	94.43	92.43	15.90	104.10
20000 TO 79999	57	96.99	95.43	23.34	107.38

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	35	118.33	121.33	48.92	110.54
5000 TO 9999	20	97.47	101.54	23.93	101.40
10000 TO 19999	66	95.86	93.98	15.02	100.67
20000 TO 29999	38	92.88	89.10	11.05	100.22
30000 TO 39999	30	96.25	92.35	9.48	100.43
40000 TO 49999	16	95.67	96.28	8.59	99.88
50000 TO 59999	26	94.22	91.45	7.58	100.05
60000 TO 79999	27	94.25	91.60	5.43	100.18
80000 TO 99999	17	96.05	94.18	3.45	99.87
100000 TO 124999	5	92.98	94.23	3.61	99.92
125000 TO 149999	4	95.87	95.67	0.79	100.02
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	1	92.46	92.46	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	256	94.98	92.81	16.93	104.25
2	13	97.13	96.52	27.93	123.64
3	16	97.71	95.60	20.16	117.30

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0010	1	104.40	104.40	0.00	100.00
64-0000	3	126.87	97.97	20.02	113.90
64-0023	25	97.72	94.92	33.11	124.57
64-0029	234	94.89	92.72	14.84	103.85
64-0032	4	99.05	98.99	16.06	114.97
64-0034	11	97.50	98.41	22.37	90.98
66-0111	1	232.40	232.40	0.00	100.00
74-0501	6	95.64	88.93	19.97	96.54

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	47	96.82	95.91	13.31	102.75
10/01/94 TO 12/31/94	58	96.26	95.33	8.27	101.22
01/01/95 TO 03/31/95	30	95.61	95.52	14.89	101.43
04/01/95 TO 06/30/95	40	93.91	92.63	14.97	104.10
07/01/95 TO 09/30/95	22	95.71	94.00	25.72	113.98
10/01/95 TO 12/31/95	15	97.12	92.22	24.62	130.46
01/01/96 TO 03/31/96	31	94.51	92.48	26.56	114.68
04/01/96 TO 06/30/96	42	83.18	83.91	26.60	108.15
07/01/95 TO 06/30/96	110	91.66	89.64	26.80	112.79

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	263	95.60	93.30	15.05	103.12
7	22	97.12	89.17	48.09	143.42

Attachment 1

NEMAHA COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	37	MAX SALES RATIO:	169.17
TOTAL SALES PRICE:	1,496,570	MIN SALES RATIO:	43.22
TOTAL ASSESSED VALUE:	1,339,540		
MEDIAN:	92	COV (MEAN):	24.12
MEAN:	90	STD:	21.71
AGGREGATE:	90	AVG. ABS. DEV:	16.98
COD (MEDIAN):	16.28	PRD:	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AUBURN	30	93.31	88.95	11.75	102.80
JOHNSON	1	80.07	80.07	0.00	100.00
NEMAHA	1	79.17	79.17	0.00	100.00
PERU	5	65.07	99.59	44.04	84.08

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	6	80.00	98.02	19.31	78.73
1860 TO 1899	1	121.57	121.57	0.00	100.00
1900 TO 1919	16	93.42	93.31	12.41	99.39
1920 TO 1939	4	93.33	95.33	6.03	95.80
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	2	66.46	58.63	19.29	113.35
1970 TO 1979	4	93.31	84.47	7.87	103.03
1980 TO 1989	1	169.17	169.17	0.00	100.00
1990 TO 1996	3	78.26	85.63	10.52	92.82

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
304	1	91.77	91.77	0.00	100.00
325	4	86.24	89.10	8.46	96.54
334	1	92.45	92.45	0.00	100.00
336	1	65.07	65.07	0.00	100.00
341	1	53.64	53.64	0.00	100.00
344	3	94.94	98.03	4.10	100.21
352	5	81.45	81.68	13.97	102.06
353	12	95.57	98.28	16.24	96.96
380	1	91.65	91.65	0.00	100.00
389	1	169.17	169.17	0.00	100.00
404	1	95.45	95.45	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	65.07	65.07	0.00	100.00
2	3	79.67	81.44	12.18	101.56
3	1	81.45	81.45	0.00	100.00
10	4	93.31	99.08	24.11	109.75
20	15	92.79	88.42	13.50	106.64
30	2	100.33	100.04	5.38	100.29

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10015	3	91.77	98.22	6.08	100.15
10030	4	95.19	97.60	6.89	96.35
10050	3	93.31	95.60	1.63	99.20
10135	7	91.65	89.21	9.26	96.78
10140	6	96.67	103.55	8.16	97.49
10145	2	74.60	75.50	9.19	98.80
10150	1	66.07	66.07	0.00	100.00
10155	1	53.64	53.64	0.00	100.00
40005	1	80.07	80.07	0.00	100.00
60005	1	79.17	79.17	0.00	100.00
70005	2	117.12	117.12	44.44	100.00
70010	1	79.28	79.28	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	4	80.00	86.46	6.51	98.07
5000 TO 9999	3	61.95	97.24	19.83	63.50
10000 TO 19999	7	91.77	99.31	21.63	100.84
20000 TO 39999	11	95.45	93.53	12.63	100.75
40000 TO 59999	3	91.39	89.46	4.94	99.80
60000 TO 79999	2	99.92	99.85	21.67	100.07
80000 TO 99999	3	93.31	93.87	0.60	100.00
100000 TO 149999	2	59.86	59.35	10.39	100.85
150000 TO 199999	2	95.16	95.35	2.85	99.80
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	37	92.45	89.51	16.20	100.29

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
64-0023	1	80.07	80.07	0.00	100.00
64-0029	34	92.62	89.25	16.70	101.08
74-0501	1	79.17	79.17	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	3	97.88	98.33	3.67	101.20
10/01/94 TO 12/31/94	3	91.39	95.06	10.02	97.19
01/01/95 TO 03/31/95	2	94.12	94.73	1.41	99.35
04/01/95 TO 06/30/95	8	86.66	92.04	13.95	87.61
07/01/95 TO 09/30/95	2	80.89	79.15	16.26	102.20
10/01/95 TO 12/31/95	4	92.88	85.96	18.52	104.98
01/01/96 TO 03/31/96	8	95.89	116.13	21.44	91.65
04/01/96 TO 06/30/96	7	78.44	73.86	11.10	104.07
07/01/96 TO 06/30/96	21	91.65	85.39	19.78	106.64

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	85.83	90.34	9.22	97.31
1 TO 10000000	33	92.79	89.50	17.00	100.55

Attachment 1

NEMAHA COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	72	MAX SALES RATIO:	161.74
TOTAL SALES PRICE:	7,493,393	MIN SALES RATIO:	46.29
TOTAL ASSESSED VALUE:	5,597,661		
MEDIAN:	76	COV (MEAN):	25.86
MEAN:	79	STD:	20.43
AGGREGATE:	75	AVG. ABS. DEV:	13.35
COD (MEDIAN):	17.57	PRD:	105.33

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3939	1	80.47	80.47	0.00	100.00
3941	5	68.42	70.23	28.22	107.82
3943	5	68.37	68.32	8.42	99.62
3945	5	77.39	80.06	13.66	100.75
3953	1	61.34	61.34	0.00	100.00
3955	6	76.98	72.44	25.98	118.48
3957	7	82.67	81.05	20.89	106.07
3959	8	77.92	80.53	21.01	109.23
3961	6	76.48	73.35	8.14	101.05
4175	2	74.22	74.63	1.23	99.45
4177	7	79.43	82.56	18.52	94.06
4179	10	73.64	75.07	10.60	99.60
4181	6	80.84	69.26	21.89	110.07
4183	3	82.25	77.40	8.69	98.42

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	2	69.58	71.41	15.52	97.43
40 TO 79.99	15	77.65	76.82	23.58	110.06
80 TO 159.99	34	75.05	73.70	14.36	103.36
160 TO 319.99	18	76.73	73.46	20.59	107.49
320 TO 639.99	3	76.58	77.36	3.77	100.15
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	58	76.09	74.53	17.51	106.95
GRASS	5	79.43	80.32	12.54	100.36
N/A DRY	7	61.34	77.49	24.19	90.94
N/A GRASS	1	73.31	73.31	0.00	100.00
N/A IRRGTD	1	62.42	62.42	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	45	75.80	73.74	18.51	106.32
1 TO 10000000	27	76.58	75.89	15.90	103.80

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	105.88	107.80	44.48	98.21
20000 TO 39999	8	76.72	82.68	20.08	102.08
40000 TO 59999	11	75.39	81.95	19.19	98.64
60000 TO 79999	10	81.57	84.08	9.43	100.46
80000 TO 99999	9	78.89	80.75	10.74	99.66
100000 TO 149999	18	69.82	75.95	20.16	99.68
150000 TO 199999	7	67.91	66.56	9.29	99.52
200000 TO 249999	1	58.60	58.60	0.00	100.00
250000 TO 499999	6	75.09	70.39	10.34	100.54
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	81	75.80	72.52	16.14	105.59
2	24	80.20	81.42	18.47	106.20

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0010	1	75.13	75.13	0.00	100.00
64-0023	29	76.38	72.41	16.08	106.52
64-0029	24	76.42	78.22	16.90	104.05
64-0032	5	80.76	72.37	27.84	122.08
64-0034	1	61.34	61.34	0.00	100.00
74-0501	12	72.34	72.36	18.02	102.07

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	73.64	70.67	16.44	104.45
10/01/93 TO 12/31/93	4	71.67	74.09	8.56	101.02
01/01/94 TO 03/31/94	11	78.89	78.96	10.68	100.84
04/01/94 TO 06/30/94	8	76.73	98.37	29.49	94.60
07/01/94 TO 09/30/94	4	82.22	79.82	14.65	101.24
10/01/94 TO 12/31/94	3	83.73	88.23	19.34	108.00
01/01/95 TO 03/31/95	8	76.89	80.60	19.75	108.51
04/01/95 TO 06/30/95	9	75.00	74.67	15.36	99.50
07/01/95 TO 09/30/95	1	79.63	79.63	0.00	100.00
10/01/95 TO 12/31/95	4	65.95	64.68	25.98	112.31
01/01/96 TO 03/31/96	11	67.38	63.61	14.56	107.54
04/01/96 TO 06/30/96	5	67.91	62.93	17.96	105.89
07/01/95 TO 06/30/96	21	67.91	64.15	17.51	108.08

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: NUCKOLLS

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	8.79
Price-Related Differential:	103.16

Assessment Statistics For:	Commercial Real Property
Level of Value:	95.00
Coefficient of Dispersion:	36.09
Price-Related Differential:	120.51

Assessment Statistics For:	Agricultural Land
Level of Value:	81.00
Coefficient of Dispersion:	16.05
Price-Related Differential:	105.13

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the NUCKOLLS County Assessor, by certified mail, return receipt requested, # P 440 665 415, on 19th day of May 1997.

Stacey Bratkovsky

NUCKOLLS COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	150	MAX SALES RATIO:	285.17
TOTAL SALES PRICE:	3,313,997	MIN SALES RATIO:	32.73
TOTAL ASSESSED VALUE:	3,157,005		
MEDIAN:	98	COV (MEAN):	20.07
MEAN:	98	STD:	19.67
AGGREGATE:	95	AVG. ABS. DEV:	8.61
COD (MEDIAN):	8.79	PRD:	103.16

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ANGUS	2	86.40	91.31	12.55	94.60
HARDY	9	95.93	96.18	6.98	102.87
LAWRENCE	10	96.86	96.42	5.95	103.49
NELSON	30	99.64	97.98	4.37	101.65
NORA	1	96.80	96.80	0.00	100.00
OAK	3	92.40	82.21	34.38	91.41
RUSKIN	10	97.67	97.53	12.23	92.73
SUPERIOR	85	98.43	96.70	9.73	104.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	16	97.07	94.84	18.49	89.07
1860 TO 1899	10	98.29	96.77	5.82	100.93
1900 TO 1919	61	98.97	94.85	5.71	102.96
1920 TO 1939	20	96.63	96.24	7.19	101.61
1940 TO 1949	3	101.61	113.50	13.38	100.17
1950 TO 1969	19	97.73	96.90	15.00	112.41
1970 TO 1979	14	97.86	96.62	5.79	100.28
1980 TO 1989	6	92.09	90.23	6.55	99.49
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	8	104.66	102.14	27.09	121.03
101	93	98.90	95.32	6.06	103.39
102	9	95.29	93.67	5.53	103.20
103	2	98.67	98.25	1.42	100.42
104	21	97.25	95.18	5.55	102.84
105	1	90.67	90.67	0.00	100.00
108	1	90.63	90.63	0.00	100.00
401	1	94.94	94.94	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	103.07	108.72	9.18	98.19
20	79	99.18	94.34	5.54	103.97
30	35	96.73	94.89	4.92	101.32
40	7	98.33	94.44	32.26	130.25
50	2	98.69	98.74	2.14	99.94

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	9	91.45	92.84	10.73	94.95
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	108	99.07	95.43	8.12	104.22
20000 TO 79999	32	96.86	96.37	10.06	97.87

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	40	100.00	100.89	16.16	97.47
5000 TO 9999	27	99.29	100.59	5.41	100.13
10000 TO 19999	30	98.97	97.62	6.65	100.77
20000 TO 29999	15	98.90	96.87	6.28	100.22
30000 TO 39999	11	93.66	95.24	4.56	100.13
40000 TO 49999	7	99.47	97.94	2.46	100.03
50000 TO 59999	4	95.25	95.98	1.49	99.98
60000 TO 79999	8	92.50	89.57	6.97	100.55
80000 TO 99999	6	93.33	91.47	6.18	100.26
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	2	98.69	99.74	2.14	99.94
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	142	98.38	95.37	8.58	102.99
3	8	94.00	93.35	11.64	93.63

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
65-0011	93	97.73	94.70	9.62	104.02
65-0015	37	99.18	97.73	6.38	99.09
65-0060	1	94.50	94.50	0.00	100.00
65-0071	10	96.86	96.42	5.95	103.49
85-0060	9	97.75	87.63	13.21	92.17

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	21	94.97	91.76	9.28	101.07
10/01/94 TO 12/31/94	17	97.61	97.61	6.72	101.58
01/01/95 TO 03/31/95	11	96.58	98.20	11.80	98.64
04/01/95 TO 06/30/95	18	96.50	96.06	4.63	100.70
07/01/95 TO 09/30/95	29	97.27	94.89	6.55	100.30
10/01/95 TO 12/31/95	18	102.08	102.50	7.14	100.46
01/01/96 TO 03/31/96	13	98.43	96.69	7.76	97.47
04/01/96 TO 06/30/96	23	99.47	91.73	15.07	114.51
07/01/96 TO 06/30/96	83	99.17	95.25	9.34	104.42

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	144	97.60	95.15	7.46	101.17
7	6	107.25	109.54	33.72	119.52

Attachment 1

NUCKOLLS COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 24
TOTAL SALES PRICE: 626,800
TOTAL ASSESSED VALUE: 487,090
MEDIAN: 95
MEAN: 94
AGGREGATE: 78
COD (MEDIAN): 36.05

MAX SALES RATIO: 283.33
MIN SALES RATIO: 40.32
COV (MEAN): 52.45
STD: 49.30
AVG. ABS. DEV: 34.29
PRD: 120.51

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HARDY	1	75.00	75.00	0.00	100.00
LAWRENCE	2	110.46	110.46	0.26	100.00
NELSON	2	58.75	59.15	1.47	99.33
RUSKIN	2	204.79	146.74	38.35	139.56
SUPERIOR	17	91.47	78.32	30.64	108.34

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	47.03	47.03	0.00	100.00
1860 TO 1899	2	90.08	82.69	16.51	108.93
1900 TO 1919	10	70.35	65.37	59.49	151.56
1920 TO 1939	3	59.34	63.80	46.65	116.52
1940 TO 1949	1	135.68	135.58	0.00	100.00
1950 TO 1959	4	110.46	107.88	6.02	103.69
1960 TO 1969	1	91.47	91.47	0.00	100.00
1970 TO 1979	1	46.75	46.75	0.00	100.00
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
304	1	75.20	75.20	0.00	100.00
305	1	59.34	59.34	0.00	100.00
325	4	74.68	85.80	16.89	93.05
332	1	47.03	47.03	0.00	100.00
334	6	0.00	0.00	0.00	0.00
344	1	100.24	100.24	0.00	100.00
350	1	59.61	59.61	0.00	100.00
352	1	40.32	40.32	0.00	100.00
353	8	89.87	92.78	30.97	95.38
384	1	99.50	99.50	0.00	100.00
406	3	126.25	131.93	41.47	135.39
421	2	110.46	110.46	0.26	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	9	75.00	62.24	32.33	128.30
20	12	83.33	84.16	35.84	103.23

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11005	15	99.50	78.94	29.23	109.09
11015	1	59.34	59.34	0.00	100.00
15005	2	58.75	59.15	1.47	99.33
21105	1	75.00	75.00	0.00	100.00
60505	2	204.79	146.74	38.35	139.56
71010	2	110.46	110.46	0.26	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	4	112.88	116.15	52.07	125.71
5000 TO 9999	3	110.75	115.72	4.84	100.00
10000 TO 19999	5	100.24	90.43	21.46	98.14
20000 TO 29999	8	70.45	81.71	34.48	100.52
40000 TO 59999	1	42.88	42.88	0.00	100.00
60000 TO 79999	2	43.67	43.82	7.68	99.66
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	103.14	103.14	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	24	95.48	77.71	35.91	121.47

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
65-0011	18	83.33	78.31	32.86	107.65
65-0015	2	58.75	59.15	1.47	99.33
65-0071	2	110.46	110.46	0.26	100.00
85-0060	2	204.79	146.74	38.35	139.56

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	75.08	82.99	37.36	90.47
10/01/94 TO 12/31/94	4	80.17	74.63	33.38	115.89
01/01/95 TO 03/31/95	4	58.75	54.44	10.44	103.82
04/01/95 TO 06/30/95	1	75.20	75.20	0.00	100.00
07/01/95 TO 09/30/95	2	43.54	41.97	7.38	103.74
10/01/95 TO 12/31/95	2	102.23	104.65	2.67	98.29
01/01/96 TO 03/31/96	1	123.36	123.36	0.00	100.00
04/01/96 TO 06/30/96	2	204.79	146.74	38.35	139.56
07/01/96 TO 06/30/96	7	104.95	67.44	47.15	174.64

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	24	95.48	77.71	35.91	121.47

NUCKOLLS COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 86
TOTAL SALES PRICE: 8,228,815
TOTAL ASSESSED VALUE: 6,388,950
MEDIAN: 81
MEAN: 82
AGGREGATE: 78
COD (MEDIAN): 16.05

MAX SALES RATIO: 138.15
MIN SALES RATIO: 37.29
COV (MEAN): 20.25
STD: 16.64
AVG. ABS. DEV: 13.00
PRD: 105.13

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	85.04	85.34	3.16	99.65
20000 TO 29999	5	102.65	92.34	11.20	100.24
30000 TO 39999	5	92.51	98.97	19.84	101.30
40000 TO 49999	10	81.05	83.20	15.42	100.26
50000 TO 59999	3	87.04	80.82	7.95	103.34
60000 TO 69999	11	78.69	81.69	15.80	100.48
70000 TO 79999	5	81.24	86.36	17.55	101.77
80000 TO 89999	8	74.84	76.18	11.54	99.84
90000 TO 99999	6	86.16	86.03	5.63	100.01
100000 TO 109999	5	75.90	77.00	16.86	99.43
110000 TO 124999	5	78.60	78.28	22.22	99.06
125000 TO 174999	10	81.44	78.08	16.45	100.32
175000 TO 249999	6	73.38	75.77	7.33	100.73
250000 TO 499999	5	62.51	66.24	20.17	101.88
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	81.51	84.51	13.21	102.36
10/01/93 TO 12/31/93	9	79.87	77.49	12.82	105.02
01/01/94 TO 03/31/94	7	78.95	79.76	13.06	98.01
04/01/94 TO 06/30/94	6	77.01	73.99	14.52	102.70
07/01/94 TO 09/30/94	4	77.52	78.25	7.09	99.53
10/01/94 TO 12/31/94	11	86.17	83.47	8.83	104.03
01/01/95 TO 03/31/95	12	82.22	79.80	14.86	103.43
04/01/95 TO 06/30/95	6	87.92	89.64	9.53	99.68
07/01/95 TO 12/31/95	4	61.90	56.84	26.88	122.47
01/01/96 TO 06/30/96	21	75.32	76.35	24.24	106.12

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
6	1	78.95	78.95	0.00	100.00
8	1	67.75	67.75	0.00	100.00

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	42	79.26	78.30	12.70	101.57
GRASS	23	84.15	77.80	20.14	109.40
IRRGTD	16	88.37	78.59	10.73	108.15
N/A DRY	1	70.39	70.39	0.00	100.00
N/A GRASS	3	75.32	60.74	17.60	104.08
N/A IRRGTD	1	109.94	109.94	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
18-0501	4	66.98	67.35	12.75	102.78
65-0011	18	77.47	78.78	18.92	103.21
65-0015	25	81.24	81.49	13.09	101.62
65-0071	11	92.51	82.17	17.75	108.95
65-0088	1	82.02	82.02	0.00	100.00
65-0502	3	84.15	88.33	7.46	98.26
85-0047	8	69.81	65.10	13.44	106.14
85-0060	5	90.20	87.08	12.72	97.97
91-0501	11	88.17	79.21	11.14	103.31

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	10	85.04	85.36	8.96	98.54
80 TO 159.99	38	87.32	82.09	15.24	103.60
160 TO 639.99	36	75.33	73.74	15.85	105.26
640 TO 1399.99	2	80.35	81.32	12.05	98.80
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
4137	4	99.84	85.67	24.75	112.97
4139	5	80.08	69.69	9.77	112.62
4141	5	71.44	72.82	12.91	101.74
4143	4	62.31	61.00	21.91	109.23
4233	6	72.57	80.49	10.91	96.86
4235	4	84.28	83.18	12.20	102.39
4237	5	87.38	83.97	7.62	97.56
4239	5	79.15	77.81	7.16	103.45
4377	5	92.19	91.58	10.05	101.25
4379	5	74.25	77.90	12.36	104.93
4381	2	63.35	66.43	7.40	95.35
4383	4	89.06	82.84	14.50	99.79
4479	3	80.84	80.29	2.55	99.22
4481	5	78.95	73.59	17.44	100.94
4483	8	72.43	83.16	23.81	99.81
4485	12	88.21	80.72	12.78	104.85

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: OTOE

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	28.09
Price-Related Differential:	108.60

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	38.49
Price-Related Differential:	90.91

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	21.23
Price-Related Differential:	104.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the OTOE County Assessor, by certified mail, return receipt requested. # P 446 054 416
on 19th day of May, 1997.

Stacy Bahrasky

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

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	532	MAX SALES RATIO:	393.20
TOTAL SALES PRICE:	24,278,399	MIN SALES RATIO:	24.97
TOTAL ASSESSED VALUE:	22,601,473		
MEDIAN:	96	COV (MEAN):	40.68
MEAN:	101	STD:	41.09
AGGREGATE:	93	AVG. ABS. DEV:	26.97
COD (MEDIAN):	28.09	PRD:	108.60

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AVOCA SUB	2	85.51	79.61	14.48	107.42
BURR	2	120.86	109.66	26.18	110.31
DOUGLAS	10	91.39	86.99	26.78	101.62
DOUGLAS SUB	2	62.51	52.04	17.49	120.12
DUNBAR	5	88.05	83.03	23.88	106.61
DUNBAR SUB	1	92.94	92.94	0.00	100.00
NEBRASKA CITY	281	102.18	100.62	24.05	107.63
NEBRASKA CITY S	10	88.28	78.22	22.11	96.47
OTOE	5	72.73	73.08	29.74	107.95
OTOE SUB	1	82.94	82.94	0.00	100.00
PALMYRA	24	93.68	95.58	23.62	107.52
PALMYRA SUB	3	68.03	62.01	26.32	114.90
RURAL RES	31	76.64	80.33	42.46	113.36
RURAL SUB	39	67.25	74.05	41.60	108.28
SYRACUSE	71	97.66	95.69	20.80	106.85
SYRACUSE SUB	2	135.42	128.10	10.81	105.72
TALMAGE	11	134.28	106.21	55.00	145.03
TALMAGE SUB	1	72.47	72.47	0.00	100.00
UNADILLA	16	96.66	89.14	22.07	102.96
UNADILLA SUB	1	51.54	51.54	0.00	100.00
WOODLAND HILLS	14	65.47	69.70	26.18	103.07

YR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	123	84.77	73.73	42.00	131.87
1860 TO 1899	49	109.54	97.40	25.78	115.27
1900 TO 1919	106	97.60	92.01	29.05	113.37
1920 TO 1939	69	92.85	89.52	28.11	113.46
1940 TO 1949	22	102.71	102.10	25.08	109.24
1950 TO 1969	67	96.66	94.46	16.89	105.05
1970 TO 1979	58	100.09	99.78	17.80	96.59
1980 TO 1989	13	98.33	96.92	20.04	106.85
1990 TO 1996	16	104.08	98.33	9.61	103.77

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	10	74.94	87.43	58.23	120.83
101	242	98.76	96.78	22.63	106.99
102	34	93.75	92.99	24.58	105.35
103	2	112.25	111.18	7.63	100.97
104	84	92.94	86.16	31.31	119.59
105	10	79.42	88.63	25.33	98.28
107	1	101.76	101.76	0.00	100.00
111	12	104.41	104.12	4.77	100.23
202	5	109.54	105.69	30.49	111.17
301	4	105.37	107.63	16.78	95.35
304	3	114.84	110.55	7.55	102.89
305	1	121.02	121.02	0.00	100.00
310	1	110.58	110.58	0.00	100.00
901	1	114.24	114.24	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	126.21	126.21	0.00	100.00
20	133	99.65	94.01	27.77	112.31
30	221	96.18	95.57	24.65	108.09
35	1	105.28	105.28	0.00	100.00
40	48	100.13	95.15	16.06	100.56

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	24	129.95	151.66	52.49	109.67
5000 TO 9999	42	115.24	116.67	30.36	101.90
10000 TO 19999	81	108.54	112.30	33.28	102.19
20000 TO 29999	76	94.75	96.02	31.44	100.34
30000 TO 39999	70	95.77	95.95	23.16	100.39
40000 TO 49999	42	95.09	93.02	19.81	99.93
50000 TO 59999	45	89.79	88.37	19.57	100.04
60000 TO 79999	77	92.85	87.75	16.84	99.62
80000 TO 99999	30	100.08	95.20	12.66	100.21
100000 TO 124999	20	102.25	94.16	17.13	99.91
125000 TO 149999	15	98.33	95.80	13.80	100.31
150000 TO 199999	7	90.01	83.24	23.78	100.91
200000 TO 249999	2	98.71	97.01	25.92	101.76
250000 TO 499999	1	67.25	67.25	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	426	100.27	98.52	25.17	108.01
2	23	82.94	75.17	26.04	106.14
3	83	71.04	76.74	39.84	107.27

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
13-0056	1	76.51	76.51	0.00	100.00
13-0097	1	81.00	81.00	0.00	100.00
49-0033	11	73.44	75.85	27.50	102.84
49-0501	13	134.28	103.56	51.12	142.57
55-0145	16	63.34	62.12	23.22	99.78
64-0023	1	106.14	106.14	0.00	100.00
66-0002	4	72.48	58.55	26.17	117.81
66-0017	20	72.10	76.77	29.00	99.78
66-0020	18	90.15	83.43	25.29	105.95
66-0027	94	95.46	92.09	24.06	107.26
66-0031	5	54.57	60.93	25.20	95.75
66-0036	6	113.67	114.11	26.85	102.08
66-0078	8	93.56	98.26	38.03	102.98
66-0111	284	102.07	100.64	23.96	107.45
66-0501	50	89.71	82.37	33.77	115.81

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	80	99.57	92.86	34.77	115.49
10/01/94 TO 12/31/94	54	102.97	100.62	23.28	104.96
01/01/95 TO 03/31/95	64	92.13	93.23	29.33	107.43
04/01/95 TO 06/30/95	67	101.95	99.86	27.53	108.72
07/01/95 TO 09/30/95	69	90.78	88.83	24.87	102.49
10/01/95 TO 12/31/95	64	96.09	96.45	27.77	108.36
01/01/96 TO 03/31/96	56	94.37	85.34	28.26	113.39
04/01/96 TO 06/30/96	78	96.86	91.55	23.72	108.86
07/01/95 TO 06/30/96	267	95.50	90.62	25.84	108.13

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	529	96.04	93.15	28.04	109.20
7	3	61.28	61.61	2.72	100.85

(Residential Sales Continued Next Page)

Attachment 1

OTOE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	49	MAX SALES RATIO:	288.40
TOTAL SALES PRICE:	2,443,720	MIN SALES RATIO:	37.84
TOTAL ASSESSED VALUE:	2,959,765		
MEDIAN:	100	COV (MEAN):	48.75
MEAN:	110	STD:	53.62
AGGREGATE:	121	AVG. ABS. DEV:	38.49
COD (MEDIAN):	38.49	PRD:	90.91

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURR	1	148.10	148.10	0.00	100.00
DUNBAR	1	106.00	106.00	0.00	100.00
NEBRASKA CITY	27	103.55	125.71	35.85	94.96
PALMYRA	3	53.04	58.13	33.21	115.79
PAUL	1	40.33	40.33	0.00	100.00
SYRACUSE	14	87.73	129.25	50.47	90.05
UNADILLA	2	89.78	89.60	1.40	100.20

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	22	84.19	126.97	45.01	79.00
1860 TO 1899	4	114.12	99.96	19.00	115.29
1900 TO 1919	4	78.30	81.12	38.46	94.28
1920 TO 1939	5	144.79	118.00	21.17	121.61
1940 TO 1949	3	118.21	119.64	3.98	101.47
1950 TO 1959	3	150.93	197.97	28.59	84.86
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	4	123.15	142.00	29.07	91.42
1980 TO 1989	4	82.08	83.18	9.21	97.36
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
353	4	96.23	168.64	54.92	71.21
391	1	91.03	91.03	0.00	100.00
442	1	40.33	40.33	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3	1	91.03	91.03	0.00	100.00
10	8	94.70	85.32	24.47	103.59
15	1	150.93	150.93	0.00	100.00
20	29	108.48	133.35	41.40	93.68
30	1	66.47	66.47	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	1	148.10	148.10	0.00	100.00
10030	1	66.47	66.47	0.00	100.00
10070	1	118.21	118.21	0.00	100.00
10085	3	84.92	99.75	19.18	97.67
10125	12	123.40	141.26	41.65	90.10
10190	1	100.30	100.30	0.00	100.00
30005	1	106.00	106.00	0.00	100.00
45005	3	53.04	58.13	33.21	115.79
50050	1	184.21	184.21	0.00	100.00
55005	7	87.73	98.03	25.89	91.72
55065	2	47.59	49.05	20.50	97.33
60005	1	88.53	88.53	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	106.00	106.00	0.00	100.00
5000 TO 9999	2	147.18	147.09	0.63	100.06
10000 TO 19999	7	80.65	82.96	37.11	99.19
20000 TO 39999	13	87.73	99.32	38.42	99.11
40000 TO 59999	11	100.30	113.20	39.91	97.57
60000 TO 79999	5	128.15	134.51	34.49	100.53
80000 TO 99999	3	109.63	103.90	10.12	100.34
100000 TO 149999	4	106.47	141.45	39.14	96.32
150000 TO 199999	3	149.30	132.93	25.77	99.73
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	42	100.76	121.44	38.29	93.44
2	2	120.98	110.09	24.75	109.89
3	1	40.33	40.33	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0501	1	148.10	148.10	0.00	100.00
66-0020	2	89.78	89.60	1.40	100.20
66-0027	15	87.73	119.23	48.49	89.99
66-0037	1	40.33	40.33	0.00	100.00
66-0111	27	103.55	125.71	35.85	94.96
66-0501	3	53.04	58.13	33.21	115.79

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	4	118.61	175.94	33.14	82.10
10/01/94 TO 12/31/94	5	118.21	127.08	49.69	108.73
01/01/95 TO 03/31/95	8	88.13	85.00	15.22	98.20
04/01/95 TO 06/30/95	9	91.03	117.06	42.73	94.91
07/01/95 TO 09/30/95	8	112.21	125.67	26.03	95.50
10/01/95 TO 12/31/95	8	77.02	95.41	32.54	89.37
01/01/96 TO 03/31/96	4	95.63	105.58	53.24	88.88
04/01/96 TO 06/30/96	3	128.10	157.45	42.15	94.97
07/01/95 TO 06/30/96	20	103.55	116.48	37.28	92.06

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	80.65	101.20	34.45	81.02
1 TO 10000000	44	100.48	122.15	39.07	92.89

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

DATE: 05/15/97 PAGE: 2

QUALIFIED SALES:	532	MAX SALES RATIO:	393.20
TOTAL SALES PRICE:	24,278,399	MIN SALES RATIO:	24.97
TOTAL ASSESSED VALUE:	22,601,473		
MEDIAN:	96	COV (MEAN):	40.68
MEAN:	101	STD:	41.09
AGGREGATE:	93	AVG. ABS. DEV:	26.97
COD (MEDIAN):	28.09	PRD:	108.60

45	1	102.88	102.88	0.00	100.00
50	3	106.40	93.67	17.87	106.03

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	126	79.06	78.13	40.10	115.04
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	1	100.77	100.77	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	1	94.45	94.45	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	264	104.14	101.18	22.94	107.38
20000 TO 79999	131	96.66	94.19	23.96	106.91

OTOE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	94	MAX SALES RATIO:	174.74
TOTAL SALES PRICE:	10,468,179	MIN SALES RATIO:	47.52
TOTAL ASSESSED VALUE:	7,809,215		
MEDIAN:	74	COV (MEAN):	29.55
MEAN:	78	STD:	23.05
AGGREGATE:	75	AVG. ABS. DEV:	15.71
COD (MEDIAN):	21.23	PRD:	104.00

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	170.14	170.14	0.00	100.00
30000 TO 39999	4	73.28	82.19	19.87	99.18
40000 TO 49999	4	107.81	95.89	14.03	101.99
50000 TO 59999	4	74.73	88.08	48.45	105.51
60000 TO 69999	8	80.90	83.86	6.69	100.79
70000 TO 79999	3	89.36	87.12	25.39	100.53
80000 TO 89999	12	63.98	69.17	20.33	101.58
90000 TO 99999	6	72.02	73.79	8.82	100.00
100000 TO 109999	4	66.23	67.05	22.56	100.41
110000 TO 124999	12	69.61	72.05	15.71	99.69
125000 TO 174999	25	75.20	77.29	17.16	102.17
175000 TO 249999	6	70.66	70.11	11.94	100.83
250000 TO 499999	5	65.45	67.56	14.85	99.08
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
49-0033	5	71.54	73.47	8.95	98.00
49-0501	8	81.78	79.18	15.84	107.15
55-0145	1	56.55	56.55	0.00	100.00
55-0160	5	77.61	82.83	11.06	97.94
64-0023	4	83.77	85.70	36.45	116.40
64.0023	1	75.20	75.20	0.00	100.00
66-0002	2	82.43	76.95	14.34	107.12
66-0011	1	155.01	155.01	0.00	100.00
66-0017	2	76.15	76.26	14.16	99.86
66-0020	6	82.63	77.78	17.45	96.62
66-0027	18	75.28	74.98	31.76	110.70
66-0036	5	65.45	65.75	4.42	98.38
66-0037	3	81.28	81.04	3.89	100.26
66-0053	2	73.06	74.88	11.95	97.57
66-0078	1	53.46	53.46	0.00	100.00
66-0111	7	74.70	69.77	13.29	100.51
66-0501	22	70.96	71.54	18.17	103.33

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	3	68.92	68.55	6.11	99.46
10/01/93 TO 12/31/93	7	77.61	70.50	15.16	105.43
01/01/94 TO 03/31/94	11	80.17	80.92	21.78	107.68
04/01/94 TO 06/30/94	9	73.97	81.54	15.61	96.63
0 /94 TO 09/30/94	4	69.93	74.28	12.07	101.31
1. /94 TO 12/31/94	11	65.93	68.23	18.01	107.69
01/01/95 TO 03/31/95	10	76.81	82.89	30.92	112.09
04/01/95 TO 06/30/95	6	72.73	74.93	24.33	96.44
07/01/95 TO 12/31/95	11	67.84	74.16	21.67	100.32
01/01/96 TO 06/30/96	22	77.12	69.64	20.55	108.70

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 78.99	18	62.91	64.93	21.32	105.05
80 TO 159.99	42	74.45	74.24	24.09	109.23
160 TO 639.99	34	77.88	76.98	16.19	103.7[illegible]
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

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3	2	68.64	69.72	9.55	98.46
14	1	60.23	60.23	0.00	100.00

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	82	74.81	75.04	19.16	104.15
GRASS	9	68.55	71.96	33.58	113.11
IRR&DRY	1	53.46	53.46	0.00	100.00
N/A DRY	1	105.77	105.77	0.00	100.00
N/A GRASS	1	47.52	47.52	0.00	100.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3489	1	47.52	47.52	0.00	100.00
3491	4	90.59	97.62	26.34	103.23
3493	3	60.23	59.76	11.01	101.26
3495	5	53.46	54.94	9.62	100.26
3497	7	85.67	76.00	22.72	99.06
3499	8	68.32	67.19	9.42	100.89
3699	12	70.94	73.06	20.23	104.48
3701	2	67.23	68.55	18.40	98.07
3703	2	86.02	87.99	6.80	97.76
3705	2	83.99	79.19	16.87	106.06
3707	5	74.70	70.31	11.33	103.99
3709	1	76.22	76.22	0.00	100.00
3721	6	64.89	65.62	4.00	98.50
3723	10	79.20	79.60	18.78	109.36
3725	2	62.83	61.50	5.12	102.16
3727	7	82.60	82.69	13.89	104.26
3729	6	104.50	98.90	21.90	111.87
3731	11	77.61	84.50	13.57	95.50

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: PAWNEE

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	32.33
Price-Related Differential:	113.04

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	17.24
Price-Related Differential:	93.10

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	15.05
Price-Related Differential:	104.17

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the PAWNEE County Assessor, by certified mail, return receipt requested, # P 446 065 417 on 19th day of May, 1997.

Stacey Bratkovsky

PAWNEE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	106	MAX SALES RATIO:	365.60
TOTAL SALES PRICE:	1,377,225	MIN SALES RATIO:	43.55
TOTAL ASSESSED VALUE:	1,260,618	COV (MEAN):	42.38
MEDIAN:	95	STD:	44.07
MEAN:	104	AVG. ABS. DEV:	30.71
AGGREGATE:	92	PRD:	113.04
COD (MEDIAN):	32.33		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURCHARD	2	107.48	105.82	2.60	101.56
DUBOIS	10	84.19	85.16	51.15	132.92
DUBOIS SUB	1	84.39	84.39	0.00	100.00
FRAZIERS LAKE	9	95.00	87.60	18.03	114.63
LEWISTON	4	75.40	78.78	39.24	110.85
PAWNEE CITY	60	102.11	95.66	28.54	112.41
PAWNEE CITY SUB	1	101.33	101.33	0.00	100.00
RURAL REC	1	52.77	52.77	0.00	100.00
STEINAUER	1	79.83	79.83	0.00	100.00
TABLE ROCK	17	74.60	89.99	45.16	106.36

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	30	98.17	89.38	38.46	124.56
1860 TO 1899	27	90.05	88.92	30.41	111.31
1900 TO 1919	23	85.09	88.72	36.98	113.65
1920 TO 1939	11	84.40	81.86	16.85	105.37
1940 TO 1949	2	127.31	126.29	13.60	100.81
1950 TO 1969	8	120.00	124.36	28.57	103.06
1970 TO 1979	4	86.74	92.26	6.32	97.69
1980 TO 1989	1	76.96	76.96	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

E & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	3	102.15	104.07	21.06	108.83
101	40	89.53	94.60	32.91	108.65
102	6	78.26	73.61	13.39	106.98
103	1	104.28	104.28	0.00	100.00
104	32	94.00	87.83	30.14	112.87
110	1	116.67	116.67	0.00	100.00
201	1	74.08	74.08	0.00	100.00
203	1	166.86	166.86	0.00	100.00
204	1	143.79	143.79	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	123.33	149.21	31.95	97.05
15	1	92.00	92.00	0.00	100.00
20	57	102.07	93.94	27.82	109.87
25	3	84.18	117.13	28.33	85.85
30	21	84.20	86.59	27.25	106.12
40	1	60.64	60.64	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	5	84.39	76.97	16.35	106.04
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	25	116.67	132.74	35.91	97.35
5000 TO 9999	27	118.75	116.13	22.13	100.19
10000 TO 19999	30	78.40	85.26	28.88	101.52
20000 TO 29999	15	74.08	81.99	18.61	100.24
30000 TO 39999	4	80.61	92.78	29.20	97.98
40000 TO 49999	3	82.44	82.01	16.75	99.64
50000 TO 59999	1	104.28	104.28	0.00	100.00
60000 TO 79999	1	82.75	82.75	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	91	96.47	92.68	34.02	114.10
2	3	84.39	82.93	10.56	104.76
3	11	95.00	75.44	21.15	123.75

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
67-0001	82	95.81	92.87	31.33	114.59
67-0033	18	77.22	89.10	41.59	106.43
67-0069	6	93.71	82.78	29.84	113.60

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	14	117.36	104.25	36.72	119.96
10/01/94 TO 12/31/94	16	95.51	102.34	37.80	105.06
01/01/95 TO 03/31/95	8	114.42	98.65	18.86	112.86
04/01/95 TO 06/30/95	14	97.18	99.50	30.83	107.06
07/01/95 TO 09/30/95	19	95.18	84.01	32.12	119.03
10/01/95 TO 12/31/95	11	95.00	89.52	22.89	113.15
01/01/96 TO 03/31/96	8	83.30	79.04	33.26	114.86
04/01/96 TO 06/30/96	16	84.34	80.13	24.50	109.50
07/01/96 TO 06/30/96	54	89.53	83.90	28.76	113.55

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	94	94.40	91.58	32.81	112.92
6	10	95.00	77.80	20.67	122.94
7	2	160.22	124.07	45.39	129.14

PAWNEE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	9	MAX SALES RATIO:	102.95
TOTAL SALES PRICE:	40,635	MIN SALES RATIO:	38.67
TOTAL ASSESSED VALUE:	78,584		
MEDIAN:	92	COV (MEAN):	24.78
MEAN:	81	STD:	20.07
AGGREGATE:	87	AVG. ABS. DEV:	15.86
COD (MEDIAN):	17.24	PRD:	93.10

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BURCHARD	1	96.71	96.71	0.00	100.00
PAWNEE CITY	5	91.54	85.31	11.30	99.09
RURAL	1	102.95	102.95	0.00	100.00
TABLE ROCK	2	54.30	62.72	28.80	86.58

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	91.54	91.54	0.00	100.00
1860 TO 1899	3	69.94	83.63	17.44	90.45
1900 TO 1919	2	87.07	82.61	8.69	105.40
1920 TO 1939	1	38.67	38.67	0.00	100.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	1	96.71	96.71	0.00	100.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	1	102.95	102.95	0.00	100.00
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
325	1	38.67	38.67	0.00	100.00
353	6	85.52	84.22	14.29	97.48
421	1	96.71	96.71	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	5	91.54	89.76	18.55	97.70
20	3	79.50	79.91	14.44	97.75

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
81000	5	91.54	85.31	11.30	99.09
82000	2	54.30	62.72	28.80	86.58
84000	1	96.71	96.71	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	38.67	38.67	0.00	100.00
5000 TO 9999	3	94.64	87.28	12.86	96.07
10000 TO 19999	4	54.16	53.59	18.16	96.49
20000 TO 39999	1	79.50	79.50	0.00	100.00
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
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	8	85.52	84.69	19.20	92.69
3	1	102.95	102.95	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
67-0001	2	99.87	99.34	3.09	100.53
67-0069	1	96.71	96.71	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	3	79.50	79.91	14.44	97.75
10/01/93 TO 12/31/93	2	96.75	96.76	0.04	99.99
01/01/94 TO 03/31/94	1	102.95	102.95	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	2	54.30	62.72	28.80	86.58
10/01/94 TO 12/31/94	1	91.54	91.54	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	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	1	38.67	38.67	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
07/01/95 TO 06/30/96	3	69.94	80.19	25.20	83.20

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	9	91.54	86.70	17.33	93.67

PAWNEE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	47	MAX SALES RATIO:	117.46
TOTAL SALES PRICE:	3,569,716	MIN SALES RATIO:	52.35
TOTAL ASSESSED VALUE:	2,586,756		
MEDIAN:	76	COV (MEAN):	19.36
MEAN:	75	STD:	14.52
AGGREGATE:	72	AVG. ABS. DEV:	11.44
COD (MEDIAN):	15.05	PRD:	104.17

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	57.53	57.68	2.85	99.74
20000 TO 29999	2	93.06	95.33	26.23	97.62
30000 TO 39999	6	77.60	79.68	12.67	99.46
40000 TO 49999	8	82.79	80.98	13.61	99.44
50000 TO 59999	2	79.56	79.48	7.95	100.10
60000 TO 69999	8	78.06	76.44	15.77	102.37
70000 TO 79999	3	78.47	79.16	4.62	99.23
80000 TO 89999	4	72.59	75.29	10.21	99.73
90000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 109999	2	77.99	77.92	6.17	100.09
110000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 174999	8	57.49	62.59	10.87	99.55
175000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	2	73.97	74.14	4.10	99.77
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	75.58	75.58	0.00	100.00
10/01/93 TO 12/31/93	1	82.76	82.76	0.00	100.00
01/01/94 TO 03/31/94	3	79.24	77.86	6.09	98.61
04/01/94 TO 06/30/94	1	75.90	75.90	0.00	100.00
07/01/94 TO 09/30/94	4	80.66	81.60	18.39	93.65
10/01/94 TO 12/31/94	8	83.78	75.51	22.05	109.48
01/01/95 TO 03/31/95	7	82.81	75.10	11.21	105.71
04/01/95 TO 06/30/95	5	73.16	64.34	10.66	106.04
07/01/95 TO 12/31/95	8	73.59	69.23	15.65	106.11
01/01/96 TO 06/30/96	9	69.72	70.68	7.99	98.70

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	25	73.16	71.47	18.04	107.25
GRASS	18	75.74	73.22	13.17	100.58
N/A DRY	3	81.21	75.57	4.87	103.63
N/A IRRGTD	1	67.53	67.53	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
67-0001	21	73.16	73.73	15.89	101.53
67-0033	6	74.54	66.89	12.79	107.62
67-0069	20	76.23	73.22	15.34	105.20

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	75.54	79.57	20.73	97.41
80 TO 159.99	21	78.47	74.08	12.12	104.84
160 TO 639.99	15	70.94	69.45	14.70	101.88
640 TO 1399.99	1	77.01	77.01	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

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4201	2	79.33	78.07	4.33	101.62
4203	1	68.65	68.65	0.00	100.00
4205	8	76.30	74.78	8.54	99.05
4207	2	84.03	76.69	14.58	105.56
4409	2	94.41	78.36	24.42	120.48
4411	3	69.72	64.74	19.33	113.82
4413	8	74.12	70.68	16.08	104.72
4415	4	56.37	60.40	21.26	111.28
4447	3	82.81	80.35	5.31	100.53
4449	4	74.31	75.46	10.43	96.53
4451	2	63.03	63.48	6.36	99.29
4453	3	76.87	73.34	11.16	103.36

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: PERKINS

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	22.71
Price-Related Differential:	103.33

Assessment Statistics For:	Commercial Real Property
Level of Value:	94.00
Coefficient of Dispersion:	12.60
Price-Related Differential:	108.24

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	16.38
Price-Related Differential:	101.28

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the PERKINS County Assessor, by certified mail, return receipt requested, # P416065418, on 19th day of May, 1997.

Stacy Bratkovsky

PERKINS COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	103	MAX SALES RATIO:	200.00
TOTAL SALES PRICE:	2,447,200	MIN SALES RATIO:	18.95
TOTAL ASSESSED VALUE:	2,201,857		
MEDIAN:	93	COV (MEAN):	30.44
MEAN:	93	STD:	28.31
AGGREGATE:	90	AVG. ABS. DEV:	21.12
COD (MEDIAN):	22.71	PRD:	103.33

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ELSIE	8	97.92	92.02	18.73	109.55
GRAINTON	2	95.24	94.65	0.80	100.62
GRANT	52	93.83	93.31	19.06	98.19
MADRID	15	86.88	75.93	23.61	116.68
RURAL RES	6	73.17	56.39	38.70	116.98
VENANGO	20	94.58	91.14	28.82	115.92

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	15	96.00	101.16	34.80	102.79
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	9	87.04	84.32	31.34	109.22
1920 TO 1939	33	87.79	77.74	22.33	112.52
1940 TO 1949	11	90.03	87.53	16.82	104.25
1950 TO 1969	9	87.32	92.52	18.80	99.42
1970 TO 1979	22	100.13	98.87	14.99	98.69
1980 TO 1989	4	91.00	87.99	18.00	98.04
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	7	90.12	80.45	21.86	110.28
101	66	92.55	89.66	20.55	101.61
102	7	98.15	96.03	21.49	96.91
104	5	94.27	96.31	23.34	114.97
105	1	60.38	60.38	0.00	100.00
301	1	112.20	112.20	0.00	100.00
305	1	80.50	80.50	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	8	102.12	82.23	33.57	116.08
20	20	90.88	93.41	18.74	102.24
30	52	91.13	87.46	22.46	101.58
35	1	86.88	86.88	0.00	100.00
40	7	97.77	98.40	12.71	98.06

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	14	88.48	75.05	26.41	106.78
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	48	92.55	93.73	19.90	97.80
20000 TO 79999	41	94.27	90.57	24.92	109.78

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	18	98.00	97.29	32.38	109.49
5000 TO 9999	19	94.48	97.04	20.37	100.76
10000 TO 19999	18	92.55	91.57	20.06	98.52
20000 TO 29999	15	81.28	79.94	24.65	102.25
30000 TO 39999	6	97.01	95.73	10.40	100.78
40000 TO 49999	9	94.18	79.01	21.06	99.08
50000 TO 59999	8	89.83	90.73	16.81	99.86
60000 TO 79999	9	90.03	95.52	18.97	99.88
80000 TO 99999	1	107.10	107.10	0.00	100.00
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	91	94.18	93.01	21.60	102.40
2	3	98.15	97.84	11.16	89.53
3	9	80.45	68.19	34.68	108.97

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
56-0565	1	94.48	94.48	0.00	100.00
68-0001	57	93.47	90.93	20.83	98.59
68-0065	20	94.58	91.14	28.82	115.92
68-0112	25	86.88	82.53	23.81	110.58

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	15	109.12	109.48	12.24	100.14
10/01/94 TO 12/31/94	11	93.47	100.62	21.39	92.77
01/01/95 TO 03/31/95	17	94.48	85.02	26.61	108.82
04/01/95 TO 06/30/95	16	95.36	89.60	17.95	105.74
07/01/95 TO 09/30/95	15	80.05	74.37	31.38	114.15
10/01/95 TO 12/31/95	6	80.00	83.62	10.85	99.79
01/01/96 TO 03/31/96	9	87.32	90.83	26.62	101.80
04/01/96 TO 06/30/96	14	83.57	80.48	17.79	109.39
07/01/95 TO 06/30/96	44	83.14	81.57	23.54	106.96

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	96	93.83	90.24	22.58	103.64
7	7	90.12	80.45	21.86	110.28

Attachment 1

PERKINS COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES: 9
TOTAL SALES PRICE: 308,319
TOTAL ASSESSED VALUE: 256,040
MEDIAN: 94
MEAN: 93
AGGREGATE: 85
COD (MEDIAN): 12.50

MAX SALES RATIO: 110.00
MIN SALES RATIO: 56.84
COV (MEAN): 17.53
STD: 16.13
AVG. ABS. DEV: 11.84
PRD: 108.24

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ELSIE	1	92.43	92.43	0.00	100.00
GRANT	6	102.02	86.81	12.00	110.05
MADRID	1	74.65	74.65	0.00	100.00
VENANGO	1	91.43	91.43	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	98.57	104.30	6.89	95.92
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	1	94.44	94.44	0.00	100.00
1940 TO 1949	1	56.84	56.84	0.00	100.00
1950 TO 1959	1	105.48	105.48	0.00	100.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	1	74.65	74.65	0.00	100.00
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
325	1	74.65	74.65	0.00	100.00
343	1	105.48	105.48	0.00	100.00
349	1	110.00	110.00	0.00	100.00
350	1	56.84	56.84	0.00	100.00
353	2	101.14	105.72	6.62	95.67
406	1	98.57	98.57	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	105.48	105.48	0.00	100.00
20	3	98.57	89.84	11.95	105.08
30	2	82.34	73.96	30.96	111.33

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	99.63	106.72	8.23	93.36
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	98.57	81.96	13.02	113.56
20000 TO 39999	2	83.54	74.99	10.64	111.40
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	2	91.93	91.61	0.54	100.35
5000 TO 9999	1	94.44	94.44	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	104.29	102.00	5.48	102.24
40000 TO 59999	4	98.06	81.26	22.71	106.08
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	7	94.44	80.81	13.63	111.79
2	1	91.43	91.43	0.00	100.00
3	1	107.83	107.83	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
68-0001	4	99.96	78.59	16.05	116.66
68-0112	1	92.43	92.43	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	4	101.14	105.91	7.90	95.30
04/01/95 TO 06/30/95	1	56.84	56.84	0.00	100.00
07/01/95 TO 09/30/95	1	92.43	92.43	0.00	100.00
10/01/95 TO 12/31/95	1	98.57	98.57	0.00	100.00
01/01/96 TO 03/31/96	1	105.48	105.48	0.00	100.00
04/01/96 TO 06/30/96	1	74.65	74.65	0.00	100.00
07/01/96 TO 06/30/96	4	95.50	94.04	9.68	98.66

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	91.93	91.61	0.54	100.35
1 TO 10000000	7	98.57	85.16	14.11	108.67

PERKINS COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES: 86
TOTAL SALES PRICE: 9,140,886
TOTAL ASSESSED VALUE: 7,152,544
MEDIAN: 77
MEAN: 79
AGGREGATE: 78
COD (MEDIAN): 16.88

MAX SALES RATIO: 250.03
MIN SALES RATIO: 12.93
COV (MEAN): 31.16
STD: 24.62
AVG. ABS. DEV: 13.00
PRD: 101.28

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
361	1	67.81	67.81	0.00	100.00
3151	6	80.04	81.07	9.14	100.32
3153	3	81.87	84.62	5.74	98.42
3161	2	73.96	73.96	18.47	99.97
3163	5	79.82	80.79	8.09	103.74
3313	1	127.66	127.66	0.00	100.00
3361	2	69.98	70.16	1.48	99.74
3363	1	54.79	54.79	0.00	100.00
3365	4	54.09	52.70	59.16	116.74
3367	4	73.07	71.15	11.23	99.83
3369	2	101.04	109.41	19.15	92.36
3371	7	79.29	82.55	7.99	99.31
3373	5	71.84	74.74	5.23	99.34
3375	9	75.72	74.91	7.26	100.98
3377	4	75.79	95.09	63.72	121.58
3379	4	53.36	64.22	19.29	91.57
3381	3	68.08	67.67	8.08	103.96
3383	1	68.47	68.47	0.00	100.00
3385	2	99.08	95.98	4.50	103.23
3387	3	96.56	93.97	9.66	99.05
3585	2	71.02	70.42	8.65	100.85
3587	3	77.66	75.75	7.91	97.28
3591	3	70.11	69.69	3.63	101.81
3593	1	88.60	88.60	0.00	100.00
3595	3	78.18	78.89	3.88	100.47
3597	3	73.91	76.04	9.81	101.50

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	48.51	48.90	3.96	99.21
80 TO 159.99	22	76.72	76.21	11.08	101.34
160 TO 319.99	44	77.80	77.55	20.04	103.84
320 TO 639.99	15	77.66	78.63	14.27	103.81
640 TO 1399.99	2	85.49	88.78	10.69	96.29
1400 TO 2599.99	1	78.18	78.18	0.00	100.00
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	60	76.85	78.18	15.33	101.48
GRASS	4	73.32	80.47	16.06	94.20
IRRGTD	20	75.69	78.79	22.40	102.12
N/A DRY	2	70.34	64.77	14.27	108.59

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	76	77.02	78.27	16.20	100.33
1 TO 10000000	10	75.13	78.14	22.39	108.18

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	5	67.94	66.31	14.54	99.43
40000 TO 59999	10	77.66	96.22	31.80	98.15
60000 TO 79999	24	76.85	80.77	14.02	100.32
80000 TO 99999	5	96.56	90.74	10.75	99.48
100000 TO 149999	29	75.26	73.39	15.23	100.39
150000 TO 199999	6	76.71	79.72	14.92	101.15
200000 TO 249999	2	77.82	77.80	1.89	100.03
250000 TO 499999	5	73.91	77.55	10.56	96.85
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	5	73.89	77.71	14.03	101.97
2	15	75.72	77.25	23.11	101.93

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
25-0080	5	80.53	83.30	8.75	99.89
51-0006	4	84.60	81.77	8.74	104.54
51-0017	2	86.45	87.60	5.30	98.69
51-0022	2	84.44	84.96	14.86	99.39
56-0565	5	77.16	80.27	17.94	102.59
68-0001	44	77.29	81.36	19.61	100.81
68-0065	14	74.59	74.79	5.88	99.88
68-0112	10	66.54	64.66	26.19	100.01

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	62.06	62.06	0.00	100.00
10/01/93 TO 12/31/93	5	81.87	80.16	10.81	102.32
01/01/94 TO 03/31/94	13	79.55	80.46	10.12	97.80
04/01/94 TO 06/30/94	5	79.73	73.11	7.91	106.21
07/01/94 TO 09/30/94	2	79.14	78.72	1.76	100.54
10/01/94 TO 12/31/94	1	120.40	120.40	0.00	100.00
01/01/95 TO 03/31/95	9	71.12	84.63	44.18	115.06
04/01/95 TO 06/30/95	3	91.04	92.69	4.46	100.14
07/01/95 TO 09/30/95	10	75.47	90.55	17.60	99.07
10/01/95 TO 12/31/95	5	68.47	76.62	12.81	97.22
01/01/96 TO 03/31/96	19	75.72	75.67	12.58	96.53
04/01/96 TO 06/30/96	13	73.91	72.89	14.90	98.95
07/01/95 TO 06/30/96	47	75.19	75.48	14.41	98.55

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: PHELPS

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	22.26
Price-Related Differential:	108.60

Assessment Statistics For:	Commercial Real Property
Level of Value:	93.00
Coefficient of Dispersion:	23.06
Price-Related Differential:	112.35

Assessment Statistics For:	Agricultural Land
Level of Value:	78.00
Coefficient of Dispersion:	13.53
Price-Related Differential:	102.56

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the PHELPS County Assessor, by certified mail. return receipt requested, # P416665419, on 19th day of May, 1997.

Stacey Barsasky

PHELPS COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	283	MAX SALES RATIO:	262.29
TOTAL SALES PRICE:	13,555,449	MIN SALES RATIO:	38.23
TOTAL ASSESSED VALUE:	12,668,237		
MEDIAN:	95	COV (MEAN):	28.90
MEAN:	101	STD:	29.19
AGGREGATE:	93	AVG. ABS. DEV:	21.15
COD (MEDIAN):	22.26	PRD:	108.60

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ATLANTA	1	56.31	56.31	0.00	100.00
BERTRAND	42	97.60	96.14	24.62	107.74
ELM CREEK	1	84.86	84.86	0.00	100.00
FUNK	3	104.49	95.98	16.35	114.80
HOLDREGE	222	95.34	93.27	21.14	107.62
LOOMIS	9	98.34	96.22	34.46	115.20
RURAL	3	93.26	88.73	21.57	94.44
SUBURBAN	2	96.46	96.05	6.49	100.42

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	25	94.31	98.53	38.22	103.73
1860 TO 1899	19	105.82	94.06	19.96	107.81
1900 TO 1919	66	95.15	92.79	23.73	110.65
1920 TO 1939	39	95.47	92.56	26.13	109.74
1940 TO 1949	27	104.37	98.80	25.23	113.71
1950 TO 1969	48	91.90	90.73	14.48	104.45
1970 TO 1979	44	96.51	95.64	14.14	102.16
1980 TO 1989	14	95.40	92.03	15.69	104.64
1990 TO 1996	1	97.64	97.64	0.00	100.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	18	103.78	96.33	21.90	104.38
101	207	97.40	93.63	21.61	109.28
102	9	88.93	88.45	8.26	100.92
103	2	98.70	97.82	11.95	100.90
104	22	90.84	92.48	19.75	102.19
111	10	98.72	97.78	10.11	99.98
112	1	87.08	87.08	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	5	116.59	125.48	29.16	102.28
20	165	95.94	92.13	24.15	110.68
30	77	92.79	93.11	13.33	102.54
40	6	101.76	105.60	6.21	100.90

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	33	91.69	83.83	22.96	109.74
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	1	126.11	126.11	0.00	100.00
4000 TO 4999	1	80.50	80.50	0.00	100.00
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	56.31	56.31	0.00	100.00
20000 TO 79999	247	96.75	94.91	21.72	107.86

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	8	110.84	111.74	24.61	101.85
5000 TO 9999	20	120.60	124.97	36.63	99.10
10000 TO 19999	35	123.06	121.07	18.26	100.86
20000 TO 29999	30	116.65	119.01	20.02	100.27
30000 TO 39999	44	94.12	95.84	13.76	100.70
40000 TO 49999	23	86.11	92.46	19.17	100.08
50000 TO 59999	33	79.05	82.98	17.48	100.04
60000 TO 79999	47	92.09	92.03	12.56	99.51
80000 TO 99999	25	90.35	91.74	11.58	99.78
100000 TO 124999	5	88.93	95.74	13.83	99.50
125000 TO 149999	9	84.86	88.81	11.81	99.64
150000 TO 199999	4	78.31	81.33	11.98	100.33
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	257	95.94	94.74	22.00	107.28
2	8	78.68	76.35	17.02	104.58
3	16	92.48	88.54	21.22	107.67

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
69-0044	209	95.59	94.62	20.57	106.73
69-0054	44	97.60	95.42	24.90	107.39
69-0055	10	110.67	98.45	30.28	114.37
69-0074	2	95.94	91.46	8.91	104.90
69-0504	2	96.46	96.05	6.49	100.42
69-0506	6	73.92	79.56	30.88	107.47
69-0507	9	77.50	76.96	31.94	118.82

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	46	99.69	97.54	19.69	106.65
10/01/94 TO 12/31/94	19	106.06	99.96	28.14	109.24
01/01/95 TO 03/31/95	27	104.37	97.05	21.21	104.34
04/01/95 TO 06/30/95	35	97.68	99.03	18.91	106.68
07/01/95 TO 09/30/95	35	102.09	97.08	19.08	110.29
10/01/95 TO 12/31/95	38	93.38	89.01	25.67	114.32
01/01/96 TO 03/31/96	33	86.40	88.47	19.72	105.59
04/01/96 TO 06/30/96	50	86.13	86.75	22.16	104.42
07/01/95 TO 06/30/96	156	92.00	89.82	22.27	108.87

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	273	95.34	93.44	22.07	107.96
7	10	103.78	96.33	21.90	104.38

PHELPS COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	18	MAX SALES RATIO:	165.42
TOTAL SALES PRICE:	1,564,175	MIN SALES RATIO:	28.45
TOTAL ASSESSED VALUE:	1,259,480		
MEDIAN:	93	COV (MEAN):	33.49
MEAN:	91	STD:	30.48
AGGREGATE:	81	AVG. ABS. DEV:	21.45
COD (MEDIAN):	23.06	PRD:	112.35

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BERTRAND	2	89.66	90.12	2.86	99.49
FUNK	1	111.98	111.98	0.00	100.00
HOLDREGE	14	93.85	79.87	27.06	111.94
LOOMIS	1	88.44	88.44	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	88.44	72.10	24.91	97.75
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	92.23	92.23	0.00	100.00
1920 TO 1939	2	107.67	100.76	11.22	106.85
1940 TO 1949	2	144.48	149.49	14.49	96.65
1950 TO 1959	3	85.67	80.77	19.02	107.60
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	2	80.33	73.87	8.42	108.74
1980 TO 1989	5	93.17	74.23	21.62	108.33
1990 TO 1995	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	1	85.67	83.10	17.49	103.00
341	1	66.44	66.44	0.00	100.00
344	1	93.17	93.17	0.00	100.00
350	1	165.42	165.42	0.00	100.00
352	1	73.56	73.56	0.00	100.00
353	3	119.75	114.35	8.72	97.80
404	2	99.53	102.37	12.50	97.23
410	2	66.63	74.07	43.46	89.95
419	1	96.77	96.77	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	63.08	63.08	0.00	100.00
2	3	108.04	109.60	9.66	98.48
20	7	87.09	74.60	21.46	109.79
30	1	96.77	96.77	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	94.54	114.50	28.12	100.62
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	3	92.23	98.75	8.99	98.33
40000 TO 59999	12	90.81	76.53	25.62	108.29
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	88.44	88.44	0.00	100.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	89.66	90.12	2.86	99.49
20000 TO 39999	5	111.98	101.21	19.07	97.18
40000 TO 59999	4	90.10	100.53	30.86	101.64
60000 TO 79999	1	37.67	37.67	0.00	100.00
80000 TO 99999	2	94.97	94.91	1.89	100.06
100000 TO 149999	1	95.58	95.58	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	66.44	66.44	0.00	100.00
500000 TO 999999	1	73.56	73.56	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	18	93.70	80.52	23.14	112.56

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
69-0044	13	95.58	82.87	22.83	117.23
69-0054	4	75.09	57.60	26.15	121.55
69-0055	1	88.44	88.44	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	3	119.75	119.52	38.13	87.46
10/01/94 TO 12/31/94	2	91.93	95.49	5.26	96.28
01/01/95 TO 03/31/95	1	73.56	73.56	0.00	100.00
04/01/95 TO 06/30/95	2	94.38	94.50	1.28	99.87
07/01/95 TO 09/30/95	2	89.21	69.27	25.52	128.79
10/01/95 TO 12/31/95	1	63.08	63.08	0.00	100.00
01/01/96 TO 03/31/96	1	37.67	37.67	0.00	100.00
04/01/96 TO 06/30/96	6	93.38	98.78	10.67	99.97
07/01/95 TO 06/30/96	10	90.34	73.78	20.92	118.14

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	88.44	72.10	24.91	97.75
1 TO 10000000	15	93.17	80.90	22.56	117.02

PHELPS COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/12/97 PAGE: 1

QUALIFIED SALES:	60	MAX SALES RATIO:	125.39
TOTAL SALES PRICE:	11,484,827	MIN SALES RATIO:	45.74
TOTAL ASSESSED VALUE:	8,938,615		
MEDIAN:	78	COV (MEAN):	18.46
MEAN:	80	STD:	14.77
AGGREGATE:	78	AVG. ABS. DEV:	10.55
COD (MEDIAN):	13.53	PRD:	102.56

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3643	3	91.04	79.05	7.53	98.82
3645	2	67.58	76.76	32.31	88.05
3649	4	63.69	61.86	8.61	97.96
3781	5	88.44	89.21	12.81	108.44
3783	5	77.28	79.67	9.13	102.18
3785	4	78.55	84.64	11.32	100.52
3787	3	74.84	71.51	7.50	102.75
3877	2	66.41	71.07	14.27	93.44
3879	8	73.96	73.37	5.92	100.44
3881	3	75.17	76.43	8.43	101.40
3883	8	83.49	80.14	8.89	99.88
4017	3	86.36	88.48	14.75	100.94
4019	3	81.10	89.61	18.85	106.40
4021	4	83.25	80.58	6.54	99.89
4023	3	79.97	79.95	7.50	104.14

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	45.74	45.74	0.00	100.00
40 TO 79.99	3	71.75	73.98	8.55	103.73
80 TO 159.99	30	76.67	78.86	13.68	103.52
160 TO 319.99	24	81.07	79.16	11.39	100.99
320 TO 639.99	2	70.33	67.00	7.94	104.98
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

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	6	88.35	79.52	23.02	106.62
GRASS	3	75.91	75.43	16.24	100.31
IRRGTD	50	77.14	77.75	11.63	102.06
N/A IRRGTD	1	81.23	81.23	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	49	77.28	77.70	14.21	102.93
1 TO 10000000	11	79.54	78.33	10.58	100.42

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	5	93.92	84.67	26.25	99.82
60000 TO 79999	1	88.44	88.44	0.00	100.00
80000 TO 99999	2	89.22	89.31	2.17	99.90
100000 TO 149999	12	79.33	84.20	15.21	99.99
150000 TO 199999	14	73.78	72.88	13.20	100.74
200000 TO 249999	10	85.71	84.54	7.14	100.59
250000 TO 499999	15	77.00	75.81	5.93	100.40
500000 TO 9999999	1	64.75	64.75	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10-0007	1	62.63	62.63	0.00	100.00
10-0009	2	66.08	65.13	2.02	101.46
50-0501	8	85.17	82.36	8.00	100.18
50-0502	3	86.36	88.48	14.75	100.94
69-0054	8	77.93	75.64	7.29	100.91
69-0055	11	76.09	78.59	14.02	99.81
69-0074	3	83.64	79.03	5.73	100.42
69-0504	10	77.14	75.87	19.23	104.62
69-0506	9	74.04	76.51	9.16	101.79
69-0507	5	81.92	88.26	12.71	103.16

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	3	77.00	78.56	4.52	100.88
10/01/93 TO 12/31/93	9	83.33	90.61	20.26	110.21
01/01/94 TO 03/31/94	7	70.24	73.61	9.55	97.21
04/01/94 TO 06/30/94	6	72.02	74.06	11.73	99.70
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	8	71.71	73.19	14.92	99.76
01/01/95 TO 03/31/95	8	86.29	82.83	7.59	101.40
04/01/95 TO 06/30/95	5	81.04	80.44	4.27	99.85
07/01/95 TO 09/30/95	1	64.38	64.38	0.00	100.00
10/01/95 TO 12/31/95	3	87.28	87.57	16.46	111.37
01/01/96 TO 03/31/96	8	79.92	75.96	8.91	100.78
04/01/96 TO 06/30/96	2	92.04	90.03	13.11	102.23
07/01/95 TO 06/30/96	14	80.70	78.62	13.16	104.80

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: PIERCE

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	20.29
Price-Related Differential:	107.37

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	51.02
Price-Related Differential:	141.18

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	13.36
Price-Related Differential:	101.37

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the PIERCE County Assessor, by certified mail, return receipt requested, # P 446 065 420, on 19th day of May, 1997.

Stacey Bradosky

PIERCE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	244	MAX SALES RATIO:	288.75
TOTAL SALES PRICE:	8,028,946	MIN SALES RATIO:	32.53
TOTAL ASSESSED VALUE:	7,657,275	COV (MEAN):	32.65
MEDIAN:	98	STD:	33.30
MEAN:	102	AVG. ABS. DEV:	19.88
AGGREGATE:	95	PRD:	107.37
COD (MEDIAN):	20.29		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BRESLAU	1	100.50	100.50	0.00	100.00
FOSTER	2	195.00	180.00	23.08	108.33
HADAR	16	92.19	92.91	19.29	105.52
MCLEAN	2	49.70	49.78	1.41	99.84
MEADOW GROVE	1	36.79	36.79	0.00	100.00
NORFOLK	9	102.67	91.40	22.59	124.88
OSMOND	32	100.23	99.65	31.25	121.98
PIERCE	89	97.31	96.05	12.95	101.26
PLAINVIEW	68	95.91	91.87	16.53	103.81

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	40	95.00	89.38	30.67	113.62
1860 TO 1899	9	79.31	78.87	13.83	105.38
1900 TO 1919	60	100.00	99.12	26.11	109.37
1920 TO 1939	22	95.00	89.41	15.28	104.02
1940 TO 1949	9	105.00	104.19	8.39	102.88
1950 TO 1969	36	97.40	95.83	15.94	107.84
1970 TO 1979	47	100.00	96.58	15.70	106.08
1980 TO 1989	12	101.04	95.02	12.41	105.60
1990 TO 1996	9	97.43	94.57	3.43	100.23

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	35	100.61	93.14	23.64	115.60
101	103	98.89	96.54	16.17	107.32
102	9	96.21	98.13	14.34	98.59
103	1	88.00	88.00	0.00	100.00
104	51	95.00	94.20	19.79	104.60
105	1	96.43	96.43	0.00	100.00
111	2	100.00	100.00	0.00	100.00
304	1	100.00	100.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	4	150.00	104.40	34.06	143.55
20	53	100.00	94.69	21.27	111.07
25	1	75.60	75.60	0.00	100.00
30	134	97.56	96.21	16.01	105.08
40	10	97.98	96.19	11.60	99.48

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	54	99.99	94.80	26.92	112.03
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	94.32	94.32	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	100.50	100.50	0.00	100.00
20000 TO 79999	188	97.57	95.47	18.46	105.80

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	26	125.12	126.41	37.87	107.53
5000 TO 9999	46	100.00	105.42	24.13	101.54
10000 TO 19999	37	98.30	102.41	22.56	99.31
20000 TO 29999	29	99.98	98.12	10.35	99.66
30000 TO 39999	16	91.57	96.70	18.45	99.14
40000 TO 49999	24	93.60	91.90	14.50	99.71
50000 TO 59999	21	95.00	96.39	8.88	100.06
60000 TO 79999	23	95.92	96.66	7.70	99.82
80000 TO 99999	13	92.47	92.10	11.30	99.77
100000 TO 124999	5	97.27	96.69	6.19	100.01
125000 TO 149999	4	90.36	91.12	5.41	99.90
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	186	97.71	95.73	18.95	106.30
2	6	95.59	95.61	12.34	96.40
3	52	97.38	93.65	26.41	111.66

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
14-0045	1	50.40	50.40	0.00	100.00
54-0576	1	185.71	185.71	0.00	100.00
59-0002	2	149.19	103.74	34.05	143.82
59-0020	17	111.75	98.53	22.22	112.60
59-0080	1	36.79	36.79	0.00	100.00
59.0020	1	86.66	86.66	0.00	100.00
70-0002	85	97.31	97.17	13.63	101.28
70-0005	70	96.27	92.21	16.07	103.54
70-0006	2	92.27	80.81	15.97	114.18
70-0015	17	91.91	91.31	18.65	105.36
70-0055	8	94.78	86.73	26.10	112.52
70-0542	38	100.23	101.09	33.06	120.42
75-0002	1	99.51	99.51	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	47	100.00	98.73	16.24	102.15
10/01/94 TO 12/31/94	25	99.76	100.98	11.63	100.85
01/01/95 TO 03/31/95	30	99.17	95.67	17.27	100.69
04/01/95 TO 06/30/95	23	97.72	97.61	23.58	107.93
07/01/95 TO 09/30/95	45	96.11	91.88	22.35	111.57
10/01/95 TO 12/31/95	31	99.53	96.66	14.32	104.97
01/01/96 TO 03/31/96	23	97.27	93.74	24.29	109.67
04/01/96 TO 06/30/96	20	91.26	85.73	40.56	128.07
07/01/95 TO 06/30/96	119	96.82	92.86	23.58	111.48

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	209	97.43	95.44	19.17	105.48
7	35	102.67	94.02	25.59	117.85

PIERCE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE. 1

QUALIFIED SALES: 35
TOTAL SALES PRICE: 1,129,050
TOTAL ASSESSED VALUE: 958,847
MEDIAN: 96
MEAN: 120
AGGREGATE: 85
COD (MEDIAN): 51.02

MAX SALES RATIO: 357.00
MIN SALES RATIO: 40.00
COV (MEAN) 56.33
STD: 67.60
AVG. ABS. DEV: 48.98
PRD: 141.18

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
FOSTER	1	89.29	89.29	0.00	100.00
KADAR	2	66.50	64.67	33.58	102.83
MCLEAN	1	120.00	120.00	0.00	100.00
NORFOLK	1	73.53	73.53	0.00	100.00
OSMOND	1	121.74	121.74	0.00	100.00
PIERCE	13	95.65	81.67	34.51	127.07
PLAINVIEW	12	124.33	88.54	62.07	178.32

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	71.53	120.43	57.25	83.89
1860 TO 1889	5	114.70	108.78	24.12	112.10
1900 TO 1919	8	92.14	90.70	54.30	140.99
1920 TO 1939	5	140.00	130.21	51.69	147.30
1940 TO 1949	2	135.00	55.83	70.37	241.79
1950 TO 1959	1	85.71	85.71	0.00	100.00
1960 TO 1969	2	108.70	116.52	12.00	93.28
1970 TO 1979	4	68.15	66.42	19.36	101.36
1980 TO 1989	3	66.35	70.66	35.71	119.08
1990 TO 1996	1	135.71	135.71	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	1	45.49	45.49	0.00	100.00
326	1	62.76	62.76	0.00	100.00
334	1	78.75	78.75	0.00	100.00
336	1	63.64	63.64	0.00	100.00
344	4	109.52	121.81	22.83	89.91
350	3	121.74	108.49	11.25	103.79
353	6	124.33	112.37	39.82	130.96
381	1	183.33	183.33	0.00	100.00
391	2	174.02	134.47	34.09	129.41
396	1	73.53	73.53	0.00	100.00
404	2	77.83	73.02	22.91	106.59
405	1	40.00	40.00	0.00	100.00
406	3	114.70	118.81	23.44	103.07
419	2	61.92	61.41	7.14	100.51
421	1	120.00	120.00	0.00	100.00
491	1	357.00	357.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	10	92.47	84.08	62.66	156.53
20	21	108.67	82.69	41.65	142.36

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	177.20	177.20	0.00	100.00
20005	1	89.29	89.29	0.00	100.00
30010	1	45.49	45.49	0.00	100.00
30200	1	87.50	87.50	0.00	100.00
40005	1	120.00	120.00	0.00	100.00
50025	1	121.74	121.74	0.00	100.00
60025	1	71.53	71.53	0.00	100.00
60070	1	40.00	40.00	0.00	100.00
60200	5	230.00	144.45	31.62	144.04
60250	1	233.33	233.33	0.00	100.00
60390	5	95.00	101.07	35.71	111.55
70005	1	78.75	78.75	0.00	100.00
70030	1	86.00	86.00	0.00	100.00
70068	2	61.93	61.61	7.14	100.51
70070	9	114.70	115.97	26.92	101.61

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	5	230.00	211.45	27.48	103.54
5000 TO 9999	5	140.00	135.80	35.16	106.11
10000 TO 19999	9	114.70	115.65	24.62	100.33
20000 TO 29999	7	95.00	104.28	19.76	96.48
40000 TO 59999	3	45.49	56.20	38.80	102.61
60000 TO 79999	1	135.71	135.71	0.00	100.00
80000 TO 99999	1	73.53	73.53	0.00	100.00
100000 TO 149999	4	64.55	66.38	9.52	99.94
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	31	95.65	83.79	51.85	144.83
3	4	104.62	88.36	42.21	127.10

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
59-0002	1	62.76	62.76	0.00	100.00
59-0020	2	156.46	140.90	13.26	111.04
70-0002	7	114.70	95.63	28.18	127.74
70-0005	10	101.83	81.59	75.95	186.85
70-0015	2	80.51	78.57	8.68	102.47
70-0542	1	89.29	89.29	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	4	74.24	67.61	44.49	137.79
10/01/94 TO 12/31/94	4	93.14	44.59	9.67	109.85
01/01/95 TO 03/31/95	2	159.53	139.47	14.93	114.38
04/01/95 TO 06/30/95	2	103.43	82.50	29.91	125.37
07/01/95 TO 09/30/95	6	170.87	129.31	54.56	135.83
10/01/95 TO 12/31/95	7	114.70	98.28	20.84	106.51
01/01/96 TO 03/31/96	6	76.92	68.00	63.81	153.72
04/01/96 TO 06/30/96	4	136.43	132.08	61.82	110.95
07/01/96 TO 06/30/96	23	114.70	86.43	69.99	147.95

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	62.94	67.87	13.65	92.73
1 TO 10000000	33	108.67	85.05	45.62	145.50

PIERCE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 79
TOTAL SALES PRICE: 6,797,714
TOTAL ASSESSED VALUE: 4,986,060
MEDIAN: 77
MEAN: 74
AGGREGATE: 73
COD (MEDIAN): 13.36

MAX SALES RATIO: 103.72
MIN SALES RATIO: 30.07
COV (MEAN): 18.45
STD: 13.65
AVG. ABS. DEV: 10.29
PRD: 101.37

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	64.47	64.47	0.00	100.00
20000 TO 29999	6	65.12	68.73	21.19	99.55
30000 TO 39999	3	66.19	67.28	3.21	99.89
40000 TO 49999	10	78.81	74.78	14.01	99.83
50000 TO 59999	6	75.77	71.30	9.39	99.47
60000 TO 69999	7	79.68	79.12	6.79	100.34
70000 TO 79999	3	78.21	81.72	13.51	101.12
80000 TO 89999	4	75.91	79.89	14.71	99.99
90000 TO 99999	8	69.44	69.77	17.59	100.13
100000 TO 109999	5	79.87	82.82	6.80	99.85
110000 TO 124999	7	80.15	79.98	3.72	100.05
125000 TO 174999	16	74.82	71.23	15.34	102.11
175000 TO 249999	2	66.68	66.46	13.14	100.32
250000 TO 499999	1	52.54	52.54	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	1	100.69	100.69	0.00	100.00
10/01/93 TO 12/31/93	4	89.84	88.89	14.43	96.58
01/01/94 TO 03/31/94	8	83.11	80.59	14.96	101.65
04/01/94 TO 06/30/94	9	79.87	76.29	8.63	99.12
07/01/94 TO 09/30/94	4	58.28	64.62	15.90	94.95
10/01/94 TO 12/31/94	6	73.15	77.95	20.65	92.84
01/01/95 TO 03/31/95	10	72.26	74.88	11.09	98.35
04/01/95 TO 06/30/95	7	77.41	72.03	6.44	103.81
07/01/95 TO 12/31/95	10	77.27	76.44	9.11	98.81
01/01/96 TO 06/30/96	20	72.89	64.89	13.10	106.27

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	61	75.27	73.52	13.05	101.00
2	7	79.70	67.88	10.27	107.95

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	45	77.53	76.10	11.48	101.13
GRASS	12	67.25	71.47	13.69	94.87
IRRGTD	30	70.06	67.66	15.42	102.81
N/A GRASS	2	93.05	97.85	11.46	95.10

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
14-0045	5	74.34	78.10	8.94	98.72
54-0576	1	79.87	79.87	0.00	100.00
59-0080	4	78.54	60.05	16.64	111.27
70-0002	33	77.53	75.27	13.87	100.80
70-0005	20	72.72	72.99	15.02	97.61
70-0006	4	67.72	58.12	12.50	115.29
70-0015	2	63.94	63.31	15.34	101.00
70-0036	1	82.39	82.39	0.00	100.00
70-0055	3	87.31	88.80	9.65	94.79
70-0542	6	78.02	77.70	4.06	99.01

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	2	57.64	55.40	11.84	104.05
40 TO 79.99	17	69.96	69.48	13.31	100.17
80 TO 159.99	29	75.27	71.57	10.74	101.74
160 TO 639.99	31	79.87	74.54	13.12	105.20
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
943	1	67.74	67.74	0.00	100.00
945	2	76.23	75.14	7.30	101.45
947	5	78.56	77.75	4.65	98.90
949	2	69.49	69.77	3.74	99.61
995	5	77.06	78.92	8.89	101.93
997	2	78.51	79.18	1.32	99.16
999	4	87.80	93.13	15.92	91.16
1001	5	75.27	74.70	8.30	95.77
1219	3	58.72	57.88	2.74	100.70
1221	12	68.44	76.52	14.19	93.32
1223	9	77.53	73.39	13.60	101.00
1225	8	85.65	83.41	11.66	102.55
1271	4	61.60	62.70	15.88	98.16
1273	8	67.72	63.69	17.40	111.25
1275	3	79.70	80.55	3.24	100.26
1277	6	78.95	65.19	11.84	108.29

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: PLATTE

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	10.64
Price-Related Differential:	102.06

Assessment Statistics For:	Commercial Real Property
Level of Value:	99.00
Coefficient of Dispersion:	19.33
Price-Related Differential:	111.25

Assessment Statistics For:	Agricultural Land
Level of Value:	75.00
Coefficient of Dispersion:	19.69
Price-Related Differential:	104.05

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the PLATTE County Assessor, by certified mail, return receipt requested, # P416 005 421 on 19th day of May, 1997.

Stacy Bratkovsky

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

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	1033	MAX SALES RATIO:	413.33
TOTAL SALES PRICE:	61,023,000	MIN SALES RATIO:	2.14
TOTAL ASSESSED VALUE:	58,926,909	COV (MEAN):	24.26
MEDIAN:	96	STD:	24.02
MEAN:	99	AVG. ABS. DEV:	10.21
AGGREGATE:	97	PRD:	102.06
COD (MEDIAN):	10.64		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
COLUMBUS	900	96.41	97.80	7.52	101.26
CRESTON	10	90.67	90.31	14.27	95.42
DUNCAN	15	91.00	85.27	16.33	107.78
HUMPHREY	28	90.76	86.55	17.71	105.06
LINDSAY	8	82.59	75.77	38.24	139.81
MONROE	12	84.60	76.36	30.57	115.38
NEWMAN GROVE	1	113.25	113.25	0.00	100.00
PLATTE CENTER	12	89.47	87.11	15.76	101.81
RUREOLUM	119	94.44	93.16	14.95	103.03
ST EDWARD	1	97.79	97.79	0.30	100.00
TARNOV	1	29.41	29.41	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	236	95.58	95.81	18.19	104.01
1860 TO 1899	37	96.90	99.75	16.85	99.63
1900 TO 1919	127	96.51	95.74	13.11	104.34
1920 TO 1939	60	95.50	95.63	6.80	100.79
1940 TO 1949	55	97.15	98.43	8.00	100.78
1950 TO 1969	248	96.40	98.08	7.62	101.92
1970 TO 1979	151	96.19	95.47	7.90	100.38
1980 TO 1989	77	96.01	96.04	4.99	101.22
1990 TO 1996	51	95.77	95.97	4.23	100.58

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	16	98.19	92.05	43.33	124.69
101	585	96.28	96.74	7.96	101.79
102	62	96.23	95.49	7.62	101.21
103	52	96.92	98.74	3.73	100.36
104	162	96.75	96.47	10.11	101.11
105	5	107.13	102.09	5.56	100.40
111	54	96.05	95.57	4.21	100.02
225	1	109.40	109.40	0.00	100.00
301	11	96.08	98.30	3.41	100.23
302	2	97.35	97.33	0.50	100.02
303	1	96.81	96.81	0.00	100.00
304	5	95.33	101.19	9.46	102.35
305	3	112.70	112.27	5.04	98.11
311	1	97.99	97.99	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	22	96.73	98.35	9.91	102.62
20	106	96.69	97.66	19.17	105.69
25	3	102.97	112.94	27.05	93.64
30	645	96.36	96.54	7.08	101.05
35	13	96.78	98.96	3.64	100.47
40	81	96.15	96.70	5.46	101.08
45	2	95.52	95.35	1.07	100.18
50	5	95.35	96.33	1.69	99.97

DIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	62	93.96	88.03	25.25	115.02
100 TO 999	101	95.59	93.77	15.21	101.93
1000 TO 1999	3	97.19	99.74	3.19	100.00
2000 TO 2999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	37	108.00	127.41	51.54	108.21
5000 TO 9999	45	95.59	102.14	22.56	101.18
10000 TO 19999	99	94.44	92.18	16.67	100.88
20000 TO 29999	71	97.15	101.20	22.04	100.89
30000 TO 39999	72	96.37	99.41	11.01	100.10
40000 TO 49999	102	97.12	99.25	7.43	99.89
50000 TO 59999	122	96.49	97.42	5.43	99.95
60000 TO 79999	241	96.31	95.94	4.20	100.01
80000 TO 99999	128	96.06	95.91	4.75	99.94
100000 TO 124999	56	96.41	97.16	5.57	100.15
125000 TO 149999	34	95.86	95.41	3.07	100.08
150000 TO 199999	21	94.52	93.03	4.09	99.97
200000 TO 249999	5	94.51	96.35	1.91	100.03
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	884	96.33	97.26	9.33	101.55
2	72	95.59	95.89	14.14	99.19
3	77	92.40	87.95	22.52	114.11

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
12-0503	5	97.14	95.02	4.21	100.72
59-0013	4	89.13	86.27	11.38	107.20
63-0003	2	63.65	63.65	0.00	100.00
71-0001	829	96.43	97.84	8.06	101.51
71-0009	25	90.32	87.34	18.26	113.59
71-0010	79	94.44	90.24	14.84	102.38
71-0014	1	89.84	89.84	0.00	100.00
71-0024	17	91.03	89.70	15.64	97.33
71-0033	10	90.67	90.31	14.27	95.42
71-0067	34	87.37	85.08	24.92	108.74
71-0076	19	97.86	84.28	61.09	144.20
71-0083	2	102.90	97.89	4.96	105.11
71-0084	6	93.87	92.82	17.47	109.05

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	138	98.17	97.35	12.62	100.54
10/01/94 TO 12/31/94	101	99.40	101.68	18.30	108.26
01/01/95 TO 03/31/95	109	97.19	97.34	9.81	104.16
04/01/95 TO 06/30/95	159	97.26	97.43	10.09	103.73
07/01/95 TO 09/30/95	150	96.49	96.58	9.50	100.80
10/01/95 TO 12/31/95	105	96.33	96.76	9.66	99.70
01/01/96 TO 03/31/96	135	95.24	94.52	6.14	99.54
04/01/96 TO 06/30/96	136	95.10	93.35	8.20	100.09
07/01/95 TO 06/30/96	526	95.64	95.14	8.47	100.19

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1017	96.28	96.59	10.08	101.86
6	2	96.80	96.88	0.55	99.92
7	14	97.44	87.37	49.50	114.01

(Residential Sales Continued on Next Page)

PLATTE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	49	MAX SALES RATIO:	160.67
TOTAL SALES PRICE:	6,576,550	MIN SALES RATIO:	21.20
TOTAL ASSESSED VALUE:	4,910,200		
MEDIAN:	90	COV (MEAN):	32.23
MEAN:	83	STD:	26.75
AGGREGATE:	75	AVG. ABS. DEV:	20.71
COD (MEDIAN):	23.01	PRD:	110.67

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
COLUMBUS	36	87.44	87.76	22.30	95.54
DUNCAN	3	67.60	56.69	30.08	117.39
HUMPHREY	3	89.94	85.22	13.42	102.43
MONROE	1	21.20	21.20	0.00	100.00
PLATTE CENTER	3	99.30	65.96	20.02	129.96
TARNOV	1	90.03	90.03	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	41	87.26	64.38	24.56	128.23
1860 TO 1889	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	106.13	106.13	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	3	91.25	90.40	21.52	88.04
1980 TO 1989	4	89.80	92.60	15.83	94.11
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
303	1	60.39	60.39	0.00	100.00
304	1	89.94	89.94	0.00	100.00
325	4	68.22	63.43	9.05	101.69
340	1	103.17	103.17	0.00	100.00
341	1	96.43	96.43	0.00	100.00
344	3	83.17	84.34	22.90	96.19
350	6	79.22	67.69	27.89	114.42
353	15	90.50	94.51	18.07	91.65
381	1	103.23	103.23	0.00	100.00
406	10	93.88	93.81	24.44	103.74
419	1	89.53	89.53	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	12	93.29	85.22	21.76	107.08
20	29	87.26	84.55	21.15	98.46
30	2	82.94	72.09	24.43	115.05

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	83.17	28.57	26.48	223.59
1 TO 999	3	91.25	100.04	18.73	93.09
1000 TO 1999	1	100.65	100.65	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	32	87.44	86.57	24.46	98.47
20000 TO 39999	3	67.60	56.69	30.08	117.39
40000 TO 59999	3	89.94	85.22	13.42	102.43
60000 TO 79999	3	99.30	65.96	20.02	129.96
80000 TO 99999	1	90.03	90.03	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	2	121.61	119.58	17.24	101.70
10000 TO 19999	10	93.28	86.60	18.79	101.14
20000 TO 39999	7	94.38	81.44	16.41	103.59
40000 TO 59999	8	75.89	75.79	17.82	98.55
60000 TO 79999	3	68.92	65.22	13.22	99.40
80000 TO 99999	1	61.47	61.47	0.00	100.00
100000 TO 149999	6	90.39	96.15	24.13	100.43
150000 TO 199999	7	90.58	81.33	21.72	100.03
200000 TO 499999	2	88.06	89.51	18.89	98.38
500000 TO 999999	1	62.67	62.67	0.00	100.00
1000000 TO 4999999	2	63.74	63.73	56.74	100.03
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	40	85.34	70.56	25.00	111.69
2	4	89.25	98.71	15.37	85.26
3	2	93.18	95.50	10.35	97.58

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
71-0001	37	89.53	86.25	23.43	97.88
71-0009	2	95.98	102.38	9.09	93.75
71-001	1	49.29	49.29	0.00	100.00
71-0024	4	91.23	75.03	20.76	113.45
71-0067	4	89.99	86.25	10.08	102.00
71-0076	1	21.20	21.20	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	6	55.91	65.46	44.59	101.11
10/01/94 TO 12/31/94	5	76.45	84.80	25.57	91.09
01/01/95 TO 03/31/95	6	92.99	81.03	25.68	117.77
04/01/95 TO 06/30/95	3	90.03	97.80	13.17	88.89
07/01/95 TO 09/30/95	7	96.52	101.40	18.57	98.67
10/01/95 TO 12/31/95	11	90.50	86.84	11.56	101.28
01/01/96 TO 03/31/96	5	85.34	73.35	14.79	112.95
04/01/96 TO 06/30/96	6	76.10	62.16	33.74	113.08
07/01/96 TO 08/30/96	29	90.50	80.86	18.70	106.78

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	53.44	69.71	32.58	97.67
1 TO 10000000	46	89.74	74.70	22.45	112.74

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

DATE: 05/15/97 PAGE: 2

QUALIFIED SALES:	1033		
TOTAL SALES PRICE:	61,023,000	MAX SALES RATIO:	413.33
TOTAL ASSESSED VALUE:	58,926,909	MIN SALES RATIO:	2.14
MEDIAN:	96	COV (MEAN):	24.26
MEAN:	99	STD:	24.03
AGGREGATE:	97	AVG. ABS. DEV:	10.21
COD (MEDIAN):	10.64	PRD:	102.06

3000 TO 3999	1	97.39	97.39	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
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	1	109.43	109.43	0.00	100.00
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	785	96.42	97.91	7.27	101.37
20000 TO 29999	76	87.88	84.05	26.79	113.51

PLATTE COUNTY STATISTICAL REPORT
INDUSTRIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/13/97 PAGE: 1

QUALIFIED SALES:	2	MAX SALES RATIO:	100.31
TOTAL SALES PRICE:	330,000	MIN SALES RATIO:	100.11
TOTAL ASSESSED VALUE:	330,750		
MEDIAN:	100	COV (MEAN):	0.10
MEAN:	100	STD:	0.10
AGGREGATE:	100	AVG. ABS. DEV:	0.10
COD (MEDIAN):	0.10	PRD:	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 249999	2	100.21	100.23	0.10	99.98
250000 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

CONSTRUCTION DATE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1959	0	0.00	0.00	0.00	0.00
1960 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 1995	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
334	1	100.31	100.31	0.00	100.00
406	1	100.11	100.11	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	2	100.21	100.23	0.10	99.98

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	100.11	100.11	0.00	100.00
2	1	100.31	100.31	0.00	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
COLUMBUS	2	100.21	100.23	0.10	99.98

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
71-0001	2	100.31	100.23	0.10	99.98

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 10/30/94	1	100.11	100.11	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	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 10/30/95	1	100.31	100.31	0.00	100.00
10/01/95 TO 12/31/95	1	100.31	100.31	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
07/01/96 TO 06/30/96	1	100.31	100.31	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 999	2	100.21	100.23	0.10	99.98
1000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 14999	0	0.00	0.00	0.00	0.00
15000 TO 29999	0	0.00	0.00	0.00	0.00
30000 TO 44999	0	0.00	0.00	0.00	0.00
45000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 74999	0	0.00	0.00	0.00	0.00
75000 TO 89999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00

IMPROVED, UNIMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	2	100.21	100.23	0.10	99.98

PLATTE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	88	MAX SALES RATIO:	212.30
TOTAL SALES PRICE:	11,430,544	MIN SALES RATIO:	16.62
TOTAL ASSESSED VALUE:	8,509,940		
MEDIAN:	75	COV (MEAN):	30.25
MEAN:	77	STD:	23.29
AGGREGATE:	74	AVG. ABS. DEV:	14.77
COD (MEDIAN):	19.69	PRD:	104.05

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2059	5	73.82	70.31	10.20	100.48
2061	2	90.10	90.68	6.28	99.36
2063	5	74.27	72.67	7.64	101.04
2065	8	75.99	75.22	18.08	100.86
2067	4	61.95	62.13	21.13	107.44
2117	2	49.31	49.03	30.68	100.57
2119	8	79.84	73.67	26.45	115.12
2121	6	77.97	77.00	8.36	103.42
2123	3	79.71	79.92	3.51	99.68
2125	3	76.59	73.75	10.24	99.56
2343	4	77.01	88.85	25.36	95.12
2345	3	79.23	80.73	10.36	105.49
2347	6	72.12	74.32	17.29	105.06
2349	5	65.41	70.05	8.30	96.25
2351	3	69.53	71.35	2.54	98.34
2405	8	75.78	66.49	26.38	116.30
2407	3	68.60	66.47	7.58	97.27
2409	6	87.29	85.50	15.04	92.45
2411	3	89.72	128.51	53.18	89.32
2637	1	64.02	64.02	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	4	67.01	68.83	14.54	101.56
40 TO 79.99	25	71.87	65.20	24.98	110.49
80 TO 159.99	46	75.88	75.60	15.23	103.59
160 TO 319.99	12	73.65	73.75	13.87	104.21
320 TO 639.99	1	212.30	212.30	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	60	74.22	73.70	20.34	106.46
GRASS	3	65.18	60.92	19.83	92.64
IRRGTD	22	78.52	75.38	14.90	102.33
N/A GRASS	2	62.02	63.92	11.49	97.34
N/A IRRGTD	1	119.69	119.69	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	58	73.88	73.12	20.86	105.17
1 TO 10000000	30	78.52	76.79	16.70	102.31

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	7	34.37	80.50	27.01	97.82
40000 TO 59999	13	77.43	79.33	12.71	100.24
60000 TO 79999	3	67.83	73.91	17.14	99.45
80000 TO 99999	10	89.67	97.10	23.62	98.95
100000 TO 149999	23	73.82	75.00	19.48	101.92
150000 TO 199999	14	74.22	72.44	18.52	99.86
200000 TO 249999	6	79.47	77.11	11.35	99.58
250000 TO 499999	12	70.85	67.28	10.92	101.49
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	47	73.13	71.92	17.56	103.07
2	7	65.09	74.19	24.36	101.48
3	5	87.32	95.47	36.66	111.26
4	1	89.72	89.72	0.00	100.00
5	1	54.90	54.90	0.00	100.00
6	27	76.30	74.40	17.02	106.05

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
19-0039	4	66.79	64.97	15.15	107.33
59-0013	9	73.95	73.69	12.49	100.51
63-0003	3	89.72	125.32	49.44	101.41
71-0001	4	70.92	69.80	17.10	102.56
71-0003	2	69.54	69.51	1.36	100.04
71-0009	7	71.87	63.99	30.23	120.32
71-0010	5	69.53	70.40	5.63	101.02
71-0024	7	75.94	75.24	16.20	105.52
71-0033	3	68.29	68.51	13.09	97.40
71-0067	22	76.87	76.46	15.06	104.37
71-0076	7	79.71	81.98	19.66	94.92
71-0083	5	76.59	83.65	20.16	99.13
71-0084	10	64.40	68.51	26.15	102.13

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	109.54	109.54	0.00	100.00
10/01/93 TO 12/31/93	7	73.82	80.50	16.55	104.51
01/01/94 TO 03/31/94	8	72.78	72.01	8.31	100.29
04/01/94 TO 06/30/94	7	75.81	73.83	12.48	96.96
07/01/94 TO 09/30/94	5	66.63	65.21	15.26	106.57
10/01/94 TO 12/31/94	20	76.87	83.96	26.06	100.33
01/01/95 TO 03/31/95	13	84.44	66.54	21.34	113.71
04/01/95 TO 06/30/95	2	66.59	64.82	3.85	102.72
07/01/95 TO 09/30/95	2	80.35	83.85	11.08	95.82
10/01/95 TO 12/31/95	6	66.85	65.81	16.61	102.94
01/01/96 TO 03/31/96	12	76.27	75.52	14.46	99.32
04/01/96 TO 06/30/96	5	79.69	77.85	22.81	108.91
07/01/95 TO 06/30/96	25	74.16	73.34	17.72	103.14

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: POLK

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	23.53
Price-Related Differential:	113.64

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	25.28
Price-Related Differential:	132.35

Assessment Statistics For:	Agricultural Land
Level of Value:	81.00
Coefficient of Dispersion:	16.11
Price-Related Differential:	103.75

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the POLK County Assessor, by certified mail, return receipt requested, # P 466 054 232, on 19th day of May, 1997.

Stacy Bradsby

POLK COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	197	MAX SALES RATIO:	369.00
TOTAL SALES PRICE:	5,364,938	MIN SALES RATIO:	25.00
TOTAL ASSESSED VALUE:	4,747,370	COV (MEAN):	37.39
MEDIAN:	93	STD:	37.39
MEAN:	100	AVG. ABS. DEV:	21.88
AGGREGATE:	88	PRD:	113.64
COD (MEDIAN):	23.53		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ACREAGE	10	78.85	78.19	24.13	106.39
DUNCAN LAKES	1	107.73	107.73	0.00	100.00
ERNST LAKE	1	59.79	59.79	0.00	100.00
OSCEOLA	43	94.15	88.32	20.08	110.83
POLK	23	106.22	89.01	29.57	132.94
RURAL	1	34.00	34.00	0.00	100.00
RURAL SUB	6	74.88	63.73	24.65	122.47
SHELBY	38	91.50	83.97	18.43	106.29
STROMSBURG	67	94.43	93.65	21.11	113.08

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	23	84.86	83.23	38.45	113.66
1850 TO 1899	14	106.42	89.06	29.09	130.73
1900 TO 1919	67	96.43	93.69	21.09	112.14
1920 TO 1939	28	93.13	88.50	12.63	102.80
1940 TO 1949	7	90.84	94.87	27.62	114.67
1950 TO 1969	33	92.90	91.42	20.98	113.22
1970 TO 1979	21	91.67	83.29	18.35	111.28
1980 TO 1989	10	77.86	77.61	23.50	103.21
1990 TO 1996	2	77.88	78.61	2.96	99.07

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	16	107.67	100.08	31.68	115.41
101	82	92.54	87.43	17.63	109.25
102	13	92.82	86.94	11.10	105.54
104	60	95.07	91.07	19.95	113.36
105	2	89.21	93.16	8.84	95.77
111	2	80.27	79.79	9.52	100.60

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	16	97.91	96.58	22.51	113.45
15	2	118.29	81.37	36.11	145.38
20	29	99.00	84.67	21.34	121.20
25	3	184.21	144.33	23.49	108.33
30	104	93.31	89.80	17.66	108.72
35	5	90.99	80.30	12.09	104.28
40	16	91.53	87.09	11.33	100.39

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	8	93.92	82.21	30.24	128.44
100 TO 999	169	94.30	90.50	22.36	113.13
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	18	72.94	72.95	22.38	102.21
3000 TO 3999	1	163.35	163.35	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
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	91.50	91.50	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	29	119.63	127.46	38.86	107.42
5000 TO 9999	26	109.12	116.70	29.59	97.04
10000 TO 19999	39	97.13	98.55	14.98	100.84
20000 TO 29999	28	94.46	93.50	14.46	100.35
30000 TO 39999	24	88.36	87.45	10.70	99.80
40000 TO 49999	18	89.76	84.11	10.28	100.09
50000 TO 59999	13	87.91	81.16	14.29	99.80
60000 TO 79999	12	85.88	83.54	10.72	99.61
80000 TO 99999	7	81.97	81.88	10.75	100.12
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	1	92.55	92.55	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	170	94.27	90.51	22.25	113.05
3	27	81.38	75.68	29.31	115.02

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
72-0010	68	94.43	93.92	21.87	113.66
72-0019	52	88.59	86.07	21.08	110.64
72-0032	54	90.70	81.74	23.59	109.05
72-0072	23	106.22	89.01	29.57	132.94

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	32	94.48	91.27	18.50	112.64
10/01/94 TO 12/31/94	28	93.80	92.45	26.75	112.49
01/01/95 TO 03/31/95	26	96.12	89.17	21.07	106.14
04/01/95 TO 06/30/95	31	94.21	91.74	13.03	109.24
07/01/95 TO 09/30/95	20	87.15	79.05	28.45	121.72
10/01/95 TO 12/31/95	16	90.30	85.71	22.05	112.09
01/01/96 TO 03/31/96	20	89.41	84.17	31.90	116.07
04/01/96 TO 06/30/96	24	96.58	90.29	30.93	118.15
07/01/96 TO 06/30/96	80	89.89	84.52	29.51	117.95

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	178	93.25	88.79	23.04	112.65
5	3	99.00	99.39	8.38	97.12
7	16	97.91	78.78	28.85	131.01

POLK COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	24	MAX SALES RATIO:	165.50
TOTAL SALES PRICE:	779,098	MIN SALES RATIO:	38.07
TOTAL ASSESSED VALUE:	532,795		
MEDIAN:	92	COV (MEAN):	34.37
MEAN:	90	STD:	30.93
AGGREGATE:	68	AVG. ABS. DEV:	23.26
COD (MEDIAN):	25.28	PRD:	132.35

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DUNCAN LAKES	1	65.26	65.26	0.00	100.00
OSCEOLA	4	98.53	78.50	16.94	109.90
POLK	4	126.98	96.61	32.78	122.60
RURAL	1	95.51	95.51	0.00	100.00
SHELBY	2	89.82	88.40	11.04	101.60
STRONGSBURG	12	90.51	63.26	24.44	132.97

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1860 TO 1899	1	79.90	79.90	0.00	100.00
1900 TO 1919	7	93.61	93.31	21.68	106.62
1920 TO 1939	2	121.09	81.47	36.68	148.62
1940 TO 1949	3	60.88	61.98	6.33	97.37
1950 TO 1959	1	133.89	133.89	0.00	100.00
1960 TO 1969	2	100.30	99.80	0.77	100.50
1970 TO 1979	3	100.40	76.93	19.76	106.24
1980 TO 1989	4	93.35	54.28	17.56	149.28
1990 TO 1996	1	65.26	65.26	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	2	110.24	83.18	40.26	132.53
340	0	0.00	0.00	0.00	0.00
350	3	99.53	98.95	24.08	120.82
353	4	84.86	91.92	15.13	99.13
386	1	65.26	65.26	0.00	100.00
389	1	99.33	99.33	0.00	100.00
391	1	95.51	95.51	0.00	100.00
404	3	101.07	69.49	19.63	117.94
406	6	87.42	89.67	24.02	97.32
419	1	38.07	38.07	0.00	100.00
426	1	56.91	56.91	0.00	100.00
434	1	100.40	100.40	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	1	65.26	65.26	0.00	100.00
10	5	99.52	93.62	30.60	125.51
20	18	91.71	62.00	22.52	135.82

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	23	91.19	67.35	26.41	133.83
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	1	95.51	95.51	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	1	165.50	165.50	0.00	100.00
5000 TO 9999	5	101.07	103.34	18.16	101.19
10000 TO 19999	8	81.77	83.25	27.45	98.34
20000 TO 39999	8	91.71	86.39	16.01	100.70
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	1	91.19	91.19	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	1	38.07	38.07	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	22	92.40	67.38	25.98	115.46
3	2	80.39	88.44	18.82	90.90

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
61-0006	1	95.51	95.51	0.00	100.00
72-0010	12	90.51	63.26	24.44	132.97
72-0019	5	75.67	77.23	18.63	106.27
72-0032	2	89.82	88.40	11.04	101.60
72-0072	4	126.98	96.61	32.78	122.60

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	95.51	92.87	36.57	120.84
10/01/94 TO 12/31/94	4	90.49	82.67	12.89	108.81
01/01/95 TO 03/31/95	3	99.33	81.24	11.59	108.98
04/01/95 TO 06/30/95	5	93.61	97.03	30.78	93.47
07/01/95 TO 09/30/95	3	99.52	81.43	14.34	104.87
10/01/95 TO 12/31/95	1	89.82	89.82	0.00	100.00
01/01/96 TO 03/31/96	2	60.86	40.47	37.45	150.39
04/01/96 TO 06/30/96	1	60.88	60.88	0.00	100.00
07/01/96 TO 06/30/96	7	83.65	50.01	22.75	150.99

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	65.26	65.26	0.00	100.00
1 TO 10000000	23	93.61	68.51	24.61	133.47

POLK COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	53	MAX SALES RATIO:	143.14
TOTAL SALES PRICE:	8,191,313	MIN SALES RATIO:	53.43
TOTAL ASSESSED VALUE:	6,517,635		
MEDIAN:	81	COV (MEAN):	21.66
MEAN:	83	STD:	17.98
AGGREGATE:	80	AVG. ABS. DEV:	13.05
COD (MEDIAN):	16.11	PRD:	103.75

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2639	2	102.58	79.57	39.54	128.92
2701	4	75.96	85.02	22.83	108.38
2703	6	69.64	74.20	12.52	98.01
2705	2	78.08	77.56	4.84	100.68
2929	5	86.49	80.73	14.78	107.11
2931	1	98.21	98.21	0.00	100.00
2933	10	85.96	88.78	10.97	97.47
2935	6	80.50	78.73	9.29	104.58
2997	4	65.66	69.30	13.28	96.30
2999	4	69.83	66.16	7.63	103.12
3001	6	90.14	83.58	11.28	103.02
3003	3	81.69	85.41	9.86	103.24

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	103.68	103.68	0.00	100.00
40 TO 79.99	14	77.18	79.99	20.15	102.44
80 TO 159.99	20	77.12	77.02	16.08	105.06
160 TO 319.99	17	81.86	79.61	12.76	104.15
320 TO 639.99	1	98.30	98.30	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	81.69	86.01	14.85	98.36
GRASS	1	81.86	81.86	0.00	100.00
IRRGTD	28	80.80	78.40	16.47	105.92
N/A DRY	3	61.60	62.00	9.64	106.25
N/A IRRGTD	2	82.56	79.26	24.88	104.17

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	33	79.58	77.95	18.06	106.03
1 TO 10000000	20	82.70	81.48	12.90	101.24

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	1	103.68	103.68	0.00	100.00
40000 TO 59999	5	103.27	98.12	21.55	98.92
60000 TO 79999	6	78.08	85.41	23.65	98.69
80000 TO 99999	6	79.30	76.48	11.92	99.96
100000 TO 149999	9	79.35	81.55	11.80	100.69
150000 TO 199999	10	85.74	85.34	9.08	100.73
200000 TO 249999	8	78.69	78.72	13.19	99.79
250000 TO 499999	8	73.51	73.22	18.26	101.86
500000 TO 9999999	0	0.00	0.00	0.00	0.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
21	1	68.66	68.66	0.00	100.00
2933	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
61-0006	2	78.08	77.56	4.84	100.68
72-0010	15	79.81	77.54	15.11	102.56
72-0019	18	82.66	80.66	14.72	100.49
72-0032	11	79.58	81.37	22.36	110.96
72-0072	4	92.50	90.38	9.77	101.74
80-0567	2	67.82	74.56	21.23	90.96
93-0503	1	72.46	72.46	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	6	88.68	88.71	7.50	100.92
10/01/93 TO 12/31/93	1	75.01	75.01	0.00	100.00
01/01/94 TO 03/31/94	9	81.69	76.81	17.71	105.36
04/01/94 TO 06/30/94	4	78.50	73.65	8.97	102.98
07/01/94 TO 09/30/94	2	84.07	83.66	3.41	100.48
10/01/94 TO 12/31/94	4	84.34	89.36	15.70	97.82
01/01/95 TO 03/31/95	8	73.56	74.12	12.62	101.67
04/01/95 TO 06/30/95	1	143.14	143.14	0.00	100.00
07/01/95 TO 09/30/95	2	75.11	76.21	5.96	98.55
10/01/95 TO 12/31/95	5	79.81	76.72	12.29	93.57
01/01/96 TO 03/31/96	8	92.26	82.82	18.21	112.81
04/01/96 TO 06/30/96	3	74.30	64.77	9.08	109.50
07/01/95 TO 06/30/96	18	79.70	77.17	17.94	105.77

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: RED WILLOW

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	24.41
Price-Related Differential:	107.53

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	45.21
Price-Related Differential:	119.35

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	20.96
Price-Related Differential:	100.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the RED WILLOW County Assessor, by certified mail, return receipt requested, # P 411 06 542 3, on 19th day of May, 1997.

Stacey Bradsberry

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

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	529	MAX SALES RATIO:	317.93
TOTAL SALES PRICE:	19,118,551	MIN SALES RATIO:	22.81
TOTAL ASSESSED VALUE:	17,688,028		
MEDIAN:	96	COV (MEAN):	35.70
MEAN:	100	STD:	35.70
AGGREGATE:	93	AVG. ABS. DEV:	23.43
COD (MEDIAN):	24.41	PRD:	107.53

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BARTLEY	16	92.80	90.63	31.96	99.07
DANBURY	9	124.25	134.65	29.62	102.72
INDIANOLA	36	99.27	96.48	45.50	130.91
LEBANON	5	100.18	86.77	68.83	165.41
MCCOOK	426	96.67	93.52	20.13	106.25

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	140	98.95	93.06	30.13	112.23
1860 TO 1899	16	108.51	90.95	33.59	127.50
1900 TO 1919	57	96.07	87.43	25.88	113.76
1920 TO 1939	68	91.06	86.48	24.06	109.19
1940 TO 1949	34	105.63	106.60	15.06	102.14
1950 TO 1969	94	95.48	93.78	17.73	105.88
1970 TO 1979	60	90.25	92.07	28.74	101.37
1980 TO 1989	43	95.53	93.83	14.53	104.04
1990 TO 1996	22	92.02	91.32	17.75	105.11

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	61	86.53	83.70	29.62	109.30
101	350	98.37	94.10	21.51	109.67
102	13	96.84	90.89	13.27	100.65
103	11	87.04	90.85	9.81	99.67
104	30	93.28	85.53	28.99	118.04
105	2	81.31	94.15	17.48	86.36
111	1	76.78	75.78	0.00	100.00
115	2	98.19	101.63	8.25	96.62
145	1	141.50	141.50	0.00	100.00
201	1	35.57	35.57	0.00	100.00
301	1	95.03	95.03	0.00	100.00
302	1	115.89	115.89	0.00	100.00
303	1	95.07	95.07	0.00	100.00
304	1	103.27	103.27	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	76.23	70.40	46.85	145.02
20	118	94.97	89.11	35.29	119.69
25	9	112.71	113.89	15.45	99.74
30	327	97.54	93.11	18.07	106.40
35	2	93.22	93.21	0.06	100.01
40	5	86.92	87.52	14.49	91.18
60	1	107.46	107.46	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	442	94.38	90.32	25.43	108.97
100 TO 999	20	103.66	100.49	12.90	101.81
1000 TO 1999	60	101.55	101.07	19.22	109.69
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	1	63.81	63.81	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	5	108.54	109.95	10.06	94.93
20000 TO 29999	1	230.95	230.95	0.00	100.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	58	112.34	124.07	44.05	104.75
5000 TO 9999	60	99.04	104.96	39.78	101.50
10000 TO 19999	84	105.02	103.47	24.78	100.00
20000 TO 29999	60	102.21	100.84	15.99	100.50
30000 TO 39999	67	96.72	95.71	15.81	99.85
40000 TO 49999	55	90.68	90.45	15.07	100.26
50000 TO 59999	43	88.98	89.60	12.59	99.94
60000 TO 79999	53	88.76	89.19	14.58	99.73
80000 TO 99999	26	93.08	90.72	13.38	99.99
100000 TO 124999	15	87.04	85.47	15.38	99.97
125000 TO 149999	4	95.93	92.87	8.43	99.78
150000 TO 199999	4	89.00	86.58	8.92	100.56
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	492	97.14	94.84	22.87	107.29
2	15	60.65	78.64	48.28	92.05
3	21	63.85	67.29	45.60	124.03

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3180	1	124.14	124.14	0.00	100.00
43-0017	1	70.86	70.86	0.00	100.00
73-0000	0	0.00	0.00	0.00	0.00
73-0007	1	97.56	97.56	0.00	100.00
73-0008	4	81.96	70.23	55.67	145.01
73-0016	1	234.43	234.43	0.00	100.00
73-0017	445	95.88	93.54	20.46	105.11
73-0019	1	237.12	237.12	0.00	100.00
73-0041	1	107.96	107.96	0.00	100.00
73-0070	18	80.47	87.21	33.99	98.23
73-0107	1	167.87	167.87	0.00	100.00
73-0109	42	87.77	72.99	47.44	144.83
73-0111	12	120.20	135.72	42.73	108.28

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	85	102.36	97.94	27.27	109.31
10/01/94 TO 12/31/94	60	98.20	95.63	18.02	107.38
01/01/95 TO 03/31/95	61	106.23	99.24	18.87	109.40
04/01/95 TO 06/30/95	60	92.74	91.65	20.28	107.65
07/01/95 TO 09/30/95	85	94.53	91.05	28.30	112.95
10/01/95 TO 12/31/95	66	90.58	87.16	19.54	101.68
01/01/96 TO 03/31/96	56	91.03	88.52	35.66	114.21
04/01/96 TO 06/30/96	56	87.12	86.12	20.93	102.81
07/01/96 TO 06/30/96	263	91.07	88.30	26.50	108.56

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	468	97.51	93.00	23.63	109.14
7	61	86.92	84.40	27.97	107.07

RED WILLOW COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES:	28	MAX SALES RATIO:	325.08
TOTAL SALES PRICE:	968,200	MIN SALES RATIO:	27.78
TOTAL ASSESSED VALUE:	899,144		
MEDIAN:	97	COV (MEAN):	56.52
MEAN:	111	STD:	62.74
AGGREGATE:	93	AVG. ABS. DEV:	43.85
COD (MEDIAN):	45.21	PRD:	119.35

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BARTLEY	4	127.84	122.50	29.65	112.22
INDIANOLA	5	87.50	60.80	71.30	184.70
LEBANON	2	217.90	152.94	49.19	142.47
MCCOOK	17	96.03	92.41	28.29	100.08

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	18	96.82	86.20	49.72	138.29
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	2	82.53	79.81	17.79	103.41
1920 TO 1939	3	113.12	100.67	19.79	98.13
1940 TO 1949	1	154.66	154.66	0.00	100.00
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	2	143.33	132.71	11.61	108.00
1980 TO 1989	2	47.57	58.44	41.60	80.03
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
316	1	97.22	97.22	0.00	100.00
325	2	137.09	113.44	47.83	129.66
332	1	216.30	216.30	0.00	100.00
344	1	159.97	159.97	0.00	100.00
350	2	111.36	112.43	13.76	99.05
353	2	90.48	99.25	25.02	91.16
389	1	94.41	94.41	0.00	100.00
404	1	97.61	97.61	0.00	100.00
407	1	53.25	53.25	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	9	97.61	105.14	42.00	120.72
20	2	110.55	114.45	14.59	96.59

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	20	102.11	92.68	46.88	129.79
1 TO 999	3	66.79	75.10	44.54	127.33
1000 TO 1999	4	84.08	113.60	41.73	74.66
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	87.50	87.50	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	5	216.30	201.70	25.74	101.43
5000 TO 9999	3	76.74	71.87	28.81	107.53
10000 TO 19999	2	94.18	94.18	41.54	100.00
20000 TO 39999	10	97.41	92.18	35.85	101.25
40000 TO 59999	2	80.60	80.49	17.13	100.15
60000 TO 79999	2	113.12	113.12	0.00	100.00
80000 TO 99999	3	96.03	98.43	20.59	98.23
100000 TO 149999	1	65.40	65.40	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	23	97.22	93.65	40.97	113.45

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
73-0017	17	96.03	92.41	28.29	100.08
73-0070	4	127.84	122.50	29.65	112.22
73-0109	5	87.50	60.80	71.30	184.70
73-0111	2	217.90	152.94	49.19	142.47

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	49.72	50.00	10.72	99.44
10/01/94 TO 12/31/94	7	126.68	97.23	25.33	128.91
01/01/95 TO 03/31/95	1	37.50	70.45	16.52	125.65
04/01/95 TO 06/30/95	1	45.96	45.96	0.00	100.00
07/01/95 TO 09/30/95	5	159.97	108.73	42.74	151.12
10/01/95 TO 12/31/95	4	97.61	100.31	31.38	126.00
01/01/96 TO 03/31/96	1	113.12	113.12	0.00	100.00
04/01/96 TO 06/30/96	5	76.74	87.56	12.00	89.26
07/01/95 TO 06/30/96	15	97.61	98.84	48.28	123.51

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	176.67	92.13	52.96	197.60
1 TO 10000000	25	97.22	92.88	35.70	110.82

RED WILLOW COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES:	84	MAX SALES RATIO:	199.92
TOTAL SALES PRICE:	9,858,291	MIN SALES RATIO:	37.06
TOTAL ASSESSED VALUE:	7,657,605		
MEDIAN:	74	COV (MEAN):	30.95
MEAN:	78	STD:	24.14
AGGREGATE:	78	AVG. ABS. DEV:	15.51
COD (MEDIAN):	20.96	PRD:	100.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4095	1	113.40	113.40	0.00	100.00
4097	2	65.82	63.14	8.38	104.24
4099	7	61.77	65.07	12.83	103.73
4101	2	67.34	66.41	5.09	101.40
4275	5	67.35	71.43	16.08	106.02
4277	3	57.59	54.77	3.58	103.53
4279	9	76.08	71.97	18.67	101.90
4281	8	67.52	89.33	22.88	76.15
4333	8	91.52	88.20	15.92	109.27
4335	1	63.04	63.04	0.00	100.00
4339	4	78.42	77.50	6.68	103.52
4341	9	66.97	71.94	30.63	116.54
4521	7	70.11	70.47	12.27	101.91
4525	8	78.46	77.05	13.41	103.07
4527	3	82.75	76.33	12.87	103.27
4529	5	83.22	113.17	27.87	85.71

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	9	63.91	69.05	41.30	112.63
80 TO 159.99	22	73.03	73.53	20.80	101.76
160 TO 319.99	34	71.52	71.44	19.23	107.83
320 TO 639.99	13	77.02	73.08	8.16	100.06
640 TO 1399.99	4	74.99	75.74	11.81	99.58
1400 TO 2599.99	2	139.14	121.16	21.46	114.84
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	42	70.77	71.32	21.13	106.45
GRASS	19	76.25	82.79	19.54	94.15
IRRADRY	1	92.33	92.33	0.00	100.00
IRRGTD	16	74.53	82.10	24.76	96.86
N/A DRY	2	84.79	84.52	1.85	100.32
N/A GRASS	2	73.42	74.43	3.62	98.64
N/A IRRGTD	2	85.37	79.18	19.82	107.69

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	60	71.93	73.56	17.77	104.94
1 TO 10000000	24	75.18	85.75	29.51	94.87

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	154.33	154.33	0.00	100.00
20000 TO 39999	8	91.69	89.58	13.53	99.25
40000 TO 59999	7	80.18	84.61	33.00	99.08
60000 TO 79999	22	76.68	74.69	16.09	99.83
80000 TO 99999	10	68.86	72.25	17.88	98.15
100000 TO 149999	14	63.04	66.63	12.68	99.75
150000 TO 199999	11	73.32	72.49	10.84	100.34
200000 TO 249999	5	70.71	85.07	36.70	102.70
250000 TO 499999	4	78.87	79.12	10.33	99.02
500000 TO 9999999	2	84.55	90.78	29.25	93.22

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1036	1	58.79	58.79	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
33-0021	1	63.91	63.91	0.00	100.00
73-0004	9	77.76	76.00	12.74	101.25
73-0008	14	90.34	94.91	23.43	97.32
73-0017	4	68.66	69.81	12.03	95.21
73-0041	1	81.07	81.07	0.00	100.00
73-0070	17	67.35	69.61	25.30	112.53
73-0109	22	69.56	79.65	19.11	89.53
73-0111	15	70.84	72.71	12.94	103.03

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	5	76.67	74.60	27.04	99.67
10/01/93 TO 12/31/93	6	83.93	79.80	12.32	104.33
01/01/94 TO 03/31/94	14	87.02	100.41	24.11	94.08
04/01/94 TO 06/30/94	7	73.32	78.38	14.91	94.58
07/01/94 TO 09/30/94	4	61.71	61.74	5.76	102.60
10/01/94 TO 12/31/94	5	64.84	72.31	44.00	126.33
01/01/95 TO 03/31/95	9	70.84	67.34	12.76	103.66
04/01/95 TO 06/30/95	11	77.76	75.59	11.87	101.76
07/01/95 TO 09/30/95	3	78.95	74.05	23.34	93.79
10/01/95 TO 12/31/95	1	59.35	59.35	0.00	100.00
01/01/96 TO 03/31/96	8	67.56	64.53	12.84	102.92
04/01/96 TO 06/30/96	11	71.27	75.71	18.57	99.06
07/01/95 TO 06/30/96	23	70.11	69.21	18.10	102.01

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: RICHARDSON

Assessment Statistics For:	Residential Real Property
Level of Value:	97.00
Coefficient of Dispersion:	13.89
Price-Related Differential:	107.22

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	7.43
Price-Related Differential:	103.09

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	15.27
Price-Related Differential:	102.63

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the RICHARDSON County Assessor, by certified mail, return receipt requested. # P 416 065 424, on 19th day of May, 1997.

Stacy Brabosky

RICHARDSON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	387	MAX SALES RATIO:	612.50
TOTAL SALES PRICE:	7,704,236	MIN SALES RATIO:	15.43
TOTAL ASSESSED VALUE:	7,471,166	COV (MEAN):	42.51
MEDIAN:	97	STD:	44.21
MEAN:	104	AVG. ABS. DEV:	13.47
AGGREGATE:	97	PRD:	107.22
COD (MEDIAN):	13.89		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DAWSON	10	100.21	96.39	21.20	120.01
FALLS CITY	220	97.90	97.26	11.17	107.81
HUMBOLDT	48	96.96	100.17	29.56	120.27
PRESTON	1	89.78	89.78	0.00	100.00
RULO	16	92.68	92.89	13.74	92.19
SALEM	6	91.45	91.14	22.84	103.94
SHUBERT	15	96.39	87.09	3.96	108.74
STELLA	8	96.27	95.59	35.49	134.68
VERDON	15	95.58	96.72	2.96	98.88

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	52	94.19	93.17	26.88	106.55
1860 TO 1899	13	96.10	94.90	3.05	101.00
1900 TO 1919	167	97.18	97.01	13.31	109.59
1920 TO 1939	71	98.80	99.52	13.84	109.32
1940 TO 1949	16	96.80	96.61	3.45	100.85
1950 TO 1969	33	96.39	97.10	7.89	104.21
1970 TO 1979	26	97.04	94.66	10.68	108.85
1980 TO 1989	5	97.55	96.57	1.98	100.89
1990 TO 1996	1	98.07	98.07	0.00	100.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	18	97.03	99.06	17.13	111.14
101	190	96.96	96.67	6.33	103.13
102	37	97.42	97.01	2.44	100.43
104	80	97.37	98.13	19.35	114.45
105	2	97.15	98.00	2.55	99.13
108	1	95.07	95.07	0.00	100.00
111	1	96.27	96.27	0.00	100.00
301	1	102.64	102.64	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	15	101.67	102.01	21.64	116.72
20	122	97.28	99.32	10.54	104.95
30	183	96.99	96.50	8.26	105.18
35	1	93.46	93.46	0.00	100.00
40	6	96.32	95.63	1.65	100.19

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	19	96.17	92.35	4.87	102.88
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	226	97.75	97.81	10.91	107.09
20000 TO 79999	142	96.07	95.94	19.73	109.83

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	80	101.06	132.47	50.12	100.83
5000 TO 9999	71	96.95	97.01	3.96	99.80
10000 TO 19999	101	96.65	97.26	4.29	100.16
20000 TO 29999	51	97.04	97.24	3.18	99.93
30000 TO 39999	30	96.30	96.37	2.47	100.00
40000 TO 49999	16	99.11	98.26	3.72	99.91
50000 TO 59999	13	99.53	97.92	2.18	99.98
60000 TO 79999	18	95.69	95.77	2.17	100.02
80000 TO 99999	3	97.55	86.53	10.89	100.47
100000 TO 124999	1	97.57	97.57	0.00	100.00
125000 TO 149999	2	85.08	85.41	9.75	99.61
150000 TO 199999	1	96.58	96.58	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	354	97.19	97.40	14.44	107.90
2	18	95.68	95.84	8.77	105.71
3	15	96.17	90.86	6.44	103.55

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
71-0056	1	96.38	96.38	0.00	100.00
74-0037	53	96.99	100.14	27.43	118.57
74-0047	11	96.58	97.19	4.14	100.72
74-0056	254	97.30	97.05	12.00	105.04
74-0501	33	96.45	90.38	14.04	115.23
74-0515	35	97.58	96.67	10.02	107.62

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	43	96.12	97.06	5.14	100.19
10/01/94 TO 12/31/94	33	97.74	97.91	11.16	108.97
01/01/95 TO 03/31/95	38	98.41	99.41	22.25	117.03
04/01/95 TO 06/30/95	74	96.96	97.18	7.64	102.39
07/01/95 TO 09/30/95	61	97.26	97.17	8.99	100.22
10/01/95 TO 12/31/95	40	96.36	92.54	9.99	102.15
01/01/96 TO 03/31/96	35	95.43	97.31	13.60	107.27
04/01/96 TO 06/30/96	63	97.80	97.42	30.26	123.45
07/01/95 TO 06/30/96	199	96.59	96.42	16.90	109.19

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	369	97.19	96.96	13.98	107.79
6	2	93.82	94.51	2.51	99.27
7	16	96.49	99.82	12.62	105.46

Attachment 1

RICHARDSON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	32	MAX SALES RATIO:	144.44
TOTAL SALES PRICE:	1,375,700	MIN SALES RATIO:	81.19
TOTAL ASSESSED VALUE:	1,331,885		
MEDIAN:	97	COV (MEAN):	11.63
MEAN:	100	STD:	11.63
AGGREGATE:	97	AVG. ABS. DEV:	7.21
COD (MEDIAN):	7.43	PRD:	103.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
FALLS CITY	18	97.48	98.20	6.43	99.86
HUMBOLDT	5	96.00	99.90	10.88	105.12
STELLA	1	98.93	98.93	0.00	100.00
VERDON	1	99.30	99.30	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	94.50	92.85	2.93	101.77
1860 TO 1899	1	98.93	98.93	0.00	100.00
1900 TO 1919	11	97.98	96.82	8.26	103.44
1920 TO 1939	4	108.84	104.94	6.31	98.23
1940 TO 1949	1	99.98	99.98	0.00	100.00
1950 TO 1959	5	107.79	104.34	9.02	102.76
1960 TO 1969	3	96.18	93.02	2.03	101.87
1970 TO 1979	4	96.51	91.65	3.66	103.96
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
300	3	94.17	96.07	2.91	99.20
306	1	100.42	100.42	0.00	100.00
325	2	98.68	93.38	11.52	109.19
334	1	107.79	107.79	0.00	100.00
341	1	91.12	91.12	0.00	100.00
344	3	109.86	107.93	9.12	102.50
349	1	98.75	98.75	0.00	100.00
350	2	104.18	103.65	7.93	100.51
353	8	97.00	96.70	9.76	105.10
380	1	97.98	97.98	0.00	100.00
391	1	107.83	107.83	0.00	100.00
404	1	96.67	96.67	0.00	100.00
421	1	96.18	96.18	0.00	100.00
442	1	84.59	84.59	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	98.93	105.84	7.98	98.68
20	15	96.99	97.11	9.97	103.39
30	2	93.52	93.56	2.56	99.96

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1260	1	84.59	84.59	0.00	100.00
10005	13	97.98	98.48	7.93	101.38
10142	1	93.20	93.20	0.00	100.00
10205	1	110.05	110.05	0.00	100.00
10255	2	91.62	39.96	4.69	101.84
10260	1	98.75	98.75	0.00	100.00
10270	1	100.42	100.42	0.00	100.00
10275	1	96.18	96.18	0.00	100.00
20005	4	95.23	103.62	13.71	103.52
20020	1	96.00	96.00	0.00	100.00
20085	1	97.01	97.01	0.00	100.00
55005	1	98.93	98.93	0.00	100.00
60005	1	99.00	99.00	0.00	100.00
60020	1	97.26	97.26	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	98.97	98.96	0.03	100.01
5000 TO 9999	2	119.30	118.21	21.07	100.92
10000 TO 19999	6	98.31	101.42	4.88	99.28
20000 TO 39999	12	97.00	98.63	7.78	100.04
40000 TO 59999	3	96.67	97.68	5.03	101.57
60000 TO 79999	1	91.73	91.73	0.00	100.00
80000 TO 99999	3	100.42	101.00	7.07	100.32
100000 TO 149999	2	96.95	97.12	1.06	99.82
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	87.32	87.32	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	29	97.01	96.41	7.59	103.47
2	3	100.42	100.84	4.54	101.30

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
74-0037	4	96.10	96.13	8.77	99.73
74-0056	19	98.75	99.49	7.91	103.86
74-0501	1	98.93	98.93	0.00	100.00
74-0515	1	97.26	97.26	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	110.05	110.05	0.00	100.00
10/01/94 TO 12/31/94	5	97.98	97.48	10.17	99.36
01/01/95 TO 03/31/95	4	97.96	94.05	3.78	103.94
04/01/95 TO 06/30/95	8	95.11	94.28	5.81	102.38
07/01/95 TO 09/30/95	3	100.42	101.35	4.18	101.15
10/01/95 TO 12/31/95	7	99.00	101.41	12.17	106.49
01/01/96 TO 03/31/96	3	96.00	95.81	0.67	99.65
04/01/96 TO 06/30/96	1	96.67	96.67	0.00	100.00
07/01/96 TO 06/30/96	14	96.96	99.90	7.94	103.43

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	126.05	126.05	0.00	100.00
1 TO 10000000	31	97.01	96.43	6.70	102.80

RICHARDSON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	109	MAX SALES RATIO:	134.02
TOTAL SALES PRICE:	8,626,178	MIN SALES RATIO:	43.66
TOTAL ASSESSED VALUE:	6,530,294		
MEDIAN:	77	COV (MEAN):	19.69
MEAN:	78	STD:	15.36
AGGREGATE:	76	AVG. ABS. DEV:	11.76
COD (MEDIAN):	15.27	PRD:	102.63

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	83.53	83.53	0.00	100.00
10000 TO 19999	3	77.30	83.22	26.07	101.66
20000 TO 29999	7	85.94	82.39	17.74	99.36
30000 TO 39999	9	83.53	82.06	9.56	100.90
40000 TO 49999	10	81.70	79.69	13.38	99.50
50000 TO 59999	15	73.30	72.75	12.59	100.84
60000 TO 69999	13	73.48	73.66	12.95	99.73
70000 TO 79999	6	76.56	76.27	29.81	109.31
80000 TO 89999	5	84.67	78.46	11.45	99.94
90000 TO 99999	5	84.64	86.40	12.50	101.71
100000 TO 109999	5	73.89	72.66	16.02	94.92
110000 TO 124999	7	78.78	79.73	15.41	101.12
125000 TO 174999	14	78.50	78.63	9.73	99.73
175000 TO 249999	6	64.50	67.20	16.17	97.50
250000 TO 499999	3	71.44	69.17	9.82	98.25
500000 TO 4999999	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	4	81.40	79.61	10.23	98.53
10/01/93 TO 12/31/93	7	64.02	72.59	17.96	98.73
01/01/94 TO 03/31/94	15	86.81	84.73	10.41	102.17
04/01/94 TO 06/30/94	6	69.38	65.52	16.75	109.92
1/94 TO 09/30/94	7	76.85	75.79	8.79	99.32
10/01/94 TO 12/31/94	10	79.32	76.25	17.57	105.03
01/01/95 TO 03/31/95	14	81.89	83.39	12.79	98.09
04/01/95 TO 06/30/95	10	76.96	74.55	10.46	101.44
07/01/95 TO 12/31/95	15	75.23	76.37	13.52	100.10
01/01/96 TO 06/30/96	21	71.14	68.96	17.62	105.91

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30030	1	93.57	93.57	0.00	100.00

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	82	77.37	76.49	13.67	102.06
GRASS	18	70.78	65.82	19.47	109.24
N/A DRY	8	79.31	78.19	17.86	107.18
N/A GRASS	1	102.95	102.95	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
67-0001	1	84.80	84.80	0.00	100.00
74-0037	19	83.53	80.77	13.56	102.95
74-0047	2	82.35	82.81	13.42	99.45
74-0056	42	77.27	73.84	14.25	102.20
74-0501	20	73.69	73.29	11.23	103.82
74-0515	25	76.85	77.00	19.89	100.52

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	7	77.30	68.30	15.80	104.94
40 TO 79.99	33	71.98	72.93	15.97	103.08
80 TO 159.99	45	79.54	78.04	14.66	104.12
160 TO 639.99	24	77.05	74.98	13.65	100.94
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
4193	11	68.04	69.56	15.78	104.64
4195	7	71.87	69.38	6.92	100.80
4197	6	71.95	72.75	11.17	102.14
4199	2	76.30	77.48	5.85	98.48
4417	9	86.75	87.42	13.14	101.28
4419	13	84.80	81.96	15.04	99.84
4421	6	85.55	86.59	10.55	104.22
4422	4	73.40	73.33	7.48	102.21
4423	5	71.98	75.72	9.94	99.94
4425	7	77.24	72.34	12.38	104.20
4427	3	93.53	92.15	2.96	98.70
4435	3	83.53	85.07	4.22	97.56
4437	10	80.80	74.87	13.49	104.81
4439	3	57.50	63.41	12.80	101.35
4441	9	59.44	62.62	24.26	106.51
4443	7	76.74	78.22	14.02	94.91
4445	4	86.71	89.44	10.96	94.85

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: ROCK

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	16.02
Price-Related Differential:	105.05

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:	79.00
Coefficient of Dispersion:	12.37
Price-Related Differential:	97.50

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the ROCK County Assessor, by certified mail, return receipt requested, # P416065425, on 19th day of May, 1997.

Stacey Brabrosky

ROCK COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	40	MAX SALES RATIO:	227.86
TOTAL SALES PRICE:	947,350	MIN SALES RATIO:	66.09
TOTAL ASSESSED VALUE:	935,005		
MEDIAN:	100	COV (MEAN):	26.60
MEAN:	104	STD:	27.66
AGGREGATE:	99	AVG. ABS. DEV:	16.02
COD (MEDIAN):	16.02	PRD:	105.05

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BASSETT	29	100.44	98.64	12.71	106.92
NEWPORT	9	90.10	96.10	30.39	104.38

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	16	95.15	94.11	27.26	112.71
1860 TO 1899	1	74.13	74.13	0.00	100.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	8	106.45	111.91	11.63	100.76
1940 TO 1949	4	98.62	97.38	6.92	99.55
1950 TO 1969	5	100.44	96.62	4.52	101.18
1970 TO 1979	6	99.69	100.81	4.26	100.14
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	1	103.93	103.93	0.00	100.00
101	28	100.04	98.66	15.14	103.85
104	4	98.74	97.19	5.81	100.87
111	3	101.52	98.11	5.43	104.16

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	98.17	98.26	13.39	102.34
20	14	101.82	98.98	12.64	107.47
30	8	99.69	100.03	16.42	100.40
40	4	96.16	98.43	5.66	98.28

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	2	78.21	89.44	15.50	87.45
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	1	98.17	98.17	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
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	100.00	97.33	9.71	103.91
20000 TO 79999	14	100.98	101.03	26.19	111.35

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	10	103.95	109.39	27.83	105.83
5000 TO 9999	8	100.04	106.39	23.32	99.37
10000 TO 19999	6	104.32	98.45	9.95	101.06
20000 TO 29999	5	98.17	97.28	4.62	100.03
30000 TO 39999	2	94.06	94.39	3.96	99.64
40000 TO 49999	2	98.20	98.73	12.14	99.47
50000 TO 59999	2	97.88	97.82	3.71	100.07
60000 TO 79999	3	94.49	94.78	2.11	99.96
80000 TO 99999	2	102.19	102.29	1.71	99.90
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	31	99.71	97.17	15.51	103.37
2	8	100.98	101.56	18.61	115.15
3	1	90.33	90.33	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
75-0018	8	82.11	94.42	32.38	103.11
75-0041	1	90.33	90.33	0.00	100.00
75-0074	30	102.02	99.35	12.83	106.97
75-0085	1	98.17	98.17	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	10	90.41	96.68	19.03	97.66
10/01/94 TO 12/31/94	2	98.26	92.62	6.49	106.09
01/01/95 TO 03/31/95	2	104.32	104.30	0.20	100.02
04/01/95 TO 06/30/95	5	101.52	99.01	9.07	97.42
07/01/95 TO 09/30/95	7	100.38	100.81	11.95	106.84
10/01/95 TO 12/31/95	2	126.03	115.30	18.29	109.31
01/01/96 TO 03/31/96	4	100.15	99.73	6.00	100.92
04/01/96 TO 06/30/96	8	98.94	94.58	27.26	120.99
07/01/96 TO 06/30/96	21	100.38	100.17	17.86	110.49

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	40	100.19	98.70	15.99	105.26

ROCK COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	5	MAX SALES RATIO:	218.50
TOTAL SALES PRICE:	155,260	MIN SALES RATIO:	95.34
TOTAL ASSESSED VALUE:	160,100		
MEDIAN:	104	COV (MEAN):	37.65
MEAN:	125	STD:	47.06
AGGREGATE:	103	AVG. ABS. DEV:	27.51
COD (MEDIAN):	26.45	PRD:	121.36

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BASSETT	4	103.64	103.07	33.18	126.41

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	107.49	103.54	30.20	127.68
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	1	96.44	96.44	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	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
305	1	104.13	104.13	0.00	100.00
309	1	96.44	96.44	0.00	100.00
343	1	110.85	110.85	0.00	100.00
350	1	95.34	95.34	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	104.13	108.60	4.61	95.59
20	1	95.34	95.34	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10015	1	110.85	110.85	0.00	100.00
10040	1	95.34	95.34	0.00	100.00
10070	1	96.44	96.44	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	218.50	218.50	0.00	100.00
5000 TO 9999	1	96.44	96.44	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	1	104.13	104.13	0.00	100.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	2	103.10	102.67	7.52	100.41
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	103.64	103.07	33.18	126.41
3	1	104.13	104.13	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
75-0074	4	107.49	103.54	30.20	127.68

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	1	95.34	95.34	0.00	100.00
01/01/94 TO 03/31/94	1	110.85	110.85	0.00	100.00
04/01/94 TO 06/30/94	2	161.32	117.59	35.45	137.19
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	1	96.44	96.44	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	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	1	96.44	96.44	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	218.50	218.50	0.00	100.00
1 TO 10000000	4	100.28	102.37	5.78	99.34

ROCK COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	21	MAX SALES RATIO:	115.14
TOTAL SALES PRICE:	2,016,661	MIN SALES RATIO:	53.93
TOTAL ASSESSED VALUE:	1,622,710		
MEDIAN:	79	COV (MEAN):	17.67
MEAN:	78	STD:	13.78
AGGREGATE:	80	AVG. ABS. DEV:	9.77
COD (MEDIAN):	12.37	PRD:	97.50

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	53.93	53.93	0.00	100.00
10000 TO 19999	2	81.43	80.90	1.89	100.66
20000 TO 29999	1	66.53	66.53	0.00	100.00
30000 TO 39999	1	96.48	96.48	0.00	100.00
40000 TO 49999	2	68.54	63.19	10.43	99.06
50000 TO 59999	2	82.28	81.87	8.94	100.51
60000 TO 69999	3	75.96	79.81	26.26	102.92
70000 TO 79999	1	95.40	95.40	0.00	100.00
80000 TO 89999	1	80.47	80.47	0.00	100.00
90000 TO 99999	2	72.25	72.27	8.66	99.98
100000 TO 109999	1	73.79	73.79	0.00	100.00
110000 TO 124999	1	77.91	77.91	0.00	100.00
125000 TO 174999	1	78.54	78.54	0.00	100.00
175000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	1	88.61	88.61	0.00	100.00
500000 TO 9999999	1	79.48	79.48	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	2	84.54	87.26	4.81	96.89
01/01/94 TO 03/31/94	4	77.73	81.14	18.42	102.28
04/01/94 TO 06/30/94	4	70.73	70.12	8.97	103.54
07/01/94 TO 09/30/94	1	95.40	95.40	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	1	78.54	78.54	0.00	100.00
04/01/95 TO 06/30/95	3	89.64	84.70	6.68	104.24
07/01/95 TO 12/31/95	3	77.91	76.82	11.11	91.87
01/01/96 TO 06/30/96	3	73.79	67.01	9.21	101.86

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	6	74.74	73.58	10.76	99.55
2	10	80.18	83.48	14.75	99.90
3	5	75.96	74.27	6.47	100.48

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	4	87.65	94.11	15.68	97.26
GRASS	12	74.36	78.70	14.12	93.17
IRRGTD	4	78.51	80.05	3.74	101.37
N/A GRASS	1	75.96	75.96	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
75-0018	4	70.16	70.71	7.41	97.81
75-0041	2	72.25	72.27	8.66	99.98
75-0072	5	88.61	85.54	11.55	107.20
75-0074	7	77.91	75.17	8.10	101.87
75-0077	2	67.20	77.95	19.75	86.21

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	1	53.93	53.93	0.00	100.00
80 TO 159.99	2	74.75	73.83	18.00	101.24
160 TO 639.99	16	78.22	78.64	12.23	101.33
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	1	88.61	88.61	0.00	100.00
2600 TO 7499.99	1	79.48	79.48	0.00	100.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
397	1	74.93	74.93	0.00	100.00
489	2	63.96	63.10	4.02	101.36
493	2	77.11	77.75	1.85	99.18
645	2	79.47	77.48	4.41	102.67
647	1	89.64	89.64	0.00	100.00
649	2	64.55	64.20	14.32	100.54
759	1	77.91	77.91	0.00	100.00
913	1	65.99	65.99	0.00	100.00
1029	1	53.93	53.93	0.00	100.00
1031	2	79.49	79.34	1.23	100.19
1189	2	88.19	87.87	9.40	100.36
1305	3	95.40	92.86	9.27	107.38
1307	1	79.48	79.48	0.00	100.00