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: SALINE

Assessment Statistics For:	Residential Real Property
Level of Value:	95.00
Coefficient of Dispersion:	14.00
Price-Related Differential:	103.19

Assessment Statistics For:	Commercial Real Property
Level of Value:	98.00
Coefficient of Dispersion:	32.93
Price-Related Differential:	120.48

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	19.05
Price-Related Differential:	104.11

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SALINE County Assessor, by certified mail, return receipt requested, # P 446 265 426,
on 19th day of May, 1997.

Stacy Bratkosky

SALINE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	402	MAX SALES RATIO:	299.80
TOTAL SALES PRICE:	16,638,603	MIN SALES RATIO:	14.16
TOTAL ASSESSED VALUE:	15,697,948	COV (MEAN):	25.20
MEDIAN:	95	STD:	24.44
MEAN:	97	AVG. ABS. DEV:	13.30
AGGREGATE:	94	PRD:	103.19
COD (MEDIAN):	14.00		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CRETE	153	94.83	94.84	10.20	100.29
DEWITT	21	102.58	99.76	14.79	107.66
DORCHESTER	25	93.86	93.84	9.63	97.68
FRIEND	49	95.70	96.16	12.62	106.34
SWANTON	5	105.10	99.16	11.42	103.61
TOBIAS	9	111.09	113.63	20.05	98.08
WESTERN	5	102.23	104.80	6.29	97.39
WILBER	69	93.77	95.32	12.80	102.82
WW	7	92.76	94.01	3.49	98.79
X-CRETE	11	91.50	87.01	35.06	109.33
X-FRIEND	1	53.75	53.75	0.00	100.00
X-RURAL	5	79.33	79.40	8.80	97.13
X-WILBER	5	91.76	95.65	52.85	134.56
Y-S.R.L.	7	100.04	95.23	16.06	107.40
Y-RURAL	3	72.00	69.98	86.80	153.14
Y-TUXEDO	2	85.67	79.11	13.89	108.29
Z	24	84.94	83.24	14.37	103.95

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	63	91.21	90.79	22.62	100.62
1860 TO 1899	14	93.68	93.09	11.96	103.92
1900 TO 1919	123	95.03	93.46	16.27	107.92
1920 TO 1939	43	93.77	93.33	7.65	101.76
1940 TO 1949	9	105.37	103.17	9.64	100.80
1950 TO 1969	63	95.25	95.76	9.07	98.99
1970 TO 1979	56	95.91	95.37	13.68	104.85
1980 TO 1989	8	95.23	94.30	21.03	108.69
1990 TO 1996	23	93.88	94.25	4.77	99.93

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	25	90.83	89.05	33.73	108.46
101	214	94.93	94.53	11.50	103.70
102	28	94.57	95.59	12.60	102.78
103	3	96.25	96.61	1.72	100.04
104	65	96.55	96.47	12.70	103.83
105	9	92.11	94.21	6.95	100.54
108	9	93.21	90.32	4.52	101.56
111	6	98.17	98.41	2.89	99.82
135	1	90.37	90.37	0.00	100.00
202	1	112.35	112.35	0.00	100.00
301	1	80.78	80.78	0.00	100.00
304	1	99.88	99.88	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	51.50	39.43	39.80	130.60
20	43	99.90	99.88	23.47	113.02
25	27	95.37	88.94	18.24	107.74
30	177	95.45	96.18	11.74	101.86
35	47	94.27	94.65	6.72	100.07
40	48	92.71	93.12	7.94	102.51
45	10	93.79	91.09	6.27	102.02
50	2	91.12	90.94	2.29	100.19
60	1	91.59	91.59	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	56	90.68	87.62	15.27	104.14
100 TO 999	6	97.60	96.29	7.66	101.19
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	27	102.80	120.01	44.50	103.79
5000 TO 9999	30	99.78	95.73	25.81	98.84
10000 TO 19999	58	93.32	95.03	18.21	100.19
20000 TO 29999	46	97.60	101.82	12.05	99.74
30000 TO 39999	49	94.24	98.30	10.30	100.16
40000 TO 49999	59	94.13	92.68	8.96	99.96
50000 TO 59999	35	94.43	95.10	7.90	100.07
60000 TO 79999	51	92.76	92.72	4.74	99.98
80000 TO 99999	31	95.70	94.76	4.15	99.94
100000 TO 124999	10	89.87	89.05	7.33	99.53
125000 TO 149999	5	91.59	85.87	6.92	99.91
150000 TO 199999	1	102.11	102.11	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	349	95.37	95.66	13.45	102.86
2	21	92.75	90.13	9.19	98.90
3	32	83.41	83.23	22.04	108.25

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0300	29	102.72	99.42	13.41	106.62
48-0303	10	109.20	106.31	20.04	103.08
76-0002	178	94.79	94.62	12.50	100.51
76-0018	3	79.75	87.94	16.75	90.85
76-0031	9	93.05	91.08	15.54	108.74
76-0044	31	92.66	88.11	11.26	100.78
76-0068	54	95.59	94.38	12.99	106.19
76-0082	81	92.97	94.05	16.51	104.71
76-0163	6	98.80	102.71	14.77	101.19

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	62	97.45	96.28	11.49	100.39
10/01/94 TO 12/31/94	52	98.17	100.05	15.93	101.51
01/01/95 TO 03/31/95	37	97.02	96.46	8.80	102.49
04/01/95 TO 06/30/95	69	95.99	95.56	17.77	107.23
07/01/95 TO 09/30/95	57	94.77	92.02	10.74	103.74
10/01/95 TO 12/31/95	43	92.00	90.41	11.71	101.09
01/01/96 TO 03/31/96	30	89.58	86.36	17.52	99.73
04/01/96 TO 06/30/96	52	93.22	94.28	14.13	104.78
07/01/96 TO 06/30/96	182	92.60	91.49	13.29	102.64

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	367	94.83	94.48	12.10	102.83
6	12	95.31	90.07	30.76	111.84
7	23	90.83	85.15	36.35	113.84
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	1	100.91	100.91	0.00	100.00
9000 TO 9999	1	83.57	83.57	0.00	100.00
10000 TO 19999	143	95.05	95.26	10.32	100.19
20000 TO 79999	164	95.59	96.28	13.57	104.44

SALINE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	31	MAX SALES RATIO:	241.58
TOTAL SALES PRICE:	1,249,546	MIN SALES RATIO:	34.88
TOTAL ASSESSED VALUE:	1,030,946		
MEDIAN:	98	COV (MEAN):	46.51
MEAN:	100	STD:	46.51
AGGREGATE:	83	AVG. ABS. DEV:	32.27
COD (MEDIAN):	32.93	PRD:	120.48

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CRETE	8	74.78	78.78	29.51	96.93
DEWITT	3	98.22	119.12	56.02	116.50
DORCHESTER	1	199.36	199.36	0.00	100.00
FRIEND	5	99.63	98.57	24.23	96.91
SWANTON	2	113.54	113.91	2.98	99.67
TOBIAS	1	104.50	104.50	0.00	100.00
WILBER	5	97.78	87.69	44.15	119.35

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	91.22	83.39	14.15	139.40
1860 TO 1899	2	95.72	95.72	22.55	100.00
1900 TO 1919	11	104.28	82.11	34.42	117.39
1920 TO 1939	6	104.18	81.54	32.93	145.39
1940 TO 1949	1	99.63	99.63	0.00	100.00
1950 TO 1959	2	172.86	158.51	39.76	109.05
1960 TO 1969	2	56.49	76.95	26.12	73.40
1970 TO 1979	1	65.69	65.69	0.00	100.00
1980 TO 1989	3	76.51	82.51	10.74	95.91
1990 TO 1996	1	98.82	98.82	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
316	1	98.82	98.82	0.00	100.00
325	1	241.58	241.58	0.00	100.00
336	1	129.71	129.71	0.00	100.00
344	1	124.90	124.90	0.00	100.00
352	2	87.76	84.36	18.82	104.03
353	7	97.78	94.67	23.03	119.67
386	2	81.96	74.87	19.84	109.47
406	2	44.55	50.47	21.69	88.26
410	1	203.37	203.37	0.00	100.00
412	1	56.80	56.80	0.00	100.00
510	2	86.31	71.89	21.08	120.05

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	13	99.63	96.03	38.31	117.15
15	1	78.32	78.32	0.00	100.00
20	13	97.78	71.61	29.54	133.12
25	1	71.24	82.46	0.00	86.40
40	1	97.71	97.71	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	2	80.44	83.12	15.32	96.77
201	1	39.15	39.15	0.00	100.00
301	1	54.51	54.51	0.00	100.00
401	1	76.53	76.53	0.00	100.00
10100	8	74.78	78.11	35.69	103.67
20100	4	107.55	109.11	36.54	110.93
20105	1	41.73	41.73	0.00	100.00
30100	3	104.28	106.74	22.67	101.01
30205	1	99.63	99.63	0.00	100.00
40100	1	241.58	241.58	0.00	100.00
50100	1	199.36	199.36	0.00	100.00
60100	2	113.54	113.91	2.98	99.67
70100	1	104.50	104.50	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	113.54	113.91	2.98	99.67
5000 TO 9999	6	151.93	156.18	37.51	101.02
10000 TO 19999	8	87.15	79.94	24.85	99.52
20000 TO 29999	7	117.31	102.26	22.17	102.61
40000 TO 49999	3	54.21	57.39	22.50	101.22
60000 TO 79999	1	68.11	68.11	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	2	95.24	95.02	2.60	100.23
150000 TO 199999	1	56.80	56.80	0.00	100.00
200000 TO 499999	1	71.24	82.46	0.00	86.40
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	26	98.00	81.63	37.38	124.28
2	1	98.82	98.82	0.00	100.00
3	3	104.13	76.81	11.53	119.93

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0300	5	110.15	118.46	31.36	108.63
48-0303	1	104.50	104.50	0.00	100.00
76-0002	9	92.76	86.12	25.45	100.97
76-0018	2	104.13	104.13	0.00	100.00
76-0044	2	133.74	76.97	49.07	173.74
76-0068	5	99.63	98.57	24.23	96.91
76-0082	6	81.74	72.16	55.44	130.50

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	6	82.91	78.62	23.64	104.66
10/01/94 TO 12/31/94	4	101.36	91.53	42.12	119.35
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	116.92	116.92	0.00	100.00
07/01/95 TO 09/30/95	8	65.47	70.15	41.89	107.59
10/01/95 TO 12/31/95	5	104.13	120.41	29.95	110.61
01/01/96 TO 03/31/96	1	78.32	78.32	0.00	100.00
04/01/96 TO 06/30/96	6	114.59	90.05	29.95	131.41
07/01/95 TO 06/30/96	20	99.23	83.11	34.77	123.82

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	31	98.22	82.51	32.85	121.42

SALINE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	105	MAX SALES RATIO:	162.43
TOTAL SALES PRICE:	9,810,074	MIN SALES RATIO:	39.72
TOTAL ASSESSED VALUE:	7,144,107		
MEDIAN:	74	COV (MEAN):	26.01
MEAN:	76	STD:	19.77
AGGREGATE:	73	AVG. ABS. DEV:	14.10
COD (MEDIAN):	19.05	PRD:	104.11

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	3	67.30	67.86	4.82	100.62
30000 TO 39999	4	80.43	78.44	17.54	101.06
40000 TO 49999	9	81.69	77.62	14.95	101.28
50000 TO 59999	8	79.19	81.25	15.86	98.06
60000 TO 69999	10	78.23	76.63	18.77	100.71
70000 TO 79999	8	73.42	79.12	23.77	102.91
80000 TO 89999	13	84.45	86.28	26.88	103.74
90000 TO 99999	8	74.61	77.48	12.32	99.67
100000 TO 109999	8	78.63	67.85	14.79	100.92
110000 TO 124999	11	68.53	67.13	17.70	103.65
125000 TO 174999	12	75.01	72.35	12.74	100.53
175000 TO 249999	8	71.95	73.21	15.28	99.51
250000 TO 499999	3	55.68	51.32	15.55	104.64
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	4	91.23	90.02	3.97	100.55
10/01/93 TO 12/31/93	7	87.06	78.63	14.21	104.32
01/01/94 TO 03/31/94	8	68.80	75.20	21.05	101.37
04/01/94 TO 06/30/94	4	72.82	73.45	10.01	97.78
1/94 TO 09/30/94	14	74.99	70.31	12.14	103.23
[illegible]/01/94 TO 12/31/94	7	92.54	81.39	12.14	102.98
01/01/95 TO 03/31/95	11	68.56	66.48	12.71	101.64
04/01/95 TO 06/30/95	7	73.65	56.03	18.23	122.33
07/01/95 TO 12/31/95	15	74.74	78.22	23.98	103.36
01/01/96 TO 06/30/96	28	73.78	72.16	20.88	104.46

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	73	73.85	71.74	16.07	102.62
GRASS	7	67.30	67.88	21.27	102.63
IRRGTD	18	77.86	74.05	26.94	115.31
N/A DRY	5	93.00	87.51	8.33	100.86
N/A IRRGTD	2	69.82	67.39	17.71	103.60

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0071	11	69.15	69.05	14.79	102.60
48-0300	5	84.89	86.44	3.61	100.15
48-0303	4	73.89	73.27	14.61	105.39
5	1	61.20	61.20	0.00	100.00
76-0002	6	78.01	82.08	11.44	96.23
76-0018	3	55.68	54.62	6.53	100.57
76-0031	2	71.94	72.35	8.69	99.44
76-0044	19	77.75	69.51	20.60	110.33
76-0068	17	61.26	52.19	18.51	104.33
76-0082	30	74.80	76.63	17.78	104.14
76-0163	7	79.42	93.23	21.82	100.36

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	6	62.92	58.87	22.73	110.06
40 TO 79.99	36	74.58	74.64	19.23	102.91
80 TO 159.99	43	74.08	71.87	19.04	105.32
160 TO 639.99	20	78.24	73.79	15.92	106.39
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
3683	6	64.28	59.98	14.20	108.97
3685	10	56.37	61.58	23.99	101.93
3687	4	65.12	65.68	12.85	102.37
3689	10	67.11	71.86	16.59	96.92
3741	8	81.73	83.55	10.13	100.93
3743	12	83.81	73.98	17.57	115.00
3745	3	50.56	61.11	18.47	97.11
3747	5	64.13	66.57	11.81	103.98
3917	10	70.60	71.82	12.87	103.52
3919	4	64.30	66.87	20.99	98.96
3921	8	67.30	69.54	12.68	103.96
3923	6	91.81	91.97	19.47	106.55
3977	3	84.89	85.43	10.56	97.52
3979	7	81.69	80.49	8.72	100.17
3981	5	79.42	96.11	28.02	102.16
3983	4	75.33	70.66	10.64	104.10

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: SARPY

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	7.38
Price-Related Differential:	101.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	95.00
Coefficient of Dispersion:	27.89
Price-Related Differential:	111.63

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 SARPY County Assessor, by certified mail, return receipt requested, # P 410 605 427, on 19th day of May, 1997.

Stacey Bratosevich

SARPY COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

QUALIFIED SALES:	4454	MAX SALES RATIO:	582.93
TOTAL SALES PRICE:	461,414,547	MIN SALES RATIO:	19.34
TOTAL ASSESSED VALUE:	426,592,066	COV (MEAN):	15.29
MEDIAN:	93	STD:	14.22
MEAN:	93	AVG. ABS. DEV:	6.86
AGGREGATE:	92	PRD:	101.09
COD (MEDIAN):	7.38		

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4454	92.61	92.45	7.41	101.01
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 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

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	1	93.50	93.50	0.00	100.00
100 TO 999	1	103.49	103.49	0.00	100.00
1000 TO 1999	10	91.14	96.11	12.33	104.73
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	14	89.97	79.61	18.94	106.03
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	100.35	100.35	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	1158	93.16	92.17	7.74	100.93
20000 TO 79999	3269	92.50	92.61	7.21	101.03

SALEPRICE

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	5	103.20	222.21	100.88	92.61
20000 TO 29999	9	113.72	118.00	8.40	100.75
30000 TO 39999	42	107.36	112.89	16.51	100.37
40000 TO 49999	128	101.00	101.85	12.18	100.34
50000 TO 59999	185	95.48	96.01	11.53	100.13
60000 TO 79999	1029	94.89	95.16	7.92	100.20
80000 TO 99999	1222	92.91	92.68	5.67	100.04
100000 TO 124999	734	89.67	90.03	6.02	100.05
125000 TO 149999	536	91.21	91.15	5.59	99.98
150000 TO 199999	396	92.47	92.20	6.15	99.95
200000 TO 249999	131	92.56	92.51	6.68	100.12
250000 TO 499999	37	90.32	87.42	7.28	100.07
500000 TO 999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
28-0001	469	92.06	91.50	8.76	101.53
28-0017	660	93.33	93.37	6.51	100.60
77-0001	1286	92.17	91.60	6.75	100.57
77-0027	1621	92.73	92.65	6.43	100.83
77-0037	181	93.89	95.71	17.03	106.19
77-0046	237	92.29	91.05	9.85	102.43

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	548	97.48	98.02	5.43	100.73
10/01/94 TO 12/31/94	383	96.74	97.00	6.06	101.16
01/01/95 TO 03/31/95	408	95.20	95.07	6.36	101.17
04/01/95 TO 06/30/95	630	93.18	93.27	6.36	100.97
07/01/95 TO 09/30/95	747	92.08	92.19	6.12	100.56
10/01/95 TO 12/31/95	485	90.90	91.31	6.72	100.32
01/01/96 TO 03/31/96	573	89.21	89.27	7.43	100.96
04/01/96 TO 06/30/96	680	86.80	87.82	8.14	101.11
07/01/95 TO 06/30/96	2485	89.75	90.14	7.37	100.76

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	4326	92.65	92.45	7.41	101.04
3	87	92.21	92.89	6.77	100.38
4	31	89.99	88.42	8.75	100.42
5	10	97.56	95.95	6.82	101.07

Attachment 1

SARPY COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES COUNTY

DATE: 04/11/97 PAGE: 1

QUALIFIED SALES:	95
TOTAL SALES PRICE:	58,794,450
TOTAL ASSESSED VALUE:	50,384,854
MEDIAN:	95
MEAN:	96
AGGREGATE:	86
COD (MEDIAN):	27.89

MAX SALES RATIO:	269.88
MIN SALES RATIO:	14.64
COV (MEAN):	42.32
STD:	40.63
AVG. ABS. DEV:	26.50
PRD:	111.63

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	95	94.81	85.70	27.95	112.20
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	0	0.00	0.00	0.00	0.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

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	7	96.41	130.13	42.11	103.76
40000 TO 59999	7	120.56	145.83	33.93	101.71
60000 TO 79999	4	87.93	82.69	16.18	100.52
80000 TO 99999	7	96.65	94.62	0.15	100.16
100000 TO 149999	20	92.99	87.52	22.25	100.10
150000 TO 199999	8	93.03	100.08	20.59	99.72
200000 TO 499999	19	93.77	94.77	31.11	93.60
500000 TO 999999	14	79.83	73.81	31.89	100.86
1000000 TO 4999999	7	104.05	74.19	27.84	118.08
5000000 TO 9999999	1	96.94	96.94	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	18	94.93	90.97	27.56	103.35
10/01/94 TO 12/31/94	4	102.32	90.94	21.08	113.14
01/01/95 TO 03/31/95	8	95.36	96.28	39.36	109.63
04/01/95 TO 06/30/95	15	91.98	99.21	20.52	98.97
07/01/95 TO 09/30/95	12	92.25	76.86	23.43	113.52
10/01/95 TO 12/31/95	12	94.09	100.52	27.43	100.48
01/01/96 TO 03/31/96	14	95.88	52.22	30.20	172.27
04/01/96 TO 06/30/96	12	93.78	95.99	32.90	103.66
07/01/96 TO 08/30/96	10	94.26	73.91	28.71	127.54

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	95	94.81	85.70	27.95	112.20
1 TO 10000000	0	0.00	0.00	0.00	0.00

Attachment 1

No Agland sales for Sarpy County since entire county is subject to special agricultural valuation. (Greenbelt)

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: SAUNDERS

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	26.34
Price-Related Differential:	111.49

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	58.76
Price-Related Differential:	128.57

Assessment Statistics For:	Agricultural Land
Level of Value:	72.00
Coefficient of Dispersion:	20.90
Price-Related Differential:	104.23

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SAUNDERS County Assessor, by certified mail, return receipt requested, # P 411 065 428, on 19th day of May, 1997.

Stacy Bratosky

SAUNDERS COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	664	MAX SALES RATIO:	482.93
TOTAL SALES PRICE:	35,283,641	MIN SALES RATIO:	32.00
TOTAL ASSESSED VALUE:	30,936,913		
MEDIAN:	94	COV (MEAN):	46.31
MEAN:	97	STD:	44.92
AGGREGATE:	87	AVG. ABS. DEV:	24.76
COD (MEDIAN):	26.34	PRD:	111.49

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASHLAND	116	88.74	83.76	28.00	110.61
CEDAR BLUFFS	34	60.39	69.95	26.35	112.80
CERESCO	41	98.15	97.85	16.13	104.17
COLON	6	86.32	73.39	19.93	106.47
FREMONT	50	90.23	86.56	25.85	109.72
ITHACA	3	88.70	79.82	10.48	103.91
LESHARA	6	124.88	114.98	15.49	106.65
LINWOOD	1	91.53	91.53	0.00	100.00
MALMO	4	82.38	80.80	10.70	103.25
MEAD	31	94.00	93.93	47.46	137.28
MEMPHIS	6	81.31	84.49	35.18	110.09
MORSE BLUFF	8	95.22	96.75	18.33	99.66
PRAGUE	7	61.06	71.26	112.26	173.12
RURAL	16	60.37	55.71	26.47	115.12
TOURY	2	126.00	93.74	34.24	134.41
VALLEY	1	102.60	102.60	0.00	100.00
VALPARAISO	29	96.05	98.63	21.76	108.00
WAHOO	126	94.45	98.45	17.87	104.51
WESTON	19	97.25	91.19	28.70	120.05
YUTAN	49	89.73	84.16	20.91	106.20

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	99	66.67	67.18	58.49	135.63
1860 TO 1899	77	94.55	89.99	32.37	124.01
1900 TO 1919	128	94.00	84.34	23.06	112.52
1920 TO 1939	48	94.03	86.84	23.09	109.96
1940 TO 1949	20	94.75	97.61	19.89	104.99
1950 TO 1969	88	94.00	92.29	19.13	102.61
1970 TO 1979	155	93.47	89.62	22.86	107.28
1980 TO 1989	21	88.65	84.68	16.30	107.26
1990 TO 1996	26	90.39	89.53	12.09	103.90

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	50	94.33	80.24	32.47	116.51
101	289	94.00	91.51	21.28	107.98
102	17	88.62	69.52	25.00	111.61
103	11	84.91	90.55	27.37	105.07
104	93	94.34	88.60	21.66	111.32
109	1	85.78	85.78	0.00	100.00
111	40	99.36	97.40	10.98	102.50
112	4	96.13	93.78	4.04	100.47
114	11	94.55	94.50	19.05	113.04
115	47	93.91	76.93	31.83	123.41
311	1	76.91	76.91	0.00	100.00
312	1	69.18	69.18	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	8	78.34	74.16	30.86	102.94
20	314	95.41	90.74	24.20	111.97
25	39	94.00	90.22	13.03	102.38
30	151	91.46	86.51	21.25	105.81
35	18	92.72	86.38	9.34	102.37
40	18	90.74	92.35	15.89	103.64
45	1	84.85	84.85	0.00	100.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	40	113.72	116.04	53.54	121.22
5000 TO 9999	35	86.25	95.19	34.80	100.35
10000 TO 19999	78	95.05	114.63	48.25	101.28
20000 TO 29999	54	94.08	100.99	34.50	100.68
30000 TO 39999	54	98.37	100.55	20.05	100.12
40000 TO 49999	57	94.00	93.49	16.76	99.98
50000 TO 59999	76	95.72	92.00	17.71	100.21
60000 TO 79999	141	92.33	89.80	12.78	100.03
80000 TO 99999	55	88.35	84.46	14.49	100.16
100000 TO 124999	38	78.39	77.25	26.61	99.83
125000 TO 149999	25	80.41	76.12	17.69	100.42
150000 TO 199999	11	62.15	65.68	25.14	98.89
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	448	94.60	95.56	23.48	107.97
2	79	92.33	91.34	24.97	103.95
3	131	67.17	67.02	39.70	112.80
5	2	97.05	108.46	15.14	89.48
6	1	61.30	61.30	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
12-0502	1	77.78	77.78	0.00	100.00
27-0001	2	68.36	66.18	32.60	103.28
55-0011	1	99.71	99.71	0.00	100.00
55-0161	75	97.28	97.20	19.76	105.24
78-0001	142	88.73	84.31	29.26	106.98
78-0003	2	62.29	66.33	20.56	93.91
78-0004	1	97.22	97.22	0.00	100.00
78-0005	3	74.57	78.35	15.08	103.30
78-0009	66	89.32	85.74	22.41	107.15
78-0011	70	87.83	88.30	32.58	109.78
78-0014	16	92.76	66.89	25.28	129.87
78-0019	2	99.45	94.84	5.48	104.86
78-0023	2	97.29	100.00	20.93	97.29
78-0034	1	59.73	59.73	0.00	100.00
78-0036	6	82.38	87.27	16.13	95.35
78-0039	155	94.00	93.76	20.16	105.41
78-0044	1	160.65	160.65	0.00	100.00
78-0050	4	77.41	76.22	16.41	103.19
78-0060	4	54.60	53.56	6.79	96.98
78-0070	1	43.18	43.18	0.00	100.00
78-0072	42	94.00	79.50	43.12	145.24
78-0103	19	99.59	100.62	25.05	111.91
78-0104	9	98.47	78.14	69.89	165.33
78-0107	29	83.93	73.89	21.46	109.84
78-0111	3	169.13	97.59	17.93	145.46
78-0161	4	106.07	105.95	20.57	97.12

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	113	95.11	94.09	26.66	108.97
10/01/94 TO 12/31/94	88	97.85	94.65	22.03	104.06
01/01/95 TO 03/31/95	63	96.36	89.64	27.28	115.05

(Residential Sales Continued on Next Page)

Attachment 1

SAUNDERS COUNTY STATISTICAL REPORT

COMMERCIAL REAL PROPERTY QUALIFIED SALES (POST TERC)

DATE: 05/14/97 PAGE: 1

QUALIFIED SALES:	44	MAX SALES RATIO:	479.46
TOTAL SALES PRICE:	2,096,369	MIN SALES RATIO:	28.14
TOTAL ASSESSED VALUE:	2,063,472		
MEDIAN:	96	COV (MEAN):	74.62
MEAN:	126	STD:	94.03
AGGREGATE:	98	AVG. ABS. DEV:	56.41
COD (MEDIAN):	58.76	PRD:	128.57

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASHLAND	1	56.62	56.62	0.00	100.00
ASHLAND	13	92.44	110.40	50.36	101.99
CEDAR BLUFFS	2	157.43	97.96	43.06	170.91
CERESCO	1	87.57	87.57	0.00	100.00
COLON	4	94.57	103.61	39.63	106.04
MALMO	1	152.99	152.99	0.00	100.00
PRAGUE	1	98.80	98.80	0.00	100.00
VALPARAISO	1	119.04	119.04	0.00	100.00
WAHOO	11	77.26	76.94	28.43	110.44
WANN	1	137.66	137.66	0.00	100.00
WESTON	3	143.62	146.32	81.59	146.24

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	77.47	71.07	57.47	137.79
1880 TO 1899	1	424.93	424.93	0.00	100.00
1900 TO 1919	11	95.33	95.83	22.17	100.22
1920 TO 1939	9	95.76	95.55	39.99	113.38
1940 TO 1949	2	101.18	98.88	4.95	102.32
1950 TO 1959	5	82.42	93.92	137.21	188.46
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	2	108.51	97.15	32.35	111.68
1980 TO 1989	2	194.82	163.06	39.58	119.47
1990 TO 1996	3	78.67	92.06	85.85	152.05

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
316	3	170.80	268.43	41.00	80.70
328	5	94.08	99.14	13.22	99.99
344	2	305.88	256.29	56.75	119.35
349	1	47.56	47.56	0.00	100.00
350	6	131.33	135.33	60.54	127.72
351	1	271.94	271.94	0.00	100.00
353	9	95.76	92.35	49.89	119.48
384	2	97.07	96.40	1.79	100.59
385	1	78.67	78.67	0.00	100.00
406	5	75.74	76.88	21.44	108.10
419	1	117.70	117.70	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	31	94.08	95.83	45.02	115.42
20	6	113.69	91.41	51.01	144.90

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	271.94	162.91	51.50	165.88
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	30	90.01	89.07	36.66	111.74

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	205.16	180.63	15.75	113.58
5000 TO 9999	1	98.80	98.80	0.00	100.00
10000 TO 19999	14	104.45	124.15	60.20	104.53
20000 TO 39999	12	93.26	125.18	63.89	103.81
40000 TO 59999	8	102.99	141.89	56.01	97.83
60000 TO 79999	2	78.07	77.86	5.25	100.27
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	2	98.51	87.45	32.99	101.21
150000 TO 199999	1	69.32	69.32	0.00	100.00
200000 TO 499999	2	63.12	67.00	24.64	94.20
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	94.08	84.27	42.21	125.20
2	3	271.94	271.94	0.00	100.00
3	2	388.78	419.01	23.32	92.79

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
78-0001	5	74.90	73.72	20.31	101.86
78-0009	1	30.00	38.00	0.00	100.00
78-0036	1	152.99	152.99	0.00	100.00
78-0039	2	71.98	74.53	7.33	95.58
78-0103	1	143.62	143.62	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	7	143.62	108.45	87.27	191.27
01/01/95 TO 03/31/95	6	97.28	115.07	41.74	111.50
04/01/95 TO 06/30/95	6	71.98	72.82	30.05	113.30
07/01/95 TO 09/30/95	9	94.08	108.62	60.63	115.12
10/01/95 TO 12/31/95	6	110.21	105.32	38.80	126.52
01/01/96 TO 03/31/96	6	77.47	79.13	31.80	111.92
04/01/96 TO 06/30/96	4	91.83	83.17	39.04	106.89
07/01/95 TO 06/30/96	25	95.33	99.15	46.08	113.26

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	62.15	61.22	92.20	160.82
1 TO 10000000	40	95.97	99.63	57.46	128.75

(Commercial Sales Continued on Next Page) Attachment 1

SAUNDERS COUNTY STATISTICAL REPORT

RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 3

QUALIFIED SALES:	664	MAX SALES RATIO:	482.93
TOTAL SALES PRICE:	35,283,541	MIN SALES RATIO:	32.00
TOTAL ASSESSED VALUE:	30,836,913		
MEDIAN:	94	COV (MEAN):	46.31
MEAN:	97	STD:	44.92
AGGREGATE:	87	AVG. ABS. DEV:	24.76
COD (MEDIAN):	26.34	PRD:	111.49

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	93	64.52	62.79	33.83	112.59
100 TO 999	1	79.80	79.80	0.00	100.00
1000 TO 1999	1	107.35	107.35	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	298	94.54	95.23	21.40	104.83
20000 TO 79999	271	94.00	91.17	29.04	111.91

04/01/95 TO 06/30/95	88	94.03	94.54	20.16	104.79
07/01/95 TO 09/30/95	106	90.33	80.91	32.45	114.00
10/01/95 TO 12/31/95	85	86.62	79.61	31.41	116.24
01/01/96 TO 03/31/96	41	93.93	81.60	23.31	108.13
04/01/96 TO 06/30/96	80	89.01	82.87	26.62	112.38
07/01/95 TO 06/30/96	312	88.37	81.19	29.50	113.34

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	618	93.47	87.25	25.59	110.60
5	8	91.26	96.11	49.42	99.22
7	38	95.85	89.79	35.41	110.34

Attachment 1

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

DATE: 05/14/97 PAGE: 2

QUALIFIED SALES:	44	MAX SALES RATIO:	479.46
TOTAL SALES PRICE:	2,096,369	MIN SALES RATIO:	28.14
TOTAL ASSESSED VALUE:	2,063,472		
MEDIAN:	96	COV (MEAN):	74.62
MEAN:	126	STD:	94.02
AGGREGATE:	98	AVG. ABS. DEV:	56.41
COD (MEDIAN):	58.76	PRD:	128.57

20000 TO 39999	9	119.04	91.60	57.07	156.75
40000 TO 59999	2	217.89	217.89	36.82	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

SAUNDERS COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	128	MAX SALES RATIO:	242.40
TOTAL SALES PRICE:	15,574,003	MIN SALES RATIO:	27.06
TOTAL ASSESSED VALUE:	11,132,152		
MEDIAN:	72	COV (MEAN):	31.24
MEAN:	74	STD:	23.12
AGGREGATE:	71	AVG. ABS. DEV:	15.05
COD (MEDIAN):	20.90	PRD:	104.23

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1407	1	48.27	48.27	0.00	100.00
2391	1	66.40	66.40	0.00	100.00
2393	1	71.77	71.77	0.00	100.00
2395	1	36.99	36.99	0.00	100.00
2397	2	63.80	64.79	3.67	98.47
2649	10	86.60	81.66	10.73	102.65
2651	5	81.40	82.06	11.32	105.82
2653	8	64.58	61.32	9.46	105.46
2655	6	77.90	72.12	13.11	102.28
2657	2	59.50	59.32	9.55	100.30
2683	5	76.82	73.03	8.93	98.87
2685	12	68.58	76.36	42.27	111.25
2687	4	57.90	55.83	13.38	103.40
2689	6	78.23	76.04	15.93	97.86
2691	6	87.62	88.43	12.19	96.75
2945	5	70.85	76.15	17.69	95.74
2947	7	70.37	70.06	7.51	99.24
2949	11	78.84	69.43	15.29	104.15
2951	3	54.41	53.60	9.68	95.88
2953	5	54.65	57.68	27.76	98.12
2979	6	82.37	79.62	26.51	106.62
2981	5	86.82	84.05	9.56	98.81
2983	7	72.45	74.29	15.40	99.73
2985	4	80.05	78.80	5.03	99.18
2987	2	73.78	82.81	39.64	89.39
3249	3	79.76	65.13	12.90	116.35

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	50	71.79	66.84	19.68	105.64
80 TO 159.99	64	71.41	70.98	19.96	105.28
160 TO 319.99	12	72.80	75.24	31.46	110.21
320 TO 639.99	2	90.10	90.12	3.63	99.97
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	108	74.52	70.63	18.53	103.55
GRASS	2	49.69	51.25	9.98	96.97
IRRGTD	11	71.77	82.31	35.18	112.55
N/A DRY	4	75.40	61.20	24.68	117.10
N/A IRRGGRS	1	70.36	70.36	0.00	100.00
N/A IRRGTD	2	58.87	55.70	15.13	102.10

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	95	72.45	72.02	21.06	103.17
1 TO 10000000	33	71.77	70.13	20.12	104.98

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	1	91.31	91.31	0.00	100.00
20000 TO 39999	3	87.50	79.62	8.55	101.95
40000 TO 59999	17	72.45	71.76	16.48	100.40
60000 TO 79999	19	78.84	75.17	15.55	100.47
80000 TO 99999	24	83.90	88.37	15.05	99.95
100000 TO 149999	30	62.45	67.69	27.28	100.88
150000 TO 199999	15	67.38	70.81	11.48	100.76
200000 TO 249999	5	58.49	66.05	24.65	99.35
250000 TO 499999	14	65.22	66.60	17.83	99.37
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
12-0502	8	87.51	83.80	13.65	95.95
55-0151	1	62.36	62.36	0.00	100.00
55-0161	8	75.63	74.24	13.97	100.58
56-0161	1	81.29	81.29	0.00	100.00
78-0001	5	89.83	95.16	13.36	103.09
78-0003	5	74.50	77.14	10.65	98.85
78-0009	10	62.48	60.15	17.59	100.38
78-0011	2	78.99	78.99	1.51	100.00
78-0014	11	71.77	71.43	18.23	102.53
78-0023	1	63.49	63.49	0.00	100.00
78-0034	1	114.71	114.71	0.00	100.00
78-0036	2	74.67	74.86	0.43	99.75
78-0038	17	69.50	66.43	16.74	106.14
78-0044	3	74.68	76.70	4.07	97.57
78-0050	1	91.60	91.60	0.00	100.00
78-0060	1	50.86	50.86	0.00	100.00
78-0070	2	49.98	49.05	4.65	101.90
78-0072	21	63.30	71.23	36.53	104.93
78-0103	1	71.53	72.08	11.49	96.00
78-0104	15	84.51	83.23	12.86	100.14
78-0107	8	66.59	63.72	6.19	104.48
78-0111	1	44.53	44.53	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	74.40	73.59	6.10	101.10
10/01/93 TO 12/31/93	8	76.38	76.57	13.94	101.01
01/01/94 TO 03/31/94	13	77.99	74.08	9.62	103.27
04/01/94 TO 06/30/94	13	76.97	78.36	22.75	101.74
07/01/94 TO 09/30/94	5	62.73	70.57	20.65	101.88
10/01/94 TO 12/31/94	11	80.19	84.43	8.62	100.40
01/01/95 TO 03/31/95	16	76.87	75.53	14.62	99.38
04/01/95 TO 06/30/95	10	69.47	70.10	15.03	105.22
07/01/95 TO 09/30/95	10	63.29	56.50	21.54	114.75
10/01/95 TO 12/31/95	13	70.79	69.63	20.01	104.69
01/01/96 TO 03/31/96	23	59.09	66.63	35.85	108.52
04/01/96 TO 06/30/96	5	58.96	63.00	18.43	95.80
07/01/96 TO 06/30/96	50	63.39	65.02	27.81	106.40

(850)

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: SCOTTS BLUFF

Assessment Statistics For:	Residential Real Property
Level of Value:	99.00
Coefficient of Dispersion:	16.36
Price-Related Differential:	106.12

Assessment Statistics For:	Commercial Real Property
Level of Value:	98.00
Coefficient of Dispersion:	15.44
Price-Related Differential:	106.38

Assessment Statistics For:	Agricultural Land
Level of Value:	75.00
Coefficient of Dispersion:	29.37
Price-Related Differential:	102.70

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SCOTTS BLUFF County Assessor, by certified mail, return receipt requested, # P416065429, on 9th day of May, 1997.

Stacey L. Bratkovsky

SCOTTS BLUFF COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	1274	MAX SALES RATIO:	286.43
TOTAL SALES PRICE:	58,763,689	MIN SALES RATIO:	12.39
TOTAL ASSESSED VALUE:	57,796,673		
MEDIAN:	99	COV (MEAN):	41.02
MEAN:	104	STD:	42.68
AGGREGATE:	98	AVG. ABS. DEV:	16.20
COD (MEDIAN):	16.36	PRD:	106.12

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BAYARD	1	132.76	132.76	0.00	100.00
GERING	309	98.59	97.66	9.90	102.54
HENRY	5	93.71	91.15	10.19	101.82
LYMAN	13	93.86	93.91	24.41	121.25
MCGREW	6	90.53	76.49	17.74	103.72
MELBETA	1	89.09	89.09	0.00	100.00
MINATARE	50	99.70	100.55	13.88	100.44
MITCHELL	100	99.48	95.48	17.66	105.72
MORRILL	40	104.68	102.65	16.45	100.16
RURAL	1	79.17	79.17	0.00	100.00
RURAL SUB	2	150.14	144.72	10.85	103.75
SCOTTSBLUFF	547	99.29	98.66	13.14	103.89
TERRYTOWN	1	100.83	100.83	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	133	99.30	101.71	34.54	104.84
1860 TO 1899	2	85.37	76.91	15.44	111.48
1900 TO 1919	83	100.61	99.69	13.12	103.46
1920 TO 1939	221	99.93	101.25	14.01	103.79
1940 TO 1949	144	98.22	98.23	11.79	100.38
1950 TO 1969	294	99.33	97.63	15.45	106.96
1970 TO 1979	286	99.56	98.57	16.07	109.46
1980 TO 1989	62	97.12	95.73	11.96	104.80
1990 TO 1996	60	99.33	97.28	5.73	99.70

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
14	1	99.58	99.58	0.00	100.00
100	162	100.00	99.58	30.31	118.86
101	883	99.12	98.33	11.56	103.52
102	12	100.20	101.47	7.58	101.48
103	10	100.22	99.75	5.59	99.86
104	52	95.61	97.47	15.85	102.50
105	3	97.80	94.35	18.10	108.39
109	1	114.04	114.04	0.00	100.00
112	1	87.85	87.85	0.00	100.00
114	3	100.39	101.19	2.58	101.72
115	22	98.53	96.02	6.75	101.75
201	1	98.55	98.55	0.00	100.00
301	5	97.88	95.89	11.69	101.73
302	2	104.18	101.56	4.10	102.58
304	2	107.57	109.12	2.98	98.58
**********	1283	98.25	98.74	21.92	109.95

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	67	99.96	101.98	16.58	102.35
15	59	99.12	99.50	12.15	101.50
20	454	99.50	98.70	11.74	102.89
25	143	99.11	98.56	9.70	101.56
30	271	98.53	97.42	20.94	112.13
35	46	97.12	97.48	7.21	100.60
40	65	99.87	99.08	4.51	99.35
45	10	96.47	95.21	6.58	101.13
50	1	101.86	101.86	0.00	100.00

SUBDIVISON

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	111	101.25	115.66	57.25	114.46
5000 TO 9999	101	101.50	109.29	25.93	99.54
10000 TO 19999	130	100.02	111.03	22.76	101.30
20000 TO 29999	126	101.22	104.37	12.63	100.11
30000 TO 39999	146	99.52	99.82	9.85	100.16
40000 TO 49999	153	99.21	100.49	11.74	100.28
50000 TO 59999	136	97.66	97.03	8.28	100.11
60000 TO 79999	179	97.80	95.38	7.00	100.09
80000 TO 99999	99	99.29	98.19	7.10	100.22
100000 TO 124999	47	95.15	94.16	5.38	99.99
125000 TO 149999	39	99.39	97.92	4.24	99.39
150000 TO 199999	56	97.57	95.36	5.69	99.89
200000 TO 249999	1	98.65	98.65	0.00	100.00
250000 TO 499999	1	102.84	102.84	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	1016	99.04	97.39	14.31	104.51
2	149	99.66	99.35	24.53	112.50
3	105	[illegible]	100.40	24.14	109.17
5	1	104.52	104.52	0.00	100.00
7	1	90.21	90.21	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
62-0021	4	92.54	79.72	9.32	109.02
79-0002	32	99.59	109.31	13.35	101.68
79-0005	3	87.61	99.65	36.79	94.52
79-0006	1	109.19	109.19	0.00	100.00
79-0007	1	102.30	102.30	0.00	100.00
79-0011	62	100.94	100.19	25.51	107.99
79-0013	1	70.27	70.27	0.00	100.00
79-0016	355	98.75	97.60	14.23	105.98
79-0020	1	86.77	86.77	0.00	100.00
79-0021	5	125.26	129.40	23.64	80.58
79-0024	1	97.05	97.05	0.00	100.00
79-0031	117	99.56	95.86	23.52	109.39
79-0032	633	99.48	98.94	15.28	105.63
79-0039	2	96.71	100.05	4.29	96.67
79-0060	23	99.87	99.33	12.87	103.62
79-0062	1	147.76	147.76	0.00	100.00
79-0064	26	98.05	97.58	15.44	97.71
79-0065	5	103.99	121.32	17.46	101.30

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	194	102.06	103.50	12.31	102.74
10/01/94 TO 12/31/94	117	101.71	103.57	10.44	102.74
01/01/95 TO 03/31/95	145	99.93	100.96	16.99	104.67
04/01/95 TO 06/30/95	159	95.63	95.27	19.35	108.47
07/01/95 TO 09/30/95	167	96.58	95.02	13.96	105.26
10/01/95 TO 12/31/95	172	98.20	99.27	20.74	109.17
01/01/96 TO 03/31/96	149	95.30	92.87	18.57	106.32
04/01/96 TO 06/30/96	171	96.80	96.13	16.63	106.44
07/01/95 TO 06/30/96	659	97.01	96.00	17.48	106.91

PRESENT USE

(Residential Sales Continued on Next Page)

Attachment 1

SCOTTS BLUFF COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	78	MAX SALES RATIO:	290.00
TOTAL SALES PRICE:	6,480,107	MIN SALES RATIO:	38.46
TOTAL ASSESSED VALUE:	6,090,419		
MEDIAN:	98	COV (MEAN):	28.35
MEAN:	100	STD:	28.35
AGGREGATE:	94	AVG. ABS. DEV:	15.13
COD (MEDIAN):	15.44	PRD:	106.38

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GERING	12	96.82	95.61	24.89	114.73
HENRY	1	162.68	162.68	0.00	100.00
LYMAN	1	95.48	95.48	0.00	100.00
MINATARE	1	99.51	99.51	0.00	100.00
MITCHELL	7	98.09	97.60	21.83	110.68
MORRILL	3	103.35	98.97	3.96	106.48
SCOTTSBLUFF	52	97.80	93.50	12.67	101.68

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	9	101.39	97.09	30.34	127.36
1840 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	11	94.98	94.85	19.84	113.77
1920 TO 1939	11	99.20	95.07	13.91	94.66
1940 TO 1949	13	95.13	97.34	9.90	102.03
1950 TO 1959	13	99.13	99.82	16.09	113.08
1960 TO 1969	12	95.92	96.22	10.39	100.70
1970 TO 1979	7	98.91	94.92	8.32	104.55
1980 TO 1989	4	94.47	91.13	18.60	105.38
1990 TO 1996	1	101.79	101.79	0.00	100.00

JURISDICTION CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
302	1	99.71	99.70	0.00	100.00
304	1	95.27	95.27	0.00	100.00
309	0	0.00	0.00	0.00	0.00
319	3	101.27	105.30	7.54	103.97
325	3	95.13	101.99	7.13	94.22
341	2	87.44	93.92	13.11	93.11
342	1	99.43	99.43	0.00	100.00
343	1	113.53	113.53	0.00	100.00
344	11	97.61	99.33	9.06	103.44
350	1	94.06	94.06	0.00	100.00
352	3	97.98	89.80	6.91	101.67
353	26	94.52	90.77	26.35	116.41
364	2	104.95	101.77	4.71	103.12
404	9	99.51	98.54	12.08	104.02
406	7	95.48	101.53	11.97	96.84
407	1	83.09	83.09	0.00	100.00
410	2	99.66	98.76	0.26	99.89
418	0	0.00	0.00	0.00	0.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	48	99.50	94.05	14.57	104.34
15	1	95.67	95.67	0.00	100.00
20	21	95.13	91.85	18.93	111.24

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	99.51	99.51	0.00	100.00
1 TO 999	3	98.91	97.64	12.91	98.21
1000 TO 1999	9	98.10	105.05	23.76	110.26
2000 TO 2999	1	162.68	162.68	0.00	100.00
3000 TO 3999	1	95.48	95.48	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

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	162.68	162.68	0.00	100.00
5000 TO 9999	6	99.04	111.25	16.29	99.68
10000 TO 19999	4	106.02	107.68	45.08	106.45
20000 TO 39999	19	97.61	101.16	18.64	99.46
40000 TO 59999	20	99.50	94.51	13.14	99.35
60000 TO 79999	4	91.04	90.00	19.25	100.52
80000 TO 99999	2	89.33	98.33	6.11	100.00
100000 TO 149999	9	97.99	98.90	11.33	100.39
150000 TO 199999	7	95.27	99.35	6.65	99.43
200000 TO 499999	5	101.25	98.84	5.27	99.76
500000 TO 999999	1	93.55	93.55	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	74	97.90	93.53	15.74	104.35
2	4	99.21	97.76	9.20	99.01
3	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
79-0002	0	0.00	0.00	0.00	0.00
79-0011	5	103.35	102.17	27.72	122.26
79-0016	11	95.54	95.57	27.09	115.71
79-0031	5	98.09	94.42	20.24	112.43
79-0032	42	97.54	93.15	15.13	101.69
790016	1	100.00	100.00	0.00	100.00
790032	1	101.79	101.79	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	10	100.23	106.76	9.97	100.00
10/01/94 TO 12/31/94	9	101.79	106.09	9.90	101.00
01/01/95 TO 03/31/95	11	94.06	94.08	6.19	98.86
04/01/95 TO 06/30/95	5	95.27	98.13	46.98	127.74
07/01/95 TO 09/30/95	12	90.82	97.01	14.73	100.61
10/01/95 TO 12/31/95	11	98.09	95.39	18.61	102.78
01/01/96 TO 03/31/96	9	98.91	90.93	7.65	104.15
04/01/96 TO 06/30/96	11	97.46	91.80	20.06	110.89
07/01/96 TO 06/30/97	43	97.46	90.58	16.03	105.29

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	108.70	108.70	0.00	100.00
1 TO 10000000	77	97.98	93.94	15.50	106.09

(Commercial Sales Continued on Next Page)

SCOTTS BLUFF COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 2

NUMBER OF SALES:	1274	MAX SALES RATIO:	986.43
TOTAL SALES PRICE:	58,763,599	MIN SALES RATIO:	12.39
TOTAL ASSESSED VALUE:	57,796,673		
MEDIAN:	99	COV (MEAN):	41.02
MEAN:	104	STD:	42.66
AGGREGATE:	98	AVG. ABS. DEV:	16.20
COD (MEDIAN):	16.36	PRD:	106.12

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	117	99.87	101.00	23.05	109.12
100 TO 999	153	99.61	98.92	24.04	111.19
1000 TO 1999	273	98.18	97.31	9.98	102.76
2000 TO 2999	9	94.84	93.36	11.01	97.22
3000 TO 3999	13	97.00	98.33	24.97	109.78
4000 TO 4999	8	90.53	90.86	21.30	83.34
5000 TO 5999	1	89.09	89.09	0.00	100.00
6000 TO 6999	33	99.19	98.79	14.30	100.20
7000 TO 7999	74	99.72	95.19	19.33	107.11
8000 TO 8999	34	104.06	100.03	20.54	106.55
9000 TO 9999	530	99.29	98.66	13.49	104.31
10000 TO 19999	30	101.15	99.01	41.60	127.08
20000 TO 29999	0	0.00	0.00	0.00	0.00

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1141	99.00	98.27	15.30	104.30
7	133	100.00	101.04	25.12	116.41

SCOTTS BLUFF COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 3

NUMBER OF SALES:	78	MAX SALES RATIO:	290.00
TOTAL SALES PRICE:	6,480,107	MIN SALES RATIO:	38.46
TOTAL ASSESSED VALUE:	6,090,419		
MEDIAN:	98	COV (MEAN):	28.35
MEAN:	100	STD:	28.35
AGGREGATE:	94	AVG. ABS. DEV:	15.13
COD (MEDIAN):	15.44	PRD:	106.38

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
7000 TO 7999	7	98.09	97.60	21.53	110.68
8000 TO 8999	3	103.35	98.97	7.86	106.48
9000 TO 9999	50	97.54	92.92	12.40	102.21
10000 TO 19999	3	92.50	85.84	7.48	106.40
20000 TO 29999	0	0.00	0.00	0.00	0.00
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 69999	0	0.00	0.00	0.00	0.00
70000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 89999	0	0.00	0.00	0.00	0.00

SCOTTS BLUFF COUNTY STATISTICAL REPORT
INDUSTRIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

NUMBER OF SALES:	2	MAX SALES RATIO:	93.91
TOTAL SALES PRICE:	77,500	MIN SALES RATIO:	91.43
TOTAL ASSESSED VALUE:	71,725		
MEDIAN:	93	COV (MEAN):	1.33
MEAN:	93	STD:	1.24
AGGREGATE:	93	AVG. ABS. DEV:	1.24
COD (MEDIAN):	1.33	PRD:	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 49999	2	92.67	92.55	1.34	100.13
50000 TO 99999	0	0.00	0.00	0.00	0.00
100000 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
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GERING	2	92.67	92.55	1.34	100.13
LYMAN	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	2	92.67	92.55	1.34	100.13
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

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
79-0016	2	92.67	92.55	1.34	100.13
790011	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 10/30/94	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	1	91.43	91.43	0.00	100.00
07/01/95 TO 10/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	1	93.91	93.91	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	1	93.91	93.91	0.00	100.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
344	1	93.91	93.91	0.00	100.00
391	0	0.00	0.00	0.00	0.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 9999	2	92.67	92.55	1.34	100.13
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

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	92.67	92.55	1.34	100.13

IMPROVED, UNIMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	2	92.67	92.55	1.34	100.13

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	2	92.67	92.55	1.34	100.13

SCOTTS BLUFF COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	132	MAX SALES RATIO:	229.26
TOTAL SALES PRICE:	11,404,075	MIN SALES RATIO:	17.05
TOTAL ASSESSED VALUE:	8,444,726		
MEDIAN:	75	COV (MEAN):	39.26
MEAN:	76	STD:	29.84
AGGREGATE:	74	AVG. ABS. DEV:	22.03
COD (MEDIAN):	29.37	PRD:	102.70

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1653	1	17.05	17.05	0.00	100.00
1655	7	89.36	86.29	30.09	90.71
1657	6	89.32	73.25	21.37	102.53
1659	6	74.61	77.46	28.29	98.57
1661	7	59.44	65.74	25.58	95.95
1663	7	79.67	69.57	18.82	107.82
1665	7	60.17	64.41	39.67	106.93
1667	6	89.23	89.74	18.34	96.04
1669	13	94.82	95.23	26.93	104.99
1671	6	98.32	99.34	18.38	108.74
1673	2	52.94	55.14	21.35	96.00
1675	9	76.72	75.16	43.45	123.70
1677	11	66.70	69.39	31.26	105.46
1679	2	69.00	66.65	11.06	103.53
1937	4	39.93	53.37	35.62	97.23
1939	4	86.61	79.11	7.41	108.47
1941	9	84.47	71.33	33.86	109.67
1943	9	69.99	65.65	17.58	103.30
1945	3	77.78	90.37	5.92	102.57
1947	1	39.62	39.62	0.00	100.00
1949	2	86.93	82.85	9.71	104.92
1957	2	81.64	88.49	17.42	92.29
1959	2	65.88	67.31	9.28	98.59
1961	5	55.96	85.28	30.14	77.69

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	6	47.46	65.24	24.33	99.26
20000 TO 39999	11	66.70	57.10	37.06	114.26
40000 TO 59999	21	91.44	99.25	30.51	98.06
60000 TO 79999	19	75.27	76.71	37.24	99.83
80000 TO 99999	19	75.19	77.08	21.09	98.62
100000 TO 149999	25	73.82	75.99	27.48	105.61
150000 TO 199999	14	75.47	75.31	23.15	100.24
200000 TO 249999	3	70.17	63.12	27.23	101.10
250000 TO 499999	5	75.04	71.66	19.79	100.91
500000 TO 999999	0	0.00	0.00	0.00	0.00

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	6	59.04	61.07	27.46	107.07
40 TO 79.99	27	64.01	65.89	29.75	94.47
80 TO 159.99	39	79.67	74.67	30.90	109.39
160 TO 319.99	42	76.48	74.67	26.97	108.52
320 TO 639.99	13	94.50	79.91	24.55	120.49
640 TO 1399.99	4	73.48	73.83	8.93	97.40
1400 TO 2599.99	1	72.42	72.42	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

ACRES

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	32	81.83	78.43	29.22	103.22
3	1	35.27	35.27	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
32-0021	5	40.11	33.13	60.41	75.08
79-0002	2	79.25	74.71	6.73	105.33
79-0008	17	73.36	72.80	36.79	102.75
79-0011	30	80.52	78.40	29.54	103.91
79-0013	3	82.41	76.97	19.56	102.04
79-0016	5	75.27	84.11	29.68	107.17
79-0020	1	103.40	103.40	0.00	100.00
79-0021	5	72.45	71.25	21.58	101.96
79-0032	13	74.98	76.91	27.94	100.90
79-0032	7	63.80	62.30	19.20	89.37
79-0060	13	75.76	69.37	23.89	103.13
79-0064	13	75.70	65.99	42.24	124.52
79-0065	9	89.58	75.82	22.23	101.90
79-1121	1	45.15	45.15	0.00	100.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	7	82.29	83.80	12.94	98.59
GRASS	36	58.81	60.88	38.75	102.73
IRRGTD	81	76.63	77.68	27.22	105.47
N/A GRASS	6	76.53	68.12	20.38	109.72
N/A IRRGTD	2	77.75	57.64	30.94	134.88

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	3	101.73	105.77	26.22	102.93
10/01/93 TO 12/31/93	13	76.33	74.37	25.23	99.89
01/01/94 TO 03/31/94	18	75.62	74.17	29.96	109.38
04/01/94 TO 06/30/94	10	74.74	86.01	28.08	89.42
07/01/94 TO 09/30/94	12	68.54	67.31	23.49	104.45
10/01/94 TO 12/31/94	8	67.02	70.04	25.41	97.60
01/01/95 TO 03/31/95	17	79.67	84.66	26.91	95.07
04/01/95 TO 06/30/95	4	66.37	68.88	20.10	94.31
07/01/95 TO 09/30/95	8	86.90	82.74	20.84	99.36
10/01/95 TO 12/31/95	15	62.38	66.17	39.63	107.84
01/01/96 TO 03/31/96	17	64.87	68.65	34.85	108.70
04/01/96 TO 06/30/96	7	77.64	77.05	19.22	96.55
07/01/95 TO 06/30/96	47	70.17	71.33	33.13	105.01

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	48	71.22	74.81	29.41	97.68
1 TO 10030000	84	75.49	73.71	28.91	105.97

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(5), 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: SEWARD

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	24.20
Price-Related Differential:	105.10

Assessment Statistics For:	Commercial Real Property
Level of Value:	92.00
Coefficient of Dispersion:	21.97
Price-Related Differential:	96.31

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	17.97
Price-Related Differential:	101.30

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SEWARD County Assessor, by certified mail, return receipt requested. # P416 016 543 0.
on 19th day of May 1997.

Stacy Brabrosky

SEWARD COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	454	MAX SALES RATIO:	462.33
TOTAL SALES PRICE:	25,093,172	MIN SALES RATIO:	21.02
TOTAL ASSESSED VALUE:	24,473,595		
MEDIAN:	98	COV (MEAN):	43.71
MEAN:	103	STD:	45.02
AGGREGATE:	98	AVG. ABS. DEV:	23.72
COD (MEDIAN):	24.20	PRD:	105.10

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BEAVER CROSSING	16	102.18	96.14	27.15	111.06
BEE	16	85.85	75.79	39.23	117.84
CORDOVA	6	73.64	105.31	103.15	107.67
GARLAND	3	64.35	53.27	28.16	125.25
GOEHNER	9	61.89	63.98	11.11	100.79
MILFORD	81	97.20	101.45	14.84	102.65
PLEASANT DALE	9	97.74	90.39	18.64	105.08
RURAL	33	73.88	71.88	65.38	142.32
SEW SUB	1	82.89	82.89	0.00	100.00
SEWARD	208	102.08	105.81	15.63	104.40
STAPLEHURST	5	94.67	87.46	24.92	109.39
SUB GARLAND	2	79.25	73.78	15.54	107.42
SUB MILFORD	4	86.21	89.96	6.93	94.76
SUB PL DALE	1	168.81	168.81	0.00	100.00
SUB SEWARD	10	66.99	68.54	28.17	109.31
SUB-BXG	1	37.65	37.65	0.00	100.00
TAMORA	4	80.95	81.56	30.74	121.64
UTICA	39	78.58	82.53	21.40	98.91

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	71	81.61	84.69	35.86	100.88
1850 TO 1899	45	101.47	95.70	33.54	119.19
1900 TO 1919	83	96.24	92.67	27.30	112.21
1920 TO 1939	47	98.30	97.23	20.06	106.18
1940 TO 1949	12	97.41	105.84	14.10	104.13
1950 TO 1969	73	102.08	100.86	21.84	113.58
1970 TO 1979	70	100.98	99.89	20.53	104.79
1980 TO 1989	16	99.33	98.22	9.11	97.50
1990 TO 1996	37	98.36	98.11	7.60	99.32

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15	1	98.30	98.30	0.00	100.00
100	28	109.47	98.40	51.94	137.61
101	236	99.66	99.46	16.37	104.31
102	16	95.87	93.15	21.14	100.52
103	10	98.87	95.04	11.90	98.92
104	62	100.11	97.16	27.35	111.33
105	4	80.18	80.67	39.38	108.80
107	2	97.08	97.07	0.12	100.02
111	1	97.74	97.74	0.00	100.00
115	13	97.84	94.85	33.36	122.10
301	3	94.80	98.20	3.11	98.48
302	2	107.70	107.77	2.74	99.93
305	2	100.81	99.35	2.43	101.47
315	1	106.33	106.33	0.00	100.00
402	1	59.39	59.39	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	120.02	93.87	28.52	139.45
15	1	92.00	92.00	0.00	100.00
20	130	97.27	96.32	29.50	113.02
25	6	114.76	100.78	14.54	109.85
30	189	99.49	98.77	18.18	104.86
35	8	97.90	98.37	4.09	100.04
40	26	99.98	99.26	16.99	105.05

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	20	123.63	135.13	75.02	126.37
5000 TO 9999	31	90.16	107.77	53.52	97.65
10000 TO 19999	47	101.06	109.94	33.42	101.64
20000 TO 29999	45	97.11	98.86	26.25	100.64
30000 TO 39999	43	102.82	104.89	25.24	99.73
40000 TO 49999	28	96.69	95.50	13.88	100.32
50000 TO 59999	45	96.01	92.41	12.36	100.00
60000 TO 79999	85	96.55	96.71	13.91	99.79
80000 TO 99999	55	99.54	99.79	13.22	99.82
100000 TO 124999	31	99.23	96.58	13.13	99.88
125000 TO 149999	13	99.49	93.72	7.83	99.90
150000 TO 199999	8	101.61	98.40	6.32	99.87
200000 TO 249999	3	98.36	88.13	15.89	99.66
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	396	99.33	100.92	19.77	102.62
2	18	78.05	73.05	27.11	112.25
3	39	73.88	74.26	73.38	144.11

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
12-0502	1	132.04	132.04	0.00	100.00
30-0020	2	81.27	100.11	40.94	81.18
50-0009	1	158.57	158.57	0.00	100.00
55-0161	1	23.02	23.02	0.00	100.00
76-0002	1	68.18	68.18	0.00	100.00
76-0068	5	99.28	114.33	81.58	110.69
80-0005	107	97.13	98.66	22.84	109.04
80-0009	257	100.25	99.77	19.66	104.85
80-0093	17	73.48	68.60	44.32	119.00
80-0567	61	84.71	82.05	33.28	112.47

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	62	98.66	99.05	31.11	103.46
10/01/94 TO 12/31/94	57	99.54	96.53	31.58	110.32
01/01/95 TO 03/31/95	52	97.43	96.31	20.23	99.50
04/01/95 TO 06/30/95	64	99.38	100.29	20.97	108.74
07/01/95 TO 09/30/95	69	98.40	99.73	23.74	104.28
10/01/95 TO 12/31/95	50	99.24	101.05	17.33	98.45
01/01/96 TO 03/31/96	41	99.71	96.74	22.50	109.87
04/01/96 TO 06/30/96	59	95.77	89.77	22.74	109.35
07/01/95 TO 06/30/96	219	96.96	96.86	22.13	105.12

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	425	97.78	97.52	21.37	102.55
6	2	278.60	219.07	64.11	127.18
7	27	100.00	97.52	56.58	137.75

(Residential Sales Continued Next Page) Attachment 1

SEWARD COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	30	MAX SALES RATIO:	145.19
TOTAL SALES PRICE:	2,103,300	MIN SALES RATIO:	27.83
TOTAL ASSESSED VALUE:	1,984,496		
MEDIAN:	92	COV (MEAN):	29.08
MEAN:	91	STD:	26.46
AGGREGATE:	94	AVG. ABS. DEV:	20.21
COD (MEDIAN):	21.97	PRD:	96.81

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CORDOVA	2	61.05	48.90	42.95	124.85
MILFORD	4	101.47	106.29	13.03	105.00
PLEASANT DALE	3	85.13	90.48	13.97	102.72
RURAL	0	0.00	0.00	0.00	0.00
SEWARD	14	97.39	89.79	17.52	103.64
SUB PLEASANT DR	0	0.00	0.00	0.00	0.00
SUB SEWARD	1	117.76	117.76	0.00	100.00
SUB UTICA	0	0.00	0.00	0.00	0.00
UTICA	5	81.93	83.46	13.34	101.92

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	69.64	102.07	49.98	68.23
1860 TO 1889	1	103.81	103.81	0.00	100.00
1900 TO 1919	11	82.49	84.42	14.44	101.67
1920 TO 1939	2	84.60	82.09	3.16	103.05
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	2	106.88	95.94	30.71	111.40
1960 TO 1969	4	101.34	106.41	12.98	104.82
1970 TO 1979	3	85.13	75.46	22.87	87.99
1980 TO 1989	2	113.90	106.07	13.74	107.38
1990 TO 1996	3	114.68	103.95	21.03	89.10

VACANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
300	2	88.63	87.39	10.85	101.42
316	1	27.83	27.83	0.00	100.00
325	1	87.27	87.27	0.00	100.00
341	1	74.06	74.06	0.00	100.00
344	4	95.02	100.00	22.53	101.09
350	2	99.24	99.54	17.44	99.70
352	1	98.49	98.49	0.00	100.00
353	6	92.20	88.60	5.16	100.61
410	2	74.80	68.92	38.30	108.53
418	1	66.20	66.20	0.00	100.00
419	2	116.22	116.96	1.32	99.37
421	0	0.00	0.00	0.00	0.00
425	0	0.00	0.00	0.00	0.00
434	1	129.54	129.54	0.00	100.00
437	1	139.70	139.70	0.00	100.00
438	0	0.00	0.00	0.00	0.00
853	1	104.45	104.45	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	7	82.49	81.10	16.39	99.39
20	16	97.69	98.14	16.18	99.52
30	3	98.28	99.82	20.37	109.73

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	11	97.39	91.83	13.42	100.93
10075	1	98.25	98.25	0.00	100.00
10165	1	45.41	45.41	0.00	100.00
10410	1	139.70	139.70	0.00	100.00
30005	2	61.05	48.90	42.95	124.85
45005	1	145.19	145.19	0.00	100.00
45030	2	98.39	98.38	0.10	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	61.05	48.90	42.95	124.85
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	7	87.02	97.89	34.34	99.34
40000 TO 59999	5	77.14	88.92	23.60	99.24
60000 TO 79999	6	98.39	94.42	8.12	99.74
80000 TO 99999	4	97.39	85.16	15.16	100.94
100000 TO 149999	4	91.69	92.90	15.05	99.75
150000 TO 199999	1	79.01	79.01	0.00	100.00
200000 TO 499999	1	117.76	117.76	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	28	87.15	89.27	22.89	99.42
2	1	117.76	117.76	0.00	100.00
3	1	104.45	104.45	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0020	2	61.05	48.90	42.95	124.85
80-0005	8	98.39	93.55	21.92	100.62
80-0009	14	97.39	95.41	16.66	96.66
80-0567	5	81.93	83.46	13.34	101.92

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	6	97.69	109.80	13.34	96.04
10/01/94 TO 12/31/94	5	85.13	86.43	5.53	99.63
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	4	104.00	95.62	13.78	107.23
07/01/95 TO 09/30/95	5	76.06	73.59	20.52	103.69
10/01/95 TO 12/31/95	3	114.68	111.64	8.58	95.02
01/01/96 TO 03/31/96	4	55.99	81.82	71.30	87.08
04/01/96 TO 06/30/96	3	98.28	90.68	13.95	96.67
07/01/96 TO 06/30/96	15	87.02	87.53	28.28	95.03

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	30	92.33	94.35	21.89	96.13

(Commercial Sales Continued Next Page) Attachment 1

SEWARD COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 2

QUALIFIED SALES:	454	MAX SALES RATIO:	462.33
TOTAL SALES PRICE:	25,093,172	MIN SALES RATIO:	23.02
TOTAL ASSESSED VALUE:	24,473,596		
MEDIAN:	98	COV (MEAN):	43.71
MEAN:	103	STD:	45.02
AGGREGATE:	98	AVG. ABS. DEV:	23.72
COD (MEDIAN):	24.20	PRD:	105.10

50	2	130.49	123.04	18.76	106.05

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	59	74.29	73.56	58.70	132.96
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	1	114.27	114.27	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	205	102.08	106.04	15.57	104.45
20000 TO 79999	189	94.75	92.33	23.72	103.69

Attachment 1

SEWARD COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 2

QUALIFIED SALES:	30	MAX SALES RATIO:	145.19
TOTAL SALES PRICE:	2,103,300	MIN SALES RATIO:	27.83
TOTAL ASSESSED VALUE:	1,984,496		
MEDIAN:	92	COV (MEAN):	29.08
MEAN:	91	STD:	26.46
AGGREGATE:	94	AVG. ABS. DEV:	20.21
COD (MEDIAN):	21.97	PRD:	96.81

45095	1	27.83	27.83	0.00	100.00
50005	1	85.13	85.13	0.00	100.00
50015	1	79.01	79.01	0.00	100.00
50075	1	114.68	114.68	0.00	100.00
65005	3	82.49	89.74	18.58	100.05
65010	2	77.99	76.90	5.04	101.41

SEWARD COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	96	MAX SALES RATIO:	141.62
TOTAL SALES PRICE:	12,262,471	MIN SALES RATIO:	36.46
TOTAL ASSESSED VALUE:	9,399,461		
MEDIAN:	77	COV (MEAN):	22.69
MEAN:	78	STD:	17.70
AGGREGATE:	77	AVG. ABS. DEV:	13.84
COD (MEDIAN):	17.97	PRD:	101.30

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	1	83.34	83.34	0.00	100.00
30000 TO 39999	5	92.29	95.76	8.45	100.01
40000 TO 49999	9	66.37	74.97	28.62	99.79
50000 TO 59999	6	73.63	80.05	14.75	99.95
60000 TO 69999	10	88.37	88.86	16.04	99.78
70000 TO 79999	5	77.12	73.80	16.72	99.23
80000 TO 89999	2	74.32	75.30	16.03	98.69
90000 TO 99999	4	77.83	73.80	15.66	97.19
100000 TO 109999	6	76.63	79.76	6.91	99.80
110000 TO 124999	5	72.88	71.92	13.55	100.76
125000 TO 174999	25	70.19	73.58	20.43	100.18
175000 TO 249999	8	81.75	85.98	11.40	100.49
250000 TO 499999	9	75.36	73.98	15.88	100.29
500000 TO 9999999	1	66.58	66.58	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	81.94	82.50	5.23	99.33
10/01/93 TO 12/31/93	8	87.41	85.92	7.18	98.23
01/01/94 TO 03/31/94	12	84.88	86.30	13.52	101.18
04/01/94 TO 06/30/94	3	86.29	66.70	16.28	110.22
[illegible]/94 TO 09/30/94	7	78.79	73.20	17.01	101.12
1[illegible]/01/94 TO 12/31/94	8	61.76	69.32	30.68	95.42
01/01/95 TO 03/31/95	11	72.88	74.38	27.74	106.29
04/01/95 TO 06/30/95	5	66.58	68.97	14.03	107.13
07/01/95 TO 12/31/95	14	76.81	77.54	15.93	102.21
01/01/96 TO 06/30/96	26	73.54	75.44	14.80	102.42

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	59	75.87	76.50	19.69	101.27
GRASS	3	82.84	70.99	11.15	104.16
IRRGTD	28	78.37	77.64	15.40	102.71
N/A DRY	5	76.12	69.31	13.80	112.59
N/A GRASS	1	96.94	96.94	0.00	100.00
N/A IRRIGRS	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0020	2	90.11	91.13	2.52	98.89
55-0148	1	46.00	46.00	0.00	100.00
76-0002	2	91.65	93.44	11.69	104.50
76-0068	4	90.21	90.50	2.88	100.45
80-0005	14	80.11	79.34	11.86	101.55
80-0009	39	72.66	71.86	17.36	101.70
80-0093	4	90.37	91.61	5.86	99.94
80-0567	29	72.88	77.26	21.11	102.45

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	4	71.78	68.01	17.20	103.10
40 TO 79.99	33	72.88	73.33	23.94	104.29
80 TO 159.99	33	77.12	77.56	15.53	102.75
160 TO 639.99	26	79.16	77.71	14.33	102.87
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
3233	7	79.53	77.48	17.39	104.05
3235	7	88.07	85.61	4.02	100.70
3237	3	88.55	87.97	10.30	100.09
3239	7	83.97	80.09	9.02	102.09
3285	9	63.04	59.53	23.93	103.65
3287	1	108.65	108.65	0.00	100.00
3289	6	71.78	74.82	14.90	100.58
3291	10	70.00	69.76	19.91	105.97
3457	6	63.31	70.85	12.33	96.59
3459	4	74.09	73.80	29.64	112.52
3461	4	66.61	62.80	21.90	104.35
3463	6	64.39	59.71	11.26	105.27
3509	4	90.18	84.32	13.05	106.54
3511	5	86.63	82.44	6.76	100.33
3513	9	88.19	88.34	12.39	102.05
3515	7	87.84	83.79	8.40	101.47
3641	1	91.96	91.96	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: SHERIDAN

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	24.53
Price-Related Differential:	110.99

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	41.16
Price-Related Differential:	135.00

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	25.57
Price-Related Differential:	105.56

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SHERIDAN County Assessor, by certified mail, return receipt requested, # P416065431.
on 19th day of May, 1997.

Stacey Bratkovsky

SHERIDAN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	189	MAX SALES RATIO:	283.88
TOTAL SALES PRICE:	5,256,098	MIN SALES RATIO:	32.06
TOTAL ASSESSED VALUE:	4,760,495	COV (MEAN):	34.90
MEDIAN:	94	STD:	35.25
MEAN:	101	AVG. ABS. DEV:	23.06
AGGREGATE:	91	PRD:	110.99
COD (MEDIAN):	24.53		

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BINGHAM	3	59.36	58.14	30.74	114.05
CLINTON	1	35.71	35.71	0.00	100.00
GORDON	111	92.02	89.02	21.47	110.02
HAY SPRINGS	14	94.68	88.02	19.15	113.94
LAKE SIDE	1	50.00	50.00	0.00	100.00
LAKESIDE	1	89.18	89.18	0.00	100.00
RUSHVILLE	42	105.80	102.14	30.77	116.27

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	18	91.46	97.63	33.18	106.50
1860 TO 1899	12	110.85	89.73	42.13	240.59
1900 TO 1919	48	95.15	93.58	17.91	108.06
1920 TO 1939	39	101.51	89.25	24.45	113.74
1940 TO 1949	8	90.51	86.98	16.73	111.02
1950 TO 1969	25	90.30	91.21	15.54	105.91
1970 TO 1979	22	99.95	89.15	34.95	112.64
1980 TO 1989	2	75.50	86.99	21.18	86.79
1990 TO 1996	15	90.77	88.04	9.49	101.65

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	23	93.57	84.72	25.55	111.37
101	104	94.50	91.59	25.96	113.98
102	3	78.86	80.57	9.86	98.57
103	3	86.07	91.58	18.18	107.12
104	26	93.94	93.31	16.20	104.25
105	4	101.28	82.47	32.72	121.15
112	1	113.13	113.13	0.00	100.00
114	3	85.01	83.64	7.59	103.42
115	5	92.02	89.20	13.97	97.17

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	14	124.55	109.16	26.80	123.89
15	1	105.93	105.93	0.00	100.00
20	68	97.61	93.98	25.44	113.31
25	7	96.44	104.38	24.36	103.74
30	59	86.86	86.58	18.28	101.67
34	1	135.13	135.13	0.00	100.00
35	4	84.60	83.69	9.89	100.32
40	18	92.07	87.58	11.92	103.46

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	20	88.71	78.59	20.68	104.56
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	110	92.59	90.84	20.80	109.48
20000 TO 79999	58	100.84	96.80	30.34	114.98

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	24	134.92	145.58	38.42	95.17
5000 TO 9999	21	123.25	122.56	21.04	100.83
10000 TO 19999	36	98.64	96.35	14.77	101.39
20000 TO 29999	34	92.87	95.45	19.63	99.62
30000 TO 39999	30	87.95	87.27	19.43	100.39
40000 TO 49999	18	83.37	84.55	11.26	100.21
50000 TO 59999	9	90.77	90.40	5.36	99.80
60000 TO 79999	9	86.37	86.35	6.38	99.91
80000 TO 99999	5	80.64	78.34	11.21	100.90
100000 TO 124999	2	96.11	96.11	4.81	100.00
125000 TO 149999	1	90.30	90.30	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	164	94.04	91.90	25.57	111.59
2	9	91.49	91.45	17.01	104.07
3	16	89.98	79.68	18.58	110.93

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
81-0001	110	92.59	89.27	21.11	110.48
81-0003	15	94.34	87.86	18.44	111.16
81-0004	2	117.95	147.10	30.54	80.18
81-0005	45	103.89	100.98	30.70	115.17
81-0013	1	90.77	90.77	0.00	100.00
81-0026	2	56.29	74.83	36.55	75.22
81-0032	1	62.35	62.35	0.00	100.00
81-0043	1	99.34	99.34	0.00	100.00
81-0055	1	97.15	97.15	0.00	100.00
81-0069	1	103.50	103.50	0.00	100.00
81-0083	1	84.64	84.64	0.00	100.00
81-0085	2	50.88	49.47	16.57	102.86
81-0091	2	69.12	87.96	27.66	78.57
81-0096	1	89.18	89.18	0.00	100.00
81-0122	1	32.06	32.06	0.00	100.00
81-0129	2	90.63	87.63	8.24	103.43
81-0133	1	86.13	86.13	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	37	94.26	98.25	24.12	105.37
10/01/94 TO 12/31/94	18	99.42	92.76	28.41	117.94
01/01/95 TO 03/31/95	18	98.31	88.96	26.15	123.26
04/01/95 TO 06/30/95	34	94.50	90.42	20.01	107.56
07/01/95 TO 09/30/95	26	93.14	87.95	17.28	108.40
10/01/95 TO 12/31/95	22	86.36	91.18	27.09	109.57
01/01/96 TO 03/31/96	11	92.66	92.71	24.56	115.43
04/01/96 TO 06/30/96	23	86.05	81.78	33.41	114.59
07/01/95 TO 06/30/96	82	91.43	87.78	24.94	111.27

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	167	93.00	90.72	24.77	112.04
7	22	93.70	89.36	24.84	107.55

Attachment 1

SHERIDAN COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	22	MAX SALES RATIO:	327.93
TOTAL SALES PRICE:	755,150	MIN SALES RATIO:	29.53
TOTAL ASSESSED VALUE:	606,297		
MEDIAN:	96	COV (MEAN):	96.54
MEAN:	108	STD:	61.06
AGGREGATE:	80	AVG. ABS. DEV:	39.51
COD (MEDIAN):	41.16	PRD:	135.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GORDON	10	77.59	75.18	40.55	132.13
HAY SPRINGS	5	104.15	103.68	73.26	133.17
LAKESIDE	1	142.67	142.67	0.00	100.00
RUSHVILLE	5	91.33	87.74	15.87	103.17

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	70.15	67.90	3.80	103.31
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	4	84.83	59.44	44.72	143.79
1920 TO 1939	1	75.08	75.08	0.00	100.00
1940 TO 1949	3	100.40	127.65	12.22	88.06
1950 TO 1959	5	91.33	91.44	26.78	114.61
1960 TO 1969	2	86.26	68.03	30.45	126.80
1970 TO 1979	4	137.43	76.49	71.91	219.53
1980 TO 1989	1	116.86	116.86	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
316	2	111.71	91.15	39.59	122.55
325	2	86.26	68.03	30.45	126.80
344	4	97.20	101.28	86.85	136.22
346	1	142.67	142.67	0.00	100.00
353	7	77.63	82.61	21.76	106.48
381	1	68.85	68.85	0.00	100.00
406	3	104.15	166.20	31.65	82.25
410	1	122.54	121.54	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	13	104.15	94.52	41.94	132.69
20	8	73.24	70.94	38.33	119.16

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	68.17	66.67	23.07	119.19
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	6	95.08	99.25	41.05	113.45
20000 TO 39999	10	95.67	89.43	48.79	127.80
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	100.40	100.40	0.00	100.00
80000 TO 99999	1	142.67	142.67	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	7	104.15	161.61	48.46	88.74
5000 TO 9999	1	205.54	205.54	0.00	100.00
10000 TO 19999	5	75.08	95.99	33.39	97.18
20000 TO 39999	3	77.63	90.57	15.02	98.53
40000 TO 59999	2	73.19	96.39	59.65	75.94
60000 TO 79999	1	91.33	91.33	0.00	100.00
80000 TO 99999	1	69.32	69.32	0.00	100.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	59.99	59.99	0.00	100.00
200000 TO 499999	1	68.85	68.85	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	17	100.00	91.42	43.03	125.41
2	1	121.54	121.54	0.00	100.00
3	4	68.17	68.35	19.77	112.97

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
80-0001	1	104.15	104.15	0.00	100.00
81-0001	9	77.63	75.39	43.58	136.47
81-0003	4	114.38	103.64	83.39	141.40
81-0005	5	91.33	87.74	15.87	103.17
81-0085	1	100.40	100.40	0.00	100.00
81-0091	1	142.67	142.67	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	73.44	71.14	5.60	103.22
10/01/94 TO 12/31/94	2	106.26	111.15	5.89	95.60
01/01/95 TO 03/31/95	3	155.94	148.16	17.96	108.67
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	5	77.63	67.79	78.47	187.98
10/01/95 TO 12/31/95	7	72.82	72.00	29.11	108.93
01/01/96 TO 03/31/96	2	104.09	101.42	12.26	102.64
04/01/96 TO 06/30/96	1	142.67	142.67	0.00	100.00
07/01/95 TO 06/30/96	15	77.63	77.00	49.88	133.07

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	72.82	72.82	0.00	100.00
1 TO 10000000	21	100.00	80.30	40.10	136.79

SHERIDAN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	59	MAX SALES RATIO:	131.92
TOTAL SALES PRICE:	4,563,816	MIN SALES RATIO:	19.07
TOTAL ASSESSED VALUE:	3,724,496		
MEDIAN:	78	COV (MEAN):	30.76
MEAN:	80	STD:	34.61
AGGREGATE:	75	AVG. ABS. DEV:	19.66
COD (MEDIAN):	25.21	PRD:	106.67

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
87	1	52.42	52.42	0.00	100.00
119	2	65.65	88.07	70.95	74.54
121	2	69.70	70.37	1.21	99.05
123	2	63.66	59.21	13.43	107.51
127	4	88.75	87.26	12.35	98.53
283	6	75.32	80.43	19.54	101.94
285	3	68.01	69.99	19.83	99.52
293	2	47.10	39.56	31.99	119.04
339	6	66.78	69.90	31.63	101.75
341	2	87.43	86.44	24.38	101.15
343	2	73.39	61.09	30.17	120.13
349	1	107.68	107.68	0.00	100.00
537	6	83.81	72.13	31.29	122.54
543	1	53.43	53.43	0.00	100.00
545	4	79.07	77.58	14.11	99.41
547	1	84.26	84.26	0.00	100.00
593	4	74.20	78.62	22.44	105.16
595	2	84.82	82.35	22.30	103.00
809	1	101.71	101.71	0.00	100.00
811	3	80.46	81.09	6.92	104.50
1077	1	118.87	118.87	0.00	100.00
1139	1	96.94	96.94	0.00	100.00
1351	1	85.24	85.24	0.00	100.00
1415	1	125.28	125.28	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	1	118.87	118.87	0.00	100.00
80 TO 159.99	10	67.18	67.74	27.16	104.45
160 TO 319.99	22	75.37	74.80	24.29	105.00
320 TO 639.99	16	90.64	78.93	24.15	104.25
640 TO 1399.99	6	98.06	91.37	20.97	101.84
1400 TO 2599.99	3	67.80	64.08	15.04	100.98
2600 TO 7499.99	1	70.55	70.55	0.00	100.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	10	87.49	94.98	24.00	96.22
DRY&GRS	1	85.24	85.24	0.00	100.00
GRASS	36	74.43	70.70	24.70	112.41
IRRGTD	9	72.19	77.35	26.89	99.76
N/A GRASS	3	52.42	73.79	37.71	67.70

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	30	74.43	79.67	27.45	106.46
1 TO 10000000	29	78.38	73.35	23.92	103.80

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	4	106.77	90.44	29.17	97.56
20000 TO 39999	8	82.02	78.56	22.18	109.55
40000 TO 59999	15	72.21	84.46	24.24	100.46
60000 TO 79999	9	68.83	73.93	25.08	95.98
80000 TO 99999	6	74.68	81.85	17.30	99.20
100000 TO 149999	10	77.29	71.63	30.46	102.82
150000 TO 199999	3	80.46	82.67	21.78	98.08
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	3	67.80	64.08	15.04	100.90
500000 TO 9999999	1	70.55	70.55	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
81-0001	2	55.53	54.21	9.49	102.43
81-0003	14	77.34	75.09	22.89	105.46
81-0005	6	74.47	70.18	20.34	105.94
81-0013	7	96.71	77.47	24.86	117.66
81-0030	4	87.85	87.36	10.80	101.86
81-0032	5	79.77	87.37	16.68	102.45
81-0035	2	84.82	82.35	22.30	103.00
81-0069	3	32.03	38.70	44.85	97.55
81-0075	1	67.18	67.18	0.00	100.00
81-0083	4	92.70	88.02	9.35	100.37
81-0088	1	53.43	53.43	0.00	100.00
81-0091	2	111.11	101.00	12.75	107.87
81-0122	2	60.22	61.01	12.94	98.70
81-0129	5	70.55	68.56	17.14	110.55
81-0133	1	118.87	118.87	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	79.07	65.62	33.96	123.52
10/01/93 TO 12/31/93	7	96.94	96.62	17.82	94.26
01/01/94 TO 03/31/94	7	68.86	74.38	31.50	85.89
04/01/94 TO 06/30/94	10	66.96	69.14	17.56	102.66
07/01/94 TO 09/30/94	4	117.01	99.40	22.91	102.41
10/01/94 TO 12/31/94	4	68.41	63.50	9.86	102.08
01/01/95 TO 03/31/95	5	96.71	78.94	20.78	120.24
04/01/95 TO 06/30/95	5	94.67	89.84	14.74	102.18
07/01/95 TO 09/30/95	2	95.02	89.81	28.42	105.79
10/01/95 TO 12/31/95	2	50.11	48.39	4.62	103.55
01/01/96 TO 03/31/96	4	86.77	78.73	10.53	109.00
04/01/96 TO 06/30/96	5	71.76	67.09	10.76	105.82
07/01/95 TO 06/30/96	13	71.76	69.11	20.86	110.02

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: SHERMAN

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	29.06
Price-Related Differential:	111.96

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	29.99
Price-Related Differential:	110.99

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	13.46
Price-Related Differential:	100.00

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SHERMAN County Assessor, by certified mail, return receipt requested, # P416065432 on 19th day of May 1997.

Stacey Bratkovsky

SHERMAN COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES:	117	MAX SALES RATIO:	246.28
TOTAL SALES PRICE:	2,150,240	MIN SALES RATIO:	42.33
TOTAL ASSESSED VALUE:	1,978,785		
MEDIAN:	98	COV (MEAN):	38.77
MEAN:	103	STD:	39.93
AGGREGATE:	92	AVG. ABS. DEV:	28.48
COD (MEDIAN):	29.06	PRD:	111.96

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASHTON	9	97.06	95.02	13.38	94.25
HAZARD	6	106.07	110.69	19.95	104.06
LITCHFIELD	11	109.10	102.32	31.44	115.13
LOUP CITY	55	97.27	92.83	33.20	119.35
ROCKVILLE	8	100.00	88.84	18.23	105.89

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	108.93	121.18	35.15	102.33
1860 TO 1899	9	105.45	102.94	26.97	111.46
1900 TO 1919	32	100.15	99.64	34.64	118.13
1920 TO 1939	19	89.71	85.98	26.43	109.91
1940 TO 1949	2	109.00	106.44	21.10	102.40
1950 TO 1969	24	94.92	86.77	26.46	108.04
1970 TO 1979	16	89.37	92.63	25.41	95.59
1980 TO 1989	3	88.00	87.08	15.00	100.15
1990 TO 1996	3	106.94	92.64	15.54	100.32

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	31	82.86	79.55	32.82	109.11
101	52	96.73	95.88	29.25	112.85
104	9	100.00	88.88	31.43	124.77
105	2	105.68	105.69	0.17	99.98
115	14	97.45	91.55	24.42	112.48
201	1	126.47	126.47	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	24	80.06	77.38	32.81	111.95
20	49	97.00	94.03	29.62	113.36
25	1	139.42	139.42	0.00	100.00
30	27	99.90	91.74	26.38	113.95
35	1	102.47	102.47	0.00	100.00
40	2	115.25	108.48	9.72	106.25

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	5	96.67	94.47	44.42	113.84
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	50	99.02	93.66	31.15	118.95
20000 TO 79999	62	97.28	90.19	26.10	108.96

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	20	125.65	148.91	38.51	92.25
5000 TO 9999	19	112.14	120.13	26.89	101.45
10000 TO 19999	38	91.03	90.97	29.03	102.10
20000 TO 29999	15	88.00	88.68	15.50	99.10
30000 TO 39999	11	91.58	84.41	24.55	100.32
40000 TO 49999	11	95.93	90.69	10.92	100.12
50000 TO 59999	2	71.93	71.51	14.60	100.59
60000 TO 79999	1	104.05	104.05	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	100.00	93.83	29.10	116.20
3	26	84.47	84.26	28.67	98.92

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
32-0001	98	96.86	90.81	29.09	111.72
32-0015	13	102.65	96.59	32.11	115.99
32-0032	6	106.07	110.69	19.95	104.06

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	19	103.41	95.76	20.99	104.29
10/01/94 TO 12/31/94	14	98.77	97.00	35.35	113.09
01/01/95 TO 03/31/95	16	94.64	90.08	27.79	116.16
04/01/95 TO 06/30/95	19	93.89	90.41	22.74	107.54
07/01/95 TO 09/30/95	13	86.00	79.33	33.83	112.65
10/01/95 TO 12/31/95	8	104.71	108.63	36.52	118.78
01/01/96 TO 03/31/96	11	100.00	88.37	34.25	118.71
04/01/96 TO 06/30/96	17	95.75	89.92	30.20	116.84
07/01/95 TO 06/30/96	49	97.51	89.88	33.34	116.58

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	82	100.28	95.22	29.06	115.60
6	4	93.46	92.38	6.38	100.61
7	31	82.86	79.55	32.82	109.11

Attachment 1

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

DATE: 05/12/97 PAGE: 1

QUALIFIED SALES: 17
TOTAL SALES PRICE: 201,066
TOTAL ASSESSED VALUE: 182,900
MEDIAN: 96
MEAN: 101
AGGREGATE: 91
COD (MEDIAN): 29.99

MAX SALES RATIO: 226.83
MIN SALES RATIO: 46.38
COV (MEAN): 40.48
STD: 40.88
AVG. ABS. DEV: 28.79
PRD: 110.99

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ASHTON	3	95.83	84.73	25.55	103.57
HAZARD	1	116.63	116.63	0.00	100.00
LITCHFIELD	4	95.49	95.64	42.10	130.99
LOUP CITY	7	96.32	86.91	23.24	107.47
ROCKVILLE	2	89.88	117.90	43.20	76.24

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	95.83	95.83	0.00	100.00
1880 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	11	112.15	91.29	29.33	127.10
1920 TO 1939	3	100.44	92.51	24.29	108.58
1940 TO 1949	1	104.13	104.13	0.00	100.00
1950 TO 1959	1	51.05	51.05	0.00	100.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
306	1	96.32	96.32	0.00	100.00
321	1	76.04	76.04	0.00	100.00
350	1	120.46	120.46	0.00	100.00
353	4	97.72	88.61	18.16	111.02
371	1	116.63	116.63	0.00	100.00
384	2	66.92	61.29	29.78	109.19
389	3	104.13	104.37	56.27	122.01
390	1	128.71	128.71	0.00	100.00
406	1	124.84	124.84	0.00	100.00
442	1	46.38	46.38	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	12	114.39	99.85	26.51	109.43
20	3	77.94	79.88	21.36	92.07

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	46.99	46.99	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	7	96.32	86.91	23.24	107.47
20000 TO 39999	4	108.15	118.67	23.64	83.44
40000 TO 59999	5	104.13	98.64	33.29	125.25
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	6	110.38	111.54	32.09	106.78
5000 TO 9999	2	99.50	103.87	12.71	95.79
10000 TO 19999	5	83.30	88.19	38.46	97.57
20000 TO 39999	3	77.94	83.70	18.99	109.30
40000 TO 59999	1	96.32	96.32	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	17	96.32	90.97	29.89	110.87

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
82-0001	12	96.08	90.07	26.74	101.48
82-0015	4	95.49	95.64	42.10	130.99
82-0032	1	116.63	116.63	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	2	116.43	126.72	10.56	91.87
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	3	83.30	84.20	29.40	99.26
04/01/95 TO 06/30/95	4	118.50	124.08	30.32	112.76
07/01/95 TO 09/30/95	7	86.85	86.19	21.06	103.58
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	1	46.38	46.38	0.00	100.00
07/01/95 TO 06/30/96	8	82.39	80.55	25.56	104.17

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	95.83	95.83	0.00	100.00
1 TO 10000000	16	100.23	90.96	30.49	111.22

SHERMAN COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES: 54
TOTAL SALES PRICE: 6,112,409
TOTAL ASSESSED VALUE: 4,643,865
MEDIAN: 74
MEAN: 76
AGGREGATE: 76
COD (MEDIAN): 13.46

MAX SALES RATIO: 133.87
MIN SALES RATIO: 38.33
COV (MEAN): 19.36
STD: 14.71
AVG. ABS. DEV: 9.96
PRD: 100.00

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2609	4	89.65	92.71	8.68	96.53
2611	1	74.23	74.23	0.00	100.00
2613	1	68.04	68.04	0.00	100.00
2725	2	78.59	78.28	3.44	100.39
2727	4	78.62	74.22	10.24	102.73
2731	4	72.87	74.10	20.78	95.26
2905	2	70.83	77.37	14.77	91.55
2907	3	82.36	82.70	11.40	99.34
2909	1	77.04	77.04	0.00	100.00
2911	6	77.92	75.37	4.90	101.42
3021	4	70.89	73.33	27.79	113.48
3023	6	73.63	71.79	9.57	103.05
3025	4	70.03	70.10	2.03	100.05
3027	9	70.85	69.15	12.71	101.03

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	55.44	57.37	30.86	96.64
80 TO 159.99	10	79.74	82.61	15.08	103.50
160 TO 319.99	30	71.85	73.03	13.53	100.93
320 TO 639.99	10	75.42	74.73	8.35	99.96
640 TO 1399.99	1	74.23	74.23	0.00	100.00
1400 TO 2599.99	1	85.01	85.01	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	7	72.69	74.13	3.39	100.60
GRASS	32	73.02	75.35	14.80	97.66
IRRGTD	12	76.46	75.47	13.04	103.58
N/A GRASS	2	93.71	92.74	12.31	99.96
N/A IRRGTD	1	81.91	81.91	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	35	70.85	71.50	12.19	101.36
1 TO 10000000	19	79.02	80.72	13.55	100.86

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	2	72.02	72.80	0.74	100.02
40000 TO 59999	11	72.69	79.13	22.34	101.27
60000 TO 79999	11	69.81	69.12	10.62	99.36
80000 TO 99999	7	76.82	78.55	12.79	99.88
100000 TO 149999	10	80.29	79.89	12.83	101.17
150000 TO 199999	6	67.06	67.02	10.34	101.34
200000 TO 249999	2	78.01	78.31	4.20	99.62
250000 TO 499999	4	73.71	74.09	2.08	100.01
500000 TO 9999999	1	85.01	85.01	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10-0069	10	72.33	71.54	6.98	101.76
47-0100	1	57.21	57.21	0.00	100.00
82-0001	21	77.04	76.95	14.24	102.56
82-0015	12	71.17	76.43	10.14	91.18
82-0033	5	70.42	73.20	15.52	99.48
82-0073	3	78.59	78.28	3.44	100.39
88-0021	3	90.42	97.66	5.62	96.74

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	74.53	74.53	0.00	100.00
10/01/93 TO 12/31/93	7	71.96	78.06	9.47	92.72
01/01/94 TO 03/31/94	14	73.16	72.30	13.58	105.25
04/01/94 TO 06/30/94	5	73.19	77.00	14.94	99.95
07/01/94 TO 09/30/94	0	0.00	0.00	0.00	0.00
10/01/94 TO 12/31/94	5	64.47	68.53	13.06	99.52
01/01/95 TO 03/31/95	4	75.67	75.28	17.16	90.19
04/01/95 TO 06/30/95	1	88.82	88.82	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	5	79.29	78.99	10.73	101.78
01/01/96 TO 03/31/96	8	76.23	73.96	15.15	105.44
04/01/96 TO 06/30/96	4	81.78	82.09	4.43	98.12
07/01/95 TO 06/30/96	17	79.29	77.63	11.78	102.15

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: SIOUX

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	25.99
Price-Related Differential:	111.63

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:	23.53
Price-Related Differential:	102.67

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the SIOUX County Assessor, by certified mail, return receipt requested, # P416065433, on 19th day of May, 1997.

Stacey Bradbury

SIOUX COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/24/97 PAGE: 1

QUALIFIED SALES:	13	MAX SALES RATIO:	173.45
TOTAL SALES PRICE:	250,683	MIN SALES RATIO:	55.44
TOTAL ASSESSED VALUE:	216,159		
MEDIAN:	98	COV (MEAN):	33.57
MEAN:	96	STD:	32.23
AGGREGATE:	86	AVG. ABS. DEV:	25.47
COD (MEDIAN):	25.99	PRD:	111.63

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HARRISON	11	98.08	88.42	27.99	110.95

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	136.80	136.80	0.00	100.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	5	68.26	69.25	11.39	103.70
1920 TO 1939	5	113.87	106.43	21.19	106.71
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	1	98.08	98.08	0.00	100.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	1	85.64	85.64	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	1	85.64	85.64	0.00	100.00
101	6	108.69	103.28	20.92	107.46
104	4	67.67	65.42	5.66	99.49
105	1	98.67	98.67	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	113.87	122.89	20.47	106.01
20	5	68.26	84.42	24.12	97.38
30	4	77.60	79.12	18.91	97.55

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	6	84.12	73.60	29.88	119.37
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	7	98.08	94.92	26.25	108.40
20000 TO 79999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	136.80	136.80	0.00	100.00
5000 TO 9999	1	173.45	173.45	0.00	100.00
10000 TO 19999	5	98.67	86.21	17.67	103.54
20000 TO 29999	4	76.95	81.36	24.63	99.32
30000 TO 39999	1	69.57	69.57	0.00	100.00
40000 TO 49999	1	98.08	98.08	0.00	100.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 124999	0	0.00	0.00	0.00	0.00
125000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	98.38	89.64	24.43	110.81

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
83-0007	13	98.38	86.23	25.96	111.28

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	4	91.07	89.82	25.37	101.05
10/01/94 TO 12/31/94	0	0.00	0.00	0.00	0.00
01/01/95 TO 03/31/95	2	129.54	104.45	33.89	124.02
04/01/95 TO 06/30/95	1	136.80	136.80	0.00	100.00
07/01/95 TO 09/30/95	4	84.12	78.34	20.65	106.87
10/01/95 TO 12/31/95	2	76.76	82.17	27.77	93.42
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	6	83.83	80.14	22.29	101.58

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	12	98.38	86.28	26.99	112.20
7	1	85.64	85.64	0.00	100.00

Attachment 1

SIOUX COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	3	MAX SALES RATIO:	475.33
TOTAL SALES PRICE:	33,400	MIN SALES RATIO:	73.06
TOTAL ASSESSED VALUE:	25,786		
MEDIAN:	137	COV (MEAN):	77.04
MEAN:	229	STD:	176.43
AGGREGATE:	110	AVG. ABS. DEV:	134.09
COD (MEDIAN):	97.88	PRD:	208.18

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HARRISON	3	137.45	110.20	97.56	207.46

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	2	105.25	90.46	30.59	116.35
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	475.33	475.33	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	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
316	1	475.33	475.33	0.00	100.00
353	1	137.45	137.45	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	306.39	193.76	55.14	158.13

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10001	2	105.25	90.46	30.59	116.35
10025	1	475.33	475.33	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	475.33	475.33	0.00	100.00
5000 TO 9999	1	137.45	137.45	0.00	100.00
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	1	73.06	73.06	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	3	137.45	110.20	97.56	207.46

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
83-0007	1	137.45	137.45	0.00	100.00
83-007	1	475.33	475.33	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	1	137.45	137.45	0.00	100.00
01/01/95 TO 03/31/95	1	475.33	475.33	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	1	73.06	73.06	0.00	100.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/96 TO 06/30/97	1	73.06	73.06	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	3	137.45	110.20	97.56	207.46

SIOUX COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

NUMBER OF SALES:	33	MAX SALES RATIO:	122.86
TOTAL SALES PRICE:	1,797,140	MIN SALES RATIO:	31.75
TOTAL ASSESSED VALUE:	1,332,504		
MEDIAN:	79	COV (MEAN):	29.19
MEAN:	77	STD:	22.55
AGGREGATE:	75	AVG. ABS. DEV:	18.59
COD (MEDIAN):	23.53	PRD:	102.67

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
307	1	78.87	78.87	0.00	100.00
309	1	65.42	65.42	0.00	100.00
311	3	90.78	107.44	22.84	35.27
319	1	32.14	32.14	0.00	100.00
323	3	66.53	75.12	8.90	96.10
325	3	0.00	0.00	0.00	0.00
569	2	60.06	62.86	7.10	95.55
577	0	0.00	0.00	0.00	0.00
879	1	85.71	85.71	0.00	100.00
925	1	63.96	63.96	0.00	100.00
931	0	0.00	0.00	0.00	0.00
941	1	109.91	94.29	0.00	116.47
943	1	90.21	90.21	0.00	100.00
945	2	85.18	93.09	0.17	100.11
1103	1	96.09	96.09	0.00	100.00
1107	1	113.06	113.06	0.00	100.00
1123	1	96.19	96.19	0.00	100.00
1125	1	65.35	65.35	0.00	100.00
1375	1	113.33	113.33	0.00	100.00
1387	2	51.75	50.24	16.19	103.00
1389	1	31.75	31.75	0.00	100.00
1391	2	79.14	63.81	23.38	124.03
1393	3	74.39	74.41	3.82	99.82
1395	2	65.89	80.93	27.16	81.42
1397	1	96.04	96.04	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	6	82.29	75.83	32.30	108.15
20000 TO 39999	10	74.74	75.56	21.08	101.31
40000 TO 59999	1	90.63	78.11	46.41	101.33
60000 TO 79999	7	83.53	78.93	26.34	98.68
80000 TO 99999	2	72.23	72.79	16.31	99.22
100000 TO 149999	3	65.42	67.66	8.08	100.81
150000 TO 199999	3	93.03	73.18	25.71	96.53
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 2999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
77-0001	3	43.21	41.08	21.31	104.73
78-0001	4	79.68	68.86	20.86	107.39
83-0002	1	85.71	85.71	0.00	100.00
83-0006	3	86.65	91.76	30.84	91.06
83-0007	9	68.29	61.74	16.92	106.33
83-0012	5	93.79	82.02	27.79	101.37
83-0021	1	78.87	78.87	0.00	100.00
83-0045	1	86.77	85.75	3.73	106.21
83-0051	2	80.02	71.14	20.07	112.48
83-0069	0	0.00	0.00	0.00	0.00
83-0073	2	107.12	101.53	13.21	105.72

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	44.00	48.00	0.00	100.00
40 TO 79.99	5	85.71	49.13	23.41	168.79
80 TO 159.99	4	60.46	55.94	7.59	100.71
160 TO 319.99	6	65.36	72.29	18.57	99.59
320 TO 639.99	5	83.32	57.60	23.40	129.51
640 TO 1399.99	13	82.14	92.14	19.45	104.36
1400 TO 2599.99	2	89.61	89.61	7.34	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

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	65.64	81.03	24.90	91.04
01/01/94 TO 03/31/94	2	83.46	89.84	1.36	99.70
04/01/94 TO 06/30/94	4	87.03	83.21	8.53	103.53
07/01/94 TO 09/30/94	3	85.71	85.65	31.57	216.90
10/01/94 TO 12/31/94	4	74.89	79.05	33.90	92.44
01/01/95 TO 03/31/95	3	72.37	71.73	7.00	133.79
04/01/95 TO 06/30/95	4	113.93	99.81	14.15	114.54
07/01/95 TO 09/30/95	2	79.14	63.81	23.38	124.03
10/01/95 TO 12/31/95	5	86.17	79.33	8.91	90.15
01/01/96 TO 03/31/96	4	62.74	70.62	14.95	96.53
04/01/96 TO 06/30/96	2	65.92	50.13	50.23	127.50
07/01/96 TO 06/30/97	11	85.35	69.73	22.18	100.68

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	1	97.84	97.84	0.00	100.00
GRASS	26	81.79	81.55	19.94	99.53
IRRGTD	3	43.21	47.77	22.23	94.61
N/A GRASS	3	56.13	38.38	26.99	139.83

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	33	78.87	74.56	23.57	102.74
1 TO 10000000	0	0.00	0.00	0.00	0.00

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

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

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

County: STANTON

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	29.63
Price-Related Differential:	101.11

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:	75.00
Coefficient of Dispersion:	20.47
Price-Related Differential:	104.05

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the STANTON County Assessor, by certified mail, return receipt requested, # P416065434, on 19th day of May 1997.

Stacey Badsky

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

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	189	MAX SALES RATIO:	233.23
TOTAL SALES PRICE:	7,943,795	MIN SALES RATIO:	10.75
TOTAL ASSESSED VALUE:	7,111,435		
MEDIAN:	93	COV (MEAN):	40.96
MEAN:	91	STD:	37.27
AGGREGATE:	90	AVG. ABS. DEV:	27.56
COD (MEDIAN):	29.63	PRD:	101.11

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
NORFOLK	84	95.94	92.53	18.90	101.54
PILGER	30	91.48	89.97	57.09	108.61
RURAL	5	48.33	50.04	24.81	108.70
STANTON	52	96.16	94.15	21.74	106.54

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	25	46.83	62.26	92.14	96.80
1860 TO 1899	8	91.67	83.42	48.46	132.14
1900 TO 1919	31	91.29	86.18	30.55	115.82
1920 TO 1939	9	88.23	77.77	28.69	106.94
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	19	106.80	99.79	14.72	102.84
1970 TO 1979	54	104.22	99.76	22.74	98.33
1980 TO 1989	29	88.57	85.13	19.02	104.21
1990 TO 1996	14	80.87	78.29	18.56	104.73

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	30	68.95	73.79	39.30	100.55
101	109	99.53	94.65	20.55	107.18
102	5	83.19	82.67	20.16	114.68
103	2	109.99	104.31	23.84	105.44
104	22	79.94	77.72	36.98	117.38
111	1	103.28	103.28	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	46.83	46.83	0.00	100.00
20	46	91.44	86.23	33.60	116.09
30	98	100.00	94.39	19.49	106.18
40	12	84.53	86.44	21.62	94.09

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	37	63.54	70.01	35.21	97.12
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	1	68.08	68.08	0.00	100.00
20000 TO 79999	151	95.77	94.42	27.38	102.51

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	13	101.56	99.75	40.55	94.79
5000 TO 9999	20	92.96	108.87	57.28	93.88
10000 TO 19999	21	60.83	73.91	71.97	99.14
20000 TO 29999	11	80.76	78.44	32.26	99.59
30000 TO 39999	19	91.29	96.80	25.95	99.87
40000 TO 49999	27	107.36	102.03	16.62	99.94
50000 TO 59999	41	96.61	94.84	12.91	100.07
60000 TO 79999	19	85.98	84.32	20.13	99.60
80000 TO 99999	10	90.62	93.98	19.11	99.48
100000 TO 124999	2	74.75	74.60	8.93	100.20
125000 TO 149999	1	56.60	56.60	0.00	100.00
150000 TO 199999	2	68.27	68.35	7.18	99.89
200000 TO 249999	1	83.19	83.19	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	85	95.52	92.83	33.84	105.96
2	93	92.99	89.97	23.93	96.41
3	11	58.04	59.87	40.44	117.18

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20-0030	32	86.64	95.08	58.59	112.05
59-0002	101	92.99	89.67	24.90	96.06
84-0003	52	96.16	94.36	21.72	106.32
84-0019	1	44.11	44.11	0.00	100.00
84-0035	1	48.33	48.33	0.00	100.00
84-0055	1	56.87	56.87	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	31	107.36	113.43	29.93	97.01
10/01/94 TO 12/31/94	24	104.80	93.85	23.72	107.17
01/01/95 TO 03/31/95	21	81.19	79.76	45.11	96.63
04/01/95 TO 06/30/95	23	95.52	92.26	29.74	89.14
07/01/95 TO 09/30/95	26	97.95	89.62	20.95	107.88
10/01/95 TO 12/31/95	24	83.96	79.83	29.74	105.27
01/01/96 TO 03/31/96	18	86.79	90.02	21.01	94.92
04/01/96 TO 06/30/96	22	86.77	81.23	23.11	100.55
07/01/96 TO 06/30/96	90	88.39	94.94	24.57	102.89

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	160	94.34	90.72	27.85	103.74
7	29	68.45	73.05	40.10	101.04

STANTON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	7	MAX SALES RATIO:	148.35
TOTAL SALES PRICE:	364,000	MIN SALES RATIO:	28.02
TOTAL ASSESSED VALUE:	280,195		
MEDIAN:	82	COV (MEAN):	47.87
MEAN:	76	STD:	36.38
AGGREGATE:	77	AVG. ABS. DEV:	27.89
COD (MEDIAN):	34.01	PRD:	98.70

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
NORFOLK	1	84.11	84.11	0.00	100.00
PILGER	3	82.05	74.53	41.27	123.96
RURAL	1	89.01	89.01	0.00	100.00
STANTON	1	51.44	51.44	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	70.23	85.79	26.75	81.86
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	82.05	82.05	0.00	100.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	148.35	148.35	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	3	46.77	55.48	39.98	95.48
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	2	67.78	75.46	24.10	89.81
351	1	82.05	82.05	0.00	100.00
389	2	37.39	36.13	25.06	103.51
406	1	148.35	148.35	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	82.05	84.39	39.37	111.33
20	3	46.77	55.48	39.98	95.48

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	86.56	88.00	2.83	98.37
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	5	51.44	55.11	50.50	129.42
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	99.90	86.05	48.50	116.09
20000 TO 39999	2	64.41	60.34	27.39	106.75
40000 TO 59999	2	56.07	58.51	50.02	95.83
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	0	0.00	0.00	0.00	0.00
150000 TO 199999	1	89.01	89.01	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	5	51.44	55.11	60.50	129.42
2	1	84.11	84.11	0.00	100.00
3	1	89.01	89.01	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20-0030	3	82.05	74.53	41.27	123.96
59-0082	1	84.11	84.11	0.00	100.00
84-0003	2	39.73	35.05	29.47	113.36
84-0035	1	89.01	89.01	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	2	39.73	35.05	29.47	113.36
04/01/95 TO 06/30/95	1	89.01	89.01	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	2	116.23	94.82	27.63	122.58
04/01/96 TO 06/30/96	2	64.41	60.34	27.39	106.75
07/01/95 TO 06/30/96	4	83.08	78.81	31.19	114.61

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	89.01	89.01	0.00	100.00
1 TO 10000000	6	66.75	63.54	47.01	115.60

STANTON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	89	MAX SALES RATIO:	192.59
TOTAL SALES PRICE:	8,242,533	MIN SALES RATIO:	38.38
TOTAL ASSESSED VALUE:	6,127,500		
MEDIAN:	75	COV (MEAN):	28.21
MEAN:	77	STD:	21.72
AGGREGATE:	74	AVG. ABS. DEV:	15.35
COD (MEDIAN):	20.47	PRD:	104.05

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1503	4	61.56	73.04	39.05	89.98
1505	9	77.74	80.11	17.05	103.43
1507	9	83.01	85.59	16.81	105.50
1545	7	90.52	87.36	27.38	116.67
1547	10	69.94	69.86	11.95	104.01
1549	6	72.57	74.40	13.70	101.98
1783	4	72.71	69.84	21.11	106.33
1785	12	74.06	79.87	20.33	97.44
1787	6	75.15	76.73	9.82	102.69
1829	6	61.38	64.86	10.87	99.40
1831	5	64.63	62.36	4.15	100.74
1833	11	77.36	64.02	21.05	108.80

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	14	70.55	70.51	21.17	103.24
80 TO 159.99	42	71.31	70.59	21.50	109.01
160 TO 319.99	31	80.87	78.02	18.02	102.54
320 TO 639.99	2	78.09	78.49	9.58	99.49
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	69	74.82	73.74	17.18	103.67
GRASS	5	46.78	68.71	34.45	85.60
IRRGTD	9	75.41	75.89	31.64	116.43
N/A DRY	4	88.72	87.90	18.78	101.32
N/A GRASS	1	62.87	62.87	0.00	100.00
N/A IRRGTD	1	104.40	104.40	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	61	72.80	73.77	18.69	101.98
1 TO 10000000	28	77.55	75.51	24.18	108.69

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	6	105.66	94.19	15.49	100.02
40000 TO 59999	18	73.74	79.98	27.99	104.08
60000 TO 79999	18	70.81	74.15	15.31	99.77
80000 TO 99999	11	69.88	75.99	19.88	98.57
100000 TO 149999	22	75.84	77.30	13.24	100.92
150000 TO 199999	9	66.01	68.18	17.51	99.15
200000 TO 249999	4	75.41	76.46	20.08	100.49
250000 TO 499999	1	36.38	36.38	0.00	100.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
19-0039	9	65.46	51.16	25.89	108.43
19-0058	13	63.69	66.94	14.29	102.00
20-0030	12	79.92	81.07	17.88	103.99
59-0001	4	79.15	86.22	9.19	98.60
59-0002	4	60.44	72.31	38.84	90.11
59-0037	1	70.47	70.47	0.00	100.00
84-0003	18	76.50	77.34	21.04	108.94
84-0013	7	77.78	79.55	18.09	103.80
84-0019	5	70.61	82.61	26.13	101.07
84-0028	9	76.27	81.90	17.52	97.24
84-0035	5	68.72	72.96	12.63	101.53
84-0055	2	61.01	57.97	22.62	105.25

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	76.27	76.27	0.00	100.00
10/01/93 TO 12/31/93	2	82.50	63.57	43.30	129.78
01/01/94 TO 03/31/94	17	70.47	74.75	28.00	110.72
04/01/94 TO 06/30/94	8	90.84	83.86	19.85	103.93
07/01/94 TO 09/30/94	3	106.83	98.71	15.16	104.42
10/01/94 TO 12/31/94	3	72.16	71.66	12.71	107.78
01/01/95 TO 03/31/95	20	76.09	78.06	15.40	95.91
04/01/95 TO 06/30/95	4	65.27	64.16	8.77	102.16
07/01/95 TO 09/30/95	2	65.98	78.33	43.67	84.23
10/01/95 TO 12/31/95	5	74.04	60.62	19.94	118.92
01/01/96 TO 03/31/96	16	76.60	73.83	14.72	101.13
04/01/96 TO 06/30/96	8	68.45	70.38	12.60	98.47
07/01/95 TO 06/30/96	31	74.04	70.70	17.01	102.27

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: THAYER

Assessment Statistics For:	Residential Real Property
Level of Value:	99.00
Coefficient of Dispersion:	8.86
Price-Related Differential:	102.02

Assessment Statistics For:	Commercial Real Property
Level of Value:	96.00
Coefficient of Dispersion:	27.40
Price-Related Differential:	114.89

Assessment Statistics For:	Agricultural Land
Level of Value:	76.00
Coefficient of Dispersion:	18.61
Price-Related Differential:	101.32

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the THAYER County Assessor, by certified mail, return receipt requested, # P416065435 on 19th day of May, 1997.

Stacy Bradosky

THAYER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	184	MAX SALES RATIO:	408.67
TOTAL SALES PRICE:	4,584,813	MIN SALES RATIO:	60.56
TOTAL ASSESSED VALUE:	4,548,440		
MEDIAN:	99	COV (MEAN):	26.16
MEAN:	101	STD:	26.42
AGGREGATE:	99	AVG. ABS. DEV:	8.77
COD (MEDIAN):	8.86	PRD:	102.02

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
AC	18	100.50	100.21	8.28	100.44
ALEXANDRIA	8	103.39	102.34	6.81	100.76
ALEXANDRIA VL	1	83.30	83.30	0.00	100.00
ALEXANDRIA AC	1	158.28	158.28	0.00	100.00
BELVIDERE	2	96.62	97.19	1.66	99.42
BRONING	9	99.89	101.93	5.79	100.41
BRONING VL	3	80.00	87.76	37.50	115.21
BYRON	7	101.06	102.71	8.31	95.31
CARLETON	7	97.07	97.12	3.49	99.72
CHESTER	8	98.47	96.63	3.12	101.04
CHESTER VL	1	175.20	175.20	0.00	100.00
DAVENPORT	14	99.77	99.87	3.90	100.33
DAVENPORT VL	2	262.81	148.21	55.50	177.32
DESHLER	35	98.82	98.50	3.95	100.06
DESHLER AC	1	101.35	101.35	0.00	100.00
HEBRON	59	97.84	98.86	6.51	99.61
HEBRON AC	1	98.91	98.91	0.00	100.00
HEBRON VL	1	67.22	67.22	0.00	100.00
HEBRON VL	1	92.00	92.00	0.00	100.00
HUBBELL	5	95.65	97.90	5.08	95.53

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	38	98.13	99.05	24.88	110.80
1860 TO 1899	8	96.62	97.48	6.67	102.94
1900 TO 1919	55	98.40	98.09	4.44	100.22
1920 TO 1939	34	97.04	97.94	5.29	100.02
1940 TO 1949	6	99.88	103.26	4.55	97.64
1950 TO 1969	19	98.88	100.03	4.86	101.01
1970 TO 1979	13	99.09	98.60	3.60	100.17
1980 TO 1989	9	101.13	101.74	3.59	100.10
1990 TO 1995	1	99.15	99.15	0.00	100.00
1990 TO 1996	46	90.75	88.84	12.09	102.97

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
101	109	98.71	99.13	5.52	100.11
102	10	98.40	100.40	6.23	102.01
103	2	104.84	104.76	1.26	100.08
104	42	98.27	97.36	4.73	100.34
105	2	101.16	101.58	2.91	99.59
111	2	105.04	105.01	1.99	100.03
304	1	99.62	99.62	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	102.63	100.86	4.17	101.75
20	17	97.99	104.09	10.71	98.73
30	148	98.85	99.02	4.75	99.88
40	1	98.12	98.12	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	24	100.50	101.77	12.36	103.71
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

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	21	101.17	97.61	31.19	119.52
5000 TO 9999	40	98.58	97.57	8.07	100.90
10000 TO 19999	42	98.11	101.22	7.75	99.54
20000 TO 29999	23	97.45	99.41	4.57	100.04
30000 TO 39999	15	96.43	96.38	3.31	99.97
40000 TO 49999	17	99.09	100.06	2.44	99.93
50000 TO 59999	7	102.95	100.05	5.90	99.74
60000 TO 79999	12	98.87	99.20	1.89	100.19
80000 TO 99999	6	99.54	98.95	1.21	99.93
100000 TO 124999	1	98.12	98.12	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	161	98.14	98.62	8.31	101.99
2	2	100.13	99.79	1.22	100.34
3	21	101.14	102.06	13.52	104.51
1	511	94.00	93.64	19.28	103.86

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
48-0303	10	103.39	104.12	13.10	102.83
85-0007	72	97.85	98.87	7.08	98.92
85-0026	7	97.07	97.12	3.49	99.72
85-0047	19	100.42	99.89	20.56	117.69
85-0054	23	98.68	98.05	8.76	102.16
85-0060	38	99.21	99.28	4.85	100.28
85-0094	15	99.72	100.78	11.03	100.78

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	32	97.58	98.19	5.06	99.48
10/01/94 TO 12/31/94	25	97.99	99.13	18.81	110.58
01/01/95 TO 03/31/95	19	98.92	102.31	7.70	99.73
04/01/95 TO 06/30/95	26	99.48	99.35	6.45	97.99
07/01/95 TO 09/30/95	19	99.12	97.33	5.51	101.67
10/01/95 TO 12/31/95	18	98.59	101.42	8.34	103.15
01/01/96 TO 03/31/96	14	97.42	98.97	12.86	103.17
04/01/96 TO 06/30/96	31	98.82	99.04	8.06	101.17
07/01/95 TO 06/30/96	82	98.75	99.17	8.35	102.06

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	184	98.54	99.21	8.90	102.09
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	98.24	98.94	7.25	101.20
20000 TO 79999	148	98.13	98.64	8.46	102.08

Attachment 1

THAYER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	28	MAX SALES RATIO:	425.00
TOTAL SALES PRICE:	864,882	MIN SALES RATIO:	31.52
TOTAL ASSESSED VALUE:	816,829		
MEDIAN:	96	COV (MEAN):	60.38
MEAN:	108	STD:	65.21
AGGREGATE:	94	AVG. ABS. DEV:	26.30
COD (MEDIAN):	27.40	PRD:	114.89

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALEXANDRIA VL	1	84.00	84.00	0.00	100.00
BYRON	1	105.05	105.05	0.00	100.00
CARLETON	2	261.38	99.94	62.60	261.54
CHESTER	2	95.64	95.70	0.64	99.94
DAVENPORT	2	108.12	108.80	9.45	99.37
DESHLER	5	93.95	87.73	17.74	98.97
DESHLER VL	1	127.80	127.80	0.00	100.00
HEBRON	11	95.78	92.70	14.57	108.22
HEBRON VL	1	113.23	113.23	0.00	100.00
HEBRON VL	1	31.52	31.52	0.00	100.00
HUBBELL VL	1	92.60	92.60	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	18	97.00	95.12	19.03	100.68
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	4	100.48	111.57	11.04	94.69
1920 TO 1939	2	89.52	85.84	5.70	104.28
1940 TO 1949	1	82.27	82.27	0.00	100.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	1	425.00	425.00	0.00	100.00
1970 TO 1979	2	94.71	94.67	0.04	100.04
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	82.27	82.27	0.00	100.00
344	4	105.99	109.48	15.87	97.17
346	1	92.60	92.60	0.00	100.00
350	1	105.05	105.05	0.00	100.00
353	3	95.91	101.88	19.73	112.62
381	1	100.10	100.10	0.00	100.00
384	1	94.39	94.39	0.00	100.00
386	5	84.42	87.12	8.63	98.83
406	3	103.05	108.78	7.57	96.93
407	1	93.95	93.95	0.00	100.00
421	3	97.76	90.59	18.37	88.19
434	1	425.00	425.00	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	84.00	84.00	0.00	100.00
20	21	95.91	94.09	30.19	120.31

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	1	84.00	84.00	0.00	100.00
25005	1	105.05	105.05	0.00	100.00
30005	1	97.76	97.76	0.00	100.00
33035	1	96.25	96.25	0.00	100.00
35005	1	425.00	425.00	0.00	100.00
35061	1	95.03	95.03	0.00	100.00
40010	2	108.12	108.80	9.45	99.37
45005	3	94.39	88.60	15.32	115.35
45055	2	80.69	82.85	45.45	97.40
55005	7	95.78	97.95	19.02	105.48
55060	1	103.05	103.05	0.00	100.00
55070	1	94.92	94.92	0.00	100.00
55105	1	100.10	100.10	0.00	100.00
55106	3	82.27	78.70	33.11	96.16
60005	1	92.60	92.60	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	6	120.52	164.24	57.46	100.99
5000 TO 9999	1	94.62	94.62	0.00	100.00
10000 TO 19999	9	95.78	93.89	15.54	96.37
20000 TO 39999	5	94.39	92.18	6.79	100.72
40000 TO 59999	4	108.73	95.99	21.06	98.93
60000 TO 79999	1	93.95	93.95	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	82.27	82.27	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	97.76	97.76	0.00	100.00
500000 TO 999999	0	0.00	0.00	0.00	0.00
1000000 TO 4999999	0	0.00	0.00	0.00	0.00
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION; URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	27	95.91	94.48	28.37	114.78
2	1	93.95	93.95	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
85-0007	11	95.78	90.17	16.83	100.93
85-0026	1	425.00	425.00	0.00	100.00
85-0047	2	108.12	108.80	9.45	99.37
85-0054	3	95.03	98.33	4.37	99.21
85-0060	7	94.39	88.64	18.02	106.88

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	93.95	93.95	0.00	100.00
10/01/94 TO 12/31/94	5	70.83	57.60	124.82	230.56
01/01/95 TO 03/31/95	5	117.37	109.71	11.87	99.74
04/01/95 TO 06/30/95	3	103.05	108.39	10.60	108.20
07/01/95 TO 09/30/95	7	97.76	97.14	13.31	108.59
10/01/95 TO 12/31/95	4	96.08	86.77	6.02	109.33
01/01/96 TO 03/31/96	1	84.00	84.00	0.00	100.00
04/01/96 TO 06/30/96	2	94.65	94.64	0.28	100.01
07/01/95 TO 06/30/96	14	95.84	93.95	9.72	105.77

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	98.62	53.50	31.82	166.62
1 TO 10000000	24	95.84	95.10	26.56	116.79

THAYER COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	84	MAX SALES RATIO:	113.06
TOTAL SALES PRICE:	9,465,915	MIN SALES RATIO:	40.45
TOTAL ASSESSED VALUE:	7,188,427		
MEDIAN:	76	COV (MEAN):	22.78
MEAN:	77	STD:	17.54
AGGREGATE:	76	AVG. ABS. DEV:	14.14
COD (MEDIAN):	18.61	PRD:	101.32

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	1	98.63	98.63	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	2	67.66	67.74	1.10	99.89
30000 TO 39999	4	55.48	55.80	8.11	99.75
40000 TO 49999	8	78.53	79.97	11.77	100.20
50000 TO 59999	4	67.95	67.08	19.78	98.37
60000 TO 69999	7	88.97	79.06	20.44	100.17
70000 TO 79999	10	83.27	87.15	14.75	100.05
80000 TO 89999	1	80.84	80.84	0.00	100.00
90000 TO 99999	7	76.66	77.37	12.47	100.23
100000 TO 109999	5	89.45	92.20	12.20	99.96
110000 TO 124999	4	78.82	77.05	5.92	99.98
125000 TO 174999	11	76.18	76.80	19.40	100.18
175000 TO 249999	17	71.61	69.86	18.81	100.75
250000 TO 499999	3	83.31	79.37	19.19	101.65
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	74.47	78.60	21.05	98.94
10/01/93 TO 12/31/93	5	83.59	86.07	13.64	95.27
01/01/94 TO 03/31/94	10	71.43	74.95	14.99	101.39
04/01/94 TO 06/30/94	9	91.59	85.36	13.56	95.50
1/94 TO 09/30/94	4	96.62	91.23	11.07	102.51
10/01/94 TO 12/31/94	5	83.94	80.50	13.44	105.28
01/01/95 TO 03/31/95	14	70.46	68.32	21.54	106.40
04/01/95 TO 06/30/95	7	81.43	83.03	14.61	99.90
07/01/95 TO 12/31/95	10	74.17	68.46	11.90	107.04
01/01/96 TO 06/30/96	14	68.32	66.75	24.34	103.56

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	46	74.25	71.59	18.74	104.07
GRASS	5	68.41	59.84	22.86	110.14
IRRGTD	25	80.56	79.54	12.97	101.70
N/A DRY	2	84.84	79.08	17.73	107.28
N/A GRASS	2	80.20	72.78	34.53	110.19
N/A IRRGTD	4	99.38	82.58	11.58	108.27

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0040	2	84.21	70.79	17.12	118.96
48-0008	1	81.97	81.97	0.00	100.00
48-0303	4	58.23	62.26	34.23	98.21
85-0007	30	79.64	82.87	16.82	95.30
85-0026	1	78.68	78.68	0.00	100.00
85-0047	4	78.39	78.00	6.83	97.16
85-0054	10	77.39	80.20	18.43	105.37
85-0060	18	76.86	79.35	16.30	100.69
85-0094	13	57.32	61.00	25.78	105.74

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	1	51.31	51.31	0.00	100.00
40 TO 79.99	14	68.12	64.91	17.43	104.09
80 TO 159.99	39	76.23	74.98	17.14	103.15
160 TO 639.99	30	81.57	78.75	17.80	103.85
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

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
4145	2	81.13	81.31	0.71	99.78
4147	3	58.13	64.26	16.68	96.67
4149	6	75.81	75.15	17.48	100.08
4151	11	56.13	58.24	32.38	108.10
4225	2	80.11	80.44	11.06	99.59
4227	6	86.57	87.30	21.89	94.64
4229	7	83.59	87.35	13.03	95.09
4231	10	79.77	82.52	17.40	98.81
4385	5	72.88	73.63	16.83	103.88
4387	4	74.21	74.15	13.29	101.29
4389	5	77.84	73.53	12.91	96.73
4391	6	87.72	86.72	13.46	99.81
4427	1	51.31	51.31	0.00	100.00
4471	3	76.47	74.17	15.65	106.55
4473	7	98.29	85.14	14.02	106.84
4475	3	71.03	73.00	5.78	100.64
4477	3	72.35	73.86	3.38	98.54

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: THOMAS

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	39.74
Price-Related Differential:	117.65

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:	74.00
Coefficient of Dispersion:	19.09
Price-Related Differential:	102.47

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the THOMAS County Assessor, by certified mail, return receipt requested, # P416065436.
on 19th day of May, 1997.

Stacey Bakkasky

THOMAS COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	30	MAX SALES RATIO:	231.00
TOTAL SALES PRICE:	379,137	MIN SALES RATIO:	11.50
TOTAL ASSESSED VALUE:	323,049		
MEDIAN:	93	COV (MEAN):	45.84
MEAN:	100	STD:	45.84
AGGREGATE:	85	AVG. ABS. DEV:	36.96
COD (MEDIAN):	39.74	PRD:	117.65

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
HALSEY	12	88.06	83.12	32.11	105.21
SENECA	6	112.66	102.15	44.18	123.14
THEDFORD	12	87.89	86.22	46.64	114.52

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	76.23	69.45	74.57	138.67
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	6	95.06	92.69	30.42	110.95
1920 TO 1939	7	111.64	94.71	32.25	115.38
1940 TO 1949	3	127.66	97.66	14.10	112.29
1950 TO 1969	5	95.93	97.47	32.09	104.03
1970 TO 1979	3	65.35	74.96	25.85	105.12
1980 TO 1989	1	53.12	53.12	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	4	87.63	81.15	42.63	118.45
101	16	83.76	84.57	38.38	114.97
102	3	111.64	96.14	14.91	105.04
104	2	89.88	90.95	10.78	98.82
106	1	160.93	160.93	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	134.76	127.51	37.41	100.97
20	11	111.64	98.79	25.84	107.94
30	10	72.17	72.94	28.61	114.29
40	1	126.40	126.40	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	5	53.12	67.78	51.31	91.63
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	9	113.77	100.67	32.85	111.07
20000 TO 79999	16	93.24	83.16	35.45	125.66

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	9	113.77	104.86	44.52	108.46
5000 TO 9999	7	127.66	117.00	24.84	100.73
10000 TO 19999	5	80.19	87.57	18.27	102.15
20000 TO 29999	5	73.65	78.08	26.92	99.42
30000 TO 39999	4	62.77	74.89	31.24	101.84
40000 TO 49999	0	0.00	0.00	0.00	0.00
50000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	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	28	97.74	86.24	35.72	121.28
2	1	11.50	11.50	0.00	100.00
3	1	49.06	49.06	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
05-0071	12	88.06	83.12	32.11	105.21
46-0001	6	112.66	102.15	44.18	123.14
86-0001	10	73.46	70.67	43.87	125.04
86-0004	2	150.53	135.53	16.03	111.07

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	111.64	100.90	33.64	104.25
10/01/94 TO 12/31/94	3	90.56	95.09	27.33	100.20
01/01/95 TO 03/31/95	2	95.00	81.03	19.76	117.24
04/01/95 TO 06/30/95	2	81.99	79.37	35.21	103.31
07/01/95 TO 09/30/95	4	86.45	88.66	30.73	114.90
10/01/95 TO 12/31/95	4	64.88	64.74	84.95	143.75
01/01/96 TO 03/31/96	6	110.09	78.55	26.15	122.89
04/01/96 TO 06/30/96	4	118.14	97.48	34.40	119.08
07/01/96 TO 06/30/96	18	88.06	81.16	46.08	124.80

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	24	97.74	92.94	38.07	111.14
7	6	64.88	71.09	39.72	119.56

THOMAS COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	3
TOTAL SALES PRICE:	26,450
TOTAL ASSESSED VALUE:	79,388
MEDIAN:	145
MEAN:	196
AGGREGATE:	300
COD (MEDIAN):	59.05
MAX SALES RATIO:	350.18
MIN SALES RATIO:	93.33
COV (MEAN):	98.62
STD:	110.98
AVG. ABS. DEV:	85.62
PRD:	65.33

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
SENECA	1	144.63	144.63	0.00	100.00
THEDFORD	1	350.18	350.18	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	221.76	348.27	57.91	63.67
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	1	144.63	144.63	0.00	100.00
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	0	0.00	0.00	0.00	0.00
1960 TO 1969	0	0.00	0.00	0.00	0.00
1970 TO 1979	0	0.00	0.00	0.00	0.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
350	2	247.41	300.94	41.54	82.21

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	2	247.41	300.94	41.54	82.21

_DIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	350.18	350.18	0.00	100.00
20000 TO 39999	2	118.98	143.44	21.56	82.95
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	93.33	93.33	0.00	100.00
5000 TO 9999	1	144.63	144.63	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	1	350.18	350.18	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	3	144.63	299.77	59.19	65.40

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
46-0001	2	118.98	143.44	21.56	82.95
86-0004	1	350.18	350.18	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	1	144.63	144.63	0.00	100.00
01/01/95 TO 03/31/95	1	350.18	350.18	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	0	0.00	0.00	0.00	0.00
04/01/96 TO 06/30/96	1	93.33	93.33	0.00	100.00
07/01/96 TO 06/30/96	1	93.33	93.33	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	93.33	93.33	0.00	100.00
1 TO 10000000	2	247.41	300.94	41.54	82.21

Attachment 1

THOMAS COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/14/97 PAGE: 1

QUALIFIED SALES:	12
TOTAL SALES PRICE:	2,553,288
TOTAL ASSESSED VALUE:	2,075,528
MEDIAN:	74
MEAN:	83
AGGREGATE:	81
COD (MEDIAN):	19.09
MAX SALES RATIO:	142.86
MIN SALES RATIO:	53.33
COV (MEAN):	26.64
STD:	22.11
AVG. ABS. DEV:	14.13
PRD:	102.47

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1443	2	80.29	106.18	33.58	75.62
1447	3	72.56	72.74	2.55	98.36
1449	2	71.48	71.48	0.00	100.00
1605	1	88.94	88.94	0.00	100.00
1607	1	142.86	142.86	0.00	100.00
1725	1	80.03	80.03	0.00	100.00
1784	1	74.23	74.23	0.00	100.00
1893	1	87.23	87.23	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	1	53.33	53.33	0.00	100.00
80 TO 159.99	0	0.00	0.00	0.00	0.00
160 TO 319.99	1	142.86	142.86	0.00	100.00
320 TO 639.99	1	71.49	71.49	0.00	100.00
640 TO 1399.99	4	77.13	78.37	8.58	99.16
1400 TO 2599.99	1	71.48	71.48	0.00	100.00
2600 TO 7499.99	4	80.53	83.43	14.91	102.14
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRASS	12	74.03	81.29	19.09	101.64

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	9	74.23	86.10	32.87	97.58
1 TO 10000000	3	73.82	75.25	7.40	104.24

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	98.10	115.23	45.63	85.13
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	1	71.49	71.49	0.00	100.00
100000 TO 149999	1	68.27	68.27	0.00	100.00
150000 TO 199999	2	77.13	77.02	3.76	100.15
200000 TO 249999	2	80.21	78.65	10.88	101.99
250000 TO 499999	2	97.24	97.72	10.29	99.51
500000 TO 9999999	2	73.19	73.25	0.86	99.92

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
86-0001	7	80.03	79.46	18.56	110.41
86-0004	5	71.49	83.12	15.74	90.59

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	53.33	53.33	0.00	100.00
01/01/94 TO 03/31/94	4	72.65	83.50	13.11	97.02
04/01/94 TO 06/30/94	0	0.00	0.00	0.00	0.00
07/01/94 TO 09/30/94	1	142.86	142.86	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	4	83.63	83.73	6.55	98.66
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	2	70.41	71.69	3.05	98.21
04/01/96 TO 06/30/96	0	0.00	0.00	0.00	0.00
07/01/95 TO 06/30/96	2	70.41	71.69	3.05	98.21

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: THURSTON

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	14.11
Price-Related Differential:	105.81

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:	73.00
Coefficient of Dispersion:	18.40
Price-Related Differential:	105.33

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the THURSTON County Assessor, by certified mail, return receipt requested. #P 116 165 437.
on 19th day of May 1997.

Stacy Bradsby

THURSTON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	112	MAX SALES RATIO:	170.00
TOTAL SALES PRICE:	3,067,046	MIN SALES RATIO:	26.53
TOTAL ASSESSED VALUE:	2,632,060		
MEDIAN:	93	COV (MEAN):	21.82
MEAN:	91	STD:	19.86
AGGREGATE:	86	AVG. ABS. DEV:	11.12
COD (MEDIAN):	14.11	PRD:	105.81

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
EMERSON	4	98.57	91.00	5.65	103.70
MACY	5	97.20	101.52	5.21	100.51
PENDER	36	90.89	85.63	11.57	102.84
ROSALIE	12	95.10	81.30	15.86	115.88
THURSTON	10	92.49	87.40	9.75	102.01
WALTHILL	30	92.30	89.61	10.26	106.22
WINNEBAGO	3	50.08	64.59	38.89	88.15

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	32	97.20	76.40	18.82	123.04
1860 TO 1889	1	102.74	102.74	0.00	100.00
1900 TO 1919	33	92.33	89.72	11.51	103.79
1920 TO 1939	10	89.21	84.39	16.88	97.04
1940 TO 1949	3	92.37	91.69	1.60	100.13
1950 TO 1969	16	92.27	84.99	13.28	103.51
1970 TO 1979	17	91.26	86.25	8.54	104.00
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
100	8	89.49	81.16	21.32	97.87
101	51	91.45	84.96	11.45	104.17
102	8	91.89	89.60	9.06	103.78
103	1	86.84	86.84	0.00	100.00
104	14	95.05	87.48	10.88	107.63
108	1	107.15	107.15	0.00	100.00
111	1	85.24	85.24	0.00	100.00
301	1	85.07	85.07	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	85.07	85.07	0.00	100.00
20	27	93.92	88.11	14.53	106.11
30	44	91.48	85.16	10.34	102.16
40	10	93.19	86.70	8.90	106.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	14	67.83	70.96	41.39	109.85
10000 TO 19999	4	98.57	91.00	5.65	103.70
20000 TO 29999	10	97.20	101.21	5.64	99.43
30000 TO 39999	35	90.00	85.32	11.89	103.00
40000 TO 49999	11	95.68	90.60	14.52	106.67
50000 TO 59999	8	94.82	94.51	3.92	101.39
60000 TO 69999	2	60.37	72.89	48.40	82.82
70000 TO 79999	28	92.33	93.08	9.49	103.97
80000 TO 89999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	22	100.12	212.33	12.62	49.61
5000 TO 9999	12	97.31	91.99	17.97	104.83
10000 TO 19999	21	92.72	90.68	12.27	99.68
20000 TO 29999	16	91.61	90.81	9.48	99.82
30000 TO 39999	10	91.20	85.24	9.14	100.47
40000 TO 49999	11	89.31	80.19	21.40	99.42
50000 TO 59999	6	82.27	92.95	6.73	100.15
60000 TO 79999	9	84.40	82.01	12.55	100.23
80000 TO 99999	3	89.34	85.49	8.89	99.74
100000 TO 124999	1	92.23	92.23	0.00	100.00
125000 TO 149999	1	67.92	67.92	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	94	92.55	88.59	11.22	104.59
3	17	81.36	58.01	32.52	139.56

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11-0020	2	37.60	36.34	29.18	102.08
20-0020	12	95.10	81.30	15.86	115.88
87-0001	48	92.24	85.16	13.44	104.61
87-0013	31	92.28	89.29	10.31	106.11
87-0016	10	97.20	101.21	5.64	99.43
87-0017	3	50.08	64.59	38.89	88.15
87-0561	6	99.94	115.75	10.24	88.51

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	16	98.25	84.77	18.66	106.67
10/01/94 TO 12/31/94	21	97.20	86.95	9.92	108.23
01/01/95 TO 03/31/95	18	91.64	89.13	19.04	108.73
04/01/95 TO 06/30/95	15	93.92	86.34	10.75	106.76
07/01/95 TO 09/30/95	11	86.84	84.51	15.13	103.89
10/01/95 TO 12/31/95	7	95.68	88.30	7.33	103.75
01/01/96 TO 03/31/96	10	85.48	83.19	11.57	100.18
04/01/96 TO 06/30/96	14	92.26	82.91	11.13	105.12
07/01/95 TO 06/30/96	42	91.36	84.58	11.76	103.85

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	108	92.35	85.63	14.48	106.15
7	4	98.96	98.60	3.78	99.92

Attachment 1

THURSTON COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	9	MAX SALES RATIO:	180.10
TOTAL SALES PRICE:	291,500	MIN SALES RATIO:	47.53
TOTAL ASSESSED VALUE:	201,730		
MEDIAN:	63	COV (MEAN):	48.41
MEAN:	85	STD:	41.15
AGGREGATE:	69	AVG. ABS. DEV:	29.02
COD (MEDIAN):	46.06	PRD:	123.19

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
PENDER	5	62.70	64.18	48.95	135.56
WALTHILL	2	109.72	106.97	17.54	102.57

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	4	72.76	89.28	34.37	90.58
1860 TO 1899	1	47.53	47.53	0.00	100.00
1900 TO 1919	2	76.59	66.67	18.13	114.88
1920 TO 1939	1	180.10	180.10	0.00	100.00
1940 TO 1949	1	61.90	61.90	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	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
300	2	55.12	56.97	13.76	96.76
344	2	109.72	106.97	17.54	102.57
349	1	61.90	61.90	0.00	100.00
350	1	180.10	180.10	0.00	100.00

LITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	1	128.97	128.97	0.00	100.00
20	4	62.71	69.60	47.23	131.98

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	82.80	97.02	47.25	111.87
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	61.90	57.43	8.17	99.91
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	3	90.48	106.15	29.46	84.29
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	49.00	49.00	0.00	100.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	4	105.88	105.28	38.61	107.94
20000 TO 39999	2	76.19	76.19	18.75	100.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	1	47.53	47.53	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	62.70	62.70	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	8	72.75	69.63	44.88	126.29
3	1	62.72	62.72	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
87-0001	4	72.76	71.76	47.23	135.29
87-0013	2	109.72	106.97	17.54	102.57

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	1	90.48	90.48	0.00	100.00
01/01/95 TO 03/31/95	0	0.00	0.00	0.00	0.00
04/01/95 TO 06/30/95	1	62.72	62.72	0.00	100.00
07/01/95 TO 09/30/95	2	54.72	50.62	13.13	108.09
10/01/95 TO 12/31/95	1	49.00	49.00	0.00	100.00
01/01/96 TO 03/31/96	2	131.45	121.72	37.01	107.99
04/01/96 TO 06/30/96	2	95.84	70.07	34.57	136.78
07/01/96 TO 06/30/96	1	62.70	67.99	53.18	128.81

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	65.90	81.71	25.64	80.65
1 TO 10000000	7	62.72	68.50	51.79	132.30

THURSTON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	67	MAX SALES RATIO:	156.95
TOTAL SALES PRICE:	4,982,032	MIN SALES RATIO:	51.31
TOTAL ASSESSED VALUE:	3,745,597		
MEDIAN:	73	COV (MEAN):	26.76
MEAN:	79	STD:	21.14
AGGREGATE:	75	AVG. ABS. DEV:	13.43
COD (MEDIAN):	18.40	PRD:	105.33

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
983	1	64.36	64.36	0.00	100.00
1237	14	68.54	70.33	12.17	101.64
1239	3	73.04	88.13	18.23	92.51
1241	1	135.22	135.22	0.00	100.00
1243	2	87.93	81.24	17.45	108.23
1253	7	72.86	72.34	41.13	128.78
1255	4	85.60	81.22	4.78	101.62
1257	5	80.26	86.59	24.88	107.72
1259	5	78.06	72.25	12.75	104.86
1261	3	73.94	78.29	5.86	99.82
1517	13	66.34	66.76	7.27	99.71
1519	7	72.06	75.36	13.65	102.19
1521	1	72.83	72.83	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	24	72.46	72.85	14.73	103.26
80 TO 159.99	32	73.88	75.30	19.49	107.41
160 TO 319.99	9	70.13	70.02	16.71	105.76
320 TO 639.99	2	106.64	94.12	26.80	113.31
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	67	72.86	75.18	18.43	104.86

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	52	72.04	71.83	13.95	103.64
1 TO 10000000	15	86.75	86.69	22.64	108.49

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	14	82.37	86.25	21.35	102.25
40000 TO 59999	16	73.29	76.79	17.10	100.64
60000 TO 79999	15	72.02	71.72	6.81	100.64
80000 TO 99999	9	79.93	82.17	24.72	105.66
100000 TO 149999	3	70.51	80.05	22.40	100.47
150000 TO 199999	4	64.90	65.09	3.66	100.06
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	2	64.69	65.45	23.48	98.84
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11-0020	2	69.62	68.71	4.62	101.31
20-0020	21	70.89	72.51	17.17	104.70
27-0013	1	65.62	65.62	0.00	100.00
87-0001	21	79.68	76.91	13.51	107.13
87-0013	7	73.00	64.61	13.12	115.47
87-0015	2	107.09	101.94	31.96	105.05
87-0017	4	104.51	108.38	15.57	96.15
87-0561	9	65.80	66.39	8.86	100.29

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	3	73.74	69.77	5.67	99.98
10/01/93 TO 12/31/93	12	65.80	66.14	6.90	99.69
01/01/94 TO 03/31/94	5	70.13	74.24	7.19	97.39
04/01/94 TO 06/30/94	11	72.86	79.14	10.31	97.99
07/01/94 TO 09/30/94	3	84.89	91.02	10.09	99.28
10/01/94 TO 12/31/94	10	86.38	81.45	22.21	112.54
01/01/95 TO 03/31/95	7	83.20	86.35	25.80	108.22
04/01/95 TO 06/30/95	3	64.36	68.42	20.34	112.86
07/01/95 TO 09/30/95	2	73.38	73.53	0.51	99.78
10/01/95 TO 12/31/95	2	69.94	67.66	9.36	103.38
01/01/96 TO 03/31/96	8	69.91	74.51	29.41	107.70
04/01/96 TO 06/30/96	1	65.62	65.62	0.00	100.00
07/01/95 TO 06/30/96	13	72.02	72.86	19.94	104.97

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: VALLEY

Assessment Statistics For:	Residential Real Property
Level of Value:	100.00
Coefficient of Dispersion:	11.59
Price-Related Differential:	103.00

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	19.08
Price-Related Differential:	107.78

Assessment Statistics For:	Agricultural Land
Level of Value:	78.00
Coefficient of Dispersion:	17.01
Price-Related Differential:	101.25

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the VALLEY County Assessor, by certified mail, return receipt requested. # P 416 665 438.
on 19th day of May 1997.

Stacey Bradley

VALLEY COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	131	MAX SALES RATIO:	154.85
TOTAL SALES PRICE:	4,269,485	MIN SALES RATIO:	51.20
TOTAL ASSESSED VALUE:	4,287,060		
MEDIAN:	100	COV (MEAN):	16.38
MEAN:	103	STD:	16.87
AGGREGATE:	100	AVG. ABS. DEV:	11.59
COD (MEDIAN):	11.59	PRD:	103.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ARCADIA	13	97.20	108.08	15.82	89.04
ELYRIA	5	102.20	105.61	6.97	101.33
NORTH LOUP	19	96.27	99.39	9.34	98.29
ORD	53	101.79	99.89	11.45	104.90

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	17	98.88	93.94	14.64	96.79
1860 TO 1899	2	94.76	94.39	1.76	100.39
1900 TO 1919	41	101.26	100.58	9.92	101.91
1920 TO 1939	29	109.93	108.17	13.31	103.59
1940 TO 1949	2	98.08	94.26	10.44	104.04
1950 TO 1969	12	100.10	98.23	8.63	105.35
1970 TO 1979	22	99.21	97.85	8.17	102.55
1980 TO 1989	5	108.27	108.45	7.38	102.28
1990 TO 1996	1	101.72	101.72	0.00	100.00

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	5	102.33	101.31	20.41	99.96
101	71	100.00	98.67	9.69	104.11
102	12	103.82	105.06	12.26	101.19
104	14	106.07	108.40	13.63	101.06
105	3	103.59	108.56	6.26	97.00
107	1	95.48	95.48	0.00	100.00
108	1	91.62	91.62	0.00	100.00
115	7	110.00	99.39	10.59	109.68
301	1	101.79	101.79	0.00	100.00
302	1	123.31	123.31	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
15	1	84.69	84.69	0.00	100.00
20	25	105.00	109.90	11.85	100.29
25	14	101.89	101.61	10.62	104.44
30	65	99.88	102.03	10.20	101.83
35	4	98.43	99.77	9.06	103.19
40	6	97.03	89.52	10.15	102.83

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	1	57.08	57.08	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	1	58.03	58.03	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	91	101.85	101.82	10.74	103.93
20000 TO 79999	38	98.27	103.43	11.44	95.29

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	15	91.75	91.49	14.96	99.11
5000 TO 9999	22	104.41	110.31	12.66	99.89
10000 TO 19999	21	110.51	111.47	13.47	100.55
20000 TO 29999	21	103.86	104.02	11.31	99.50
30000 TO 39999	14	97.16	99.23	8.79	100.32
40000 TO 49999	5	99.78	101.67	5.77	99.95
50000 TO 59999	3	97.57	105.41	8.93	99.66
60000 TO 79999	21	99.46	100.63	6.06	99.93
80000 TO 99999	5	98.58	99.20	2.39	99.97
100000 TO 124999	1	103.39	103.39	0.00	100.00
125000 TO 149999	3	95.61	82.58	13.44	101.01
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	129	101.03	102.07	10.99	101.58
2	1	57.08	57.08	0.00	100.00
3	1	58.03	58.03	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0501	18	95.54	95.30	9.58	98.11
39-0507	1	102.33	102.33	0.00	100.00
88-0005	94	101.82	99.93	11.33	104.82
88-0021	14	99.23	108.06	14.80	89.49
88-0063	4	106.70	106.83	8.35	101.29

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	17	105.00	108.08	12.71	100.47
10/01/94 TO 12/31/94	21	103.39	103.27	11.50	100.63
01/01/95 TO 03/31/95	16	99.63	102.67	12.60	99.30
04/01/95 TO 06/30/95	16	99.15	91.12	10.85	110.00
07/01/95 TO 09/30/95	19	99.50	102.00	11.61	101.54
10/01/95 TO 12/31/95	17	97.57	103.94	14.93	96.62
01/01/96 TO 03/31/96	6	105.56	102.35	6.64	103.43
04/01/96 TO 06/30/96	17	98.97	97.46	6.14	103.53
07/01/96 TO 06/30/96	59	99.78	100.95	10.57	101.17

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	127	100.43	100.55	11.31	102.69
7	4	97.46	88.51	19.63	106.07

Attachment 1

VALLEY COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 18
TOTAL SALES PRICE: 519,224
TOTAL ASSESSED VALUE: 467,265
MEDIAN: 100
MEAN: 97
AGGREGATE: 90
COD (MEDIAN): 19.08

MAX SALES RATIO: 139.33
MIN SALES RATIO: 58.59
COV (MEAN): 23.35
STD: 22.65
AVG. ABS. DEV: 19.08
PRD: 107.78

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ARCADIA	1	67.06	67.06	0.00	100.00
ELYRIA	1	100.68	100.68	0.00	100.00
NORTH LOUP	2	96.70	97.54	5.10	99.14
ORD	13	99.03	89.69	23.17	110.11
RURAL ARCADIA	1	100.80	100.80	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	80.32	69.03	17.52	115.74
1860 TO 1899	1	120.12	120.12	0.00	100.00
1900 TO 1919	4	98.34	97.36	11.80	103.50
1920 TO 1939	2	108.77	110.23	8.96	98.68
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1959	3	91.78	92.00	12.41	102.74
1960 TO 1969	1	100.68	100.68	0.00	100.00
1970 TO 1979	3	101.63	88.49	13.94	114.08
1980 TO 1989	1	78.19	78.19	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	1	100.68	100.68	0.00	100.00
341	1	91.78	91.78	0.00	100.00
352	1	118.52	118.52	0.00	100.00
353	6	110.88	96.17	20.92	110.42
404	2	100.02	82.95	21.83	120.58
421	2	95.90	92.17	17.81	104.05
442	1	67.06	67.06	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	138.76	87.67	28.11	124.05
20	11	99.03	91.33	16.60	104.51
25	1	120.12	120.12	0.00	100.00
30	1	118.52	118.52	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2437	1	100.80	100.80	0.00	100.00
10005	7	118.52	98.00	17.09	109.77
10006	1	78.19	78.19	0.00	100.00
10030	1	58.59	58.59	0.00	100.00
10105	3	112.98	100.00	12.69	104.55
20005	1	91.78	91.78	0.00	100.00
20035	1	101.63	101.63	0.00	100.00
30005	1	67.06	67.06	0.00	100.00
40005	1	100.68	100.68	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	1	100.80	100.80	0.00	100.00
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	6	106.83	106.92	14.92	101.74
20000 TO 29999	7	101.63	104.62	18.02	96.69
40000 TO 49999	2	63.29	63.81	7.43	99.18
60000 TO 79999	1	79.35	79.35	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	78.19	78.19	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	16	99.85	90.53	20.22	108.01
3	2	90.56	81.89	11.31	110.58

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
39-0501	2	96.70	97.54	5.10	99.14
88-0005	13	99.03	89.69	23.17	110.11
88-0021	2	83.93	71.38	20.10	117.57
88-0063	1	100.68	100.68	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	79.88	82.30	24.05	105.39
10/01/93 TO 12/31/93	3	80.32	86.96	24.89	114.61
01/01/95 TO 03/31/95	3	118.52	99.47	14.20	109.05
04/01/95 TO 06/30/95	1	58.59	58.59	0.00	100.00
07/01/95 TO 09/30/95	4	106.00	99.68	13.44	103.50
10/01/95 TO 12/31/95	0	0.00	0.00	0.00	0.00
01/01/96 TO 03/31/96	1	100.80	100.80	0.00	100.00
04/01/96 TO 06/30/96	2	101.16	101.34	0.47	99.82
07/01/96 TO 06/30/96	7	100.80	100.39	8.21	101.86

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	80.32	69.03	17.52	115.74
1 TO 10000000	15	100.68	93.39	18.60	107.50

VALLEY COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES: 50
TOTAL SALES PRICE: 4,187,909
TOTAL ASSESSED VALUE: 3,302,675
MEDIAN: 78
MEAN: 81
AGGREGATE: 80
COD (MEDIAN): 17.41

MAX SALES RATIO: 127.18
MIN SALES RATIO: 56.05
COV (MEAN): 20.54
STD: 16.64
AVG. ABS. DEV: 13.27
PRD: 101.25

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	1	75.17	75.17	0.00	100.00
20000 TO 29999	4	99.12	99.46	10.77	99.24
30000 TO 39999	5	76.07	77.00	18.90	100.37
40000 TO 49999	10	66.37	70.98	14.43	100.15
50000 TO 59999	2	81.89	81.94	7.19	99.94
60000 TO 69999	4	95.45	90.96	13.97	99.77
70000 TO 79999	3	75.93	73.74	3.95	100.11
80000 TO 89999	3	81.66	73.86	10.82	101.97
90000 TO 99999	2	93.35	92.51	16.31	100.91
100000 TO 109999	2	101.84	103.79	24.88	98.12
110000 TO 124999	6	76.85	78.07	19.60	101.89
125000 TO 174999	3	77.40	78.33	3.93	99.56
175000 TO 249999	5	86.81	80.46	12.02	99.25
250000 TO 499999	0	0.00	0.00	0.00	0.00
500000 TO 9999999	0	0.00	0.00	0.00	0.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	8	61.63	77.59	26.36	97.51
10/01/93 TO 12/31/93	7	68.77	79.18	20.23	99.29
01/01/94 TO 03/31/94	5	65.03	71.97	19.84	101.26
04/01/94 TO 06/30/94	2	93.61	87.39	17.93	105.97
[illegible]/94 TO 09/30/94	2	83.51	85.92	6.45	97.19
10/01/94 TO 12/31/94	1	81.66	81.66	0.00	100.00
01/01/95 TO 03/31/95	7	81.91	80.03	11.38	98.90
04/01/95 TO 06/30/95	2	75.56	73.11	9.65	96.73
07/01/95 TO 12/31/95	3	75.93	78.46	5.25	101.33
01/01/96 TO 06/30/96	13	87.20	85.04	12.79	103.55

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	1	65.03	65.03	0.00	100.00

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	3	77.26	78.09	11.56	102.70
GRASS	31	76.07	78.37	16.17	99.77
IRRGTD	12	82.38	80.05	16.90	106.25
N/A GRASS	3	73.72	81.08	9.64	94.63
N/A IRRGTD	1	127.18	127.18	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
36-0014	2	75.20	74.33	9.97	101.17
39-0501	6	75.99	78.20	20.10	97.17
82-0001	4	59.96	63.54	13.62	105.51
88-0005	16	77.76	84.84	18.94	100.73
88-0010	3	82.85	80.40	10.28	95.54
88-0021	5	87.20	73.08	17.28	115.05
88-0023	6	73.01	81.38	19.94	98.84
88-0026	1	103.65	103.65	0.00	100.00
88-0063	7	78.38	80.49	4.76	99.38

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	2	95.57	93.94	14.29	101.73
80 TO 159.99	20	76.73	75.55	18.32	104.24
160 TO 639.99	27	77.26	81.46	15.82	99.25
640 TO 1399.99	1	93.40	93.40	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
2035	6	79.60	83.04	10.77	98.75
2037	3	78.38	77.21	2.76	101.56
2039	1	73.72	73.72	0.00	100.00
2041	1	88.89	88.89	0.00	100.00
2143	2	77.06	77.29	1.38	99.70
2145	2	68.32	69.05	13.28	98.94
2147	3	75.93	81.48	5.05	97.39
2149	1	108.57	108.57	0.00	100.00
2319	6	66.75	86.01	21.04	89.44
2321	2	83.98	79.47	18.11	105.68
2323	2	85.31	84.16	2.85	101.37
2325	4	90.33	93.23	7.96	98.45
2431	6	87.26	83.90	27.09	100.95
2433	6	62.63	64.84	16.67	107.77
2435	2	74.29	63.98	17.39	116.11
2437	3	95.06	85.70	14.61	105.74

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: WASHINGTON

Assessment Statistics For:	Residential Real Property
Level of Value:	93.00
Coefficient of Dispersion:	15.34
Price-Related Differential:	101.09

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	35.94
Price-Related Differential:	100.99

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 WASHINGTON County Assessor, by certified mail, return receipt requested, # P416645439.
on 19th day of May, 1997.

Stacey Bradosky

WASHINGTON COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	606	MAX SALES RATIO:	250.67
TOTAL SALES PRICE:	36,385,179	MIN SALES RATIO:	22.25
TOTAL ASSESSED VALUE:	33,342,632		
MEDIAN:	93	COV (MEAN):	23.78
MEAN:	93	STD:	22.12
AGGREGATE:	92	AVG. ABS. DEV:	14.27
COD (MEDIAN):	15.34	PRD:	101.09

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ARLINGTON	57	95.99	93.41	12.69	103.34
BENNINGTON	3	112.45	107.08	15.22	103.15
BLAIR	279	93.40	92.15	9.16	101.02
BUR-RIDGE RUN	1	112.00	112.00	0.00	100.00
COUNTRY AIR	2	93.14	92.97	1.96	100.18
COUNTRYLAND	1	98.95	98.95	0.00	100.00
ELKHORN RVRVW	2	106.21	95.66	13.20	111.03
FAWN RIDGE	1	87.63	87.63	0.00	100.00
FORT CALHOUN	36	93.29	91.09	15.88	97.88
GYLDEN BAKKE	2	57.54	57.47	3.45	100.12
HALFORD'S CHERR	4	102.25	102.64	0.70	99.72
HEIDI HOLLO	3	66.67	89.58	32.59	74.49
HERMAN	21	91.22	84.70	19.88	104.25
HIGH POINT	3	77.41	81.81	4.68	95.76
HIGHLAND ESTATE	1	97.73	97.73	0.00	100.00
KENNARD	14	86.81	86.81	16.74	102.83
LAKELAND	87	86.15	86.28	20.68	110.22
LOOKING GLASS	29	89.00	93.35	33.27	87.68
MCGOHAN	1	87.15	87.15	0.00	100.00
NASHVILLE VILL	2	110.23	100.02	27.04	110.20
OAK PARK	5	88.22	98.11	40.57	103.59
OLESON SUB	1	92.58	92.58	0.00	100.00
OMAHA	1	121.73	121.73	0.00	100.00
PUSH'S SUB	2	82.74	82.00	1.18	100.90
ROLLING ACRES	5	98.69	99.28	8.56	102.38
ROLLING HILLS	1	98.63	98.63	0.00	100.00
SHERWOOD ACRES	1	160.00	160.00	0.00	100.00
SORENSEN'S SUB	1	98.08	98.08	0.00	100.00
SPRING VALLEY	3	91.91	95.03	9.07	102.86
SUNNY HILLS	2	107.30	106.72	8.06	100.54
VALLEY VIEW EST	2	83.17	75.38	28.10	110.33
WASHINGTON	3	75.00	83.46	56.62	131.05

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	219	92.67	84.16	22.55	107.41
1860 TO 1899	17	92.58	90.74	5.80	99.58
1900 TO 1919	92	95.30	95.15	12.44	101.55
1920 TO 1939	28	92.54	91.00	11.01	100.33
1940 TO 1949	12	88.37	90.39	11.09	101.04
1950 TO 1969	59	92.37	91.42	13.63	104.14
1970 TO 1979	82	94.13	92.34	13.08	104.70
1980 TO 1989	39	94.21	93.97	8.38	99.55
1990 TO 1996	58	92.07	91.27	7.16	100.12

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	22	92.82	100.38	29.27	104.93
101	233	93.49	92.33	10.46	101.32
102	30	96.08	93.06	10.75	99.90
103	9	93.42	93.76	4.49	99.57
104	50	94.59	92.64	8.51	102.45
105	6	94.40	88.67	8.21	101.82
108	1	95.60	95.60	0.00	100.00
112	3	81.85	85.12	15.22	94.64
114	8	94.04	92.99	11.41	100.87
115	13	92.58	92.42	16.55	109.32
125	1	81.04	81.04	0.00	100.00
301	2	87.75	87.69	3.85	100.07
307	1	85.81	85.81	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
20	51	93.18	94.44	20.19	105.40
25	11	92.98	95.31	13.32	99.47
30	273	93.84	92.35	10.47	101.51
35	7	93.49	91.49	3.57	100.16
40	31	92.70	91.15	6.78	100.78
45	1	84.41	84.41	0.00	100.00
50	4	98.71	98.01	5.21	100.54

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	38	106.88	106.06	30.25	104.94
5000 TO 9999	85	86.93	90.18	24.47	100.40
10000 TO 19999	60	92.94	91.66	19.40	98.60
20000 TO 29999	38	92.01	92.31	21.62	100.83
30000 TO 39999	41	94.78	93.26	15.41	99.67
40000 TO 49999	37	93.49	93.14	12.55	99.66
50000 TO 59999	29	94.40	94.97	11.63	100.02
60000 TO 79999	100	93.47	92.49	9.46	100.12
80000 TO 99999	72	91.64	90.79	6.49	99.99
100000 TO 124999	32	94.38	93.09	9.16	100.64
125000 TO 149999	39	94.03	92.25	7.95	99.92
150000 TO 199999	24	95.38	89.14	12.51	100.17
200000 TO 249999	5	87.63	88.54	9.22	100.50
250000 TO 499999	6	86.29	87.24	5.05	100.06
500000 TO 999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN,SUBURBAN,RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	363	92.98	91.68	11.22	101.04
2	32	94.87	95.87	21.49	105.15
3	206	93.26	90.87	21.29	101.43

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11-0001	18	87.53	85.42	22.10	101.35
89-0000	1	96.38	96.38	0.00	100.00
89-0001	446	92.96	91.79	14.92	101.27
89-0003	55	94.40	94.30	14.46	98.64
89-0010	1	111.35	111.35	0.00	100.00
89-0024	76	94.70	89.17	15.16	104.99
89-0100	4	90.88	89.17	43.73	121.54
89-0517	1	122.87	122.87	0.00	100.00
890001	1	91.42	91.42	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	88	95.52	96.42	16.06	100.65
10/01/94 TO 12/31/94	56	94.30	97.46	16.17	97.68
01/01/95 TO 03/31/95	57	95.35	88.72	14.71	107.82
04/01/95 TO 06/30/95	97	94.40	93.23	15.99	102.11
07/01/95 TO 09/30/95	116	91.70	90.93	12.91	100.41
10/01/95 TO 12/31/95	60	94.22	90.77	14.80	102.21
01/01/96 TO 03/31/96	61	91.83	91.49	13.16	100.36
04/01/96 TO 06/30/96	71	88.22	84.96	18.12	100.33
07/01/95 TO 06/30/96	308	91.70	89.60	14.55	100.77

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	586	93.32	91.64	14.81	101.10
7	20	91.05	91.29	29.81	113.73

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	83	94.36	91.29	17.40	103.42
10000 TO 19999	51	96.36	93.08	13.77	103.86
20000 TO 29999	248	93.10	92.08	9.16	100.80
30000 TO 39999	26	90.18	90.01	13.23	97.44
40000 TO 49999	16	87.53	82.48	20.30	104.20
50000 TO 59999	14	89.08	89.17	13.61	102.81
60000 TO 69999	165	92.58	91.96	22.96	100.95
70000 TO 79999	3	75.00	83.46	56.62	131.05
80000 TO 89999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00

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

DATE: 05/08/97 PAGE: 1

QUALIFIED SALES:	26	MAX SALES RATIO:	280.79
TOTAL SALES PRICE:	1,267,500	MIN SALES RATIO:	22.38
TOTAL ASSESSED VALUE:	1,277,700		
MEDIAN:	97	COV (MEAN):	49.91
MEAN:	102	STD:	50.91
AGGREGATE:	101	AVG. ABS. DEV:	34.86
COD (MEDIAN):	35.94	PRD:	100.99

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ARLINGTON	8	96.17	109.81	57.27	105.66
BLAIR	10	100.83	108.50	18.84	95.26
FORT CALHOON	1	128.88	128.88	0.00	100.00
HERMAN	3	86.49	136.02	29.42	76.10
KENNARD	1	81.55	81.65	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	13	107.87	119.91	49.78	90.91
1860 TO 1899	5	92.99	102.85	15.35	94.50
1900 TO 1919	4	103.36	102.45	33.80	111.88
1920 TO 1939	1	86.49	86.49	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	2	74.13	75.87	10.15	97.71
1970 TO 1979	1	100.16	100.16	0.00	100.00
1980 TO 1989	0	0.00	0.00	0.00	0.00
1990 TO 1996	3	100.07	76.95	27.57	119.30

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
325	2	89.25	91.17	2.58	97.90
344	2	96.57	97.94	3.71	98.60
350	2	110.28	110.95	4.43	99.40
351	1	73.85	73.85	0.00	100.00
352	1	67.83	67.83	0.00	100.00
353	3	126.76	129.88	21.97	88.17
382	2	132.81	155.20	28.52	85.57
385	1	22.38	22.38	0.00	100.00
406	1	46.10	46.10	0.00	100.00
408	1	86.49	86.49	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	11	91.56	99.45	25.95	93.74
20	5	81.65	80.26	39.93	117.75

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	37.00	37.00	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	8	96.17	109.81	57.27	105.66
20000 TO 39999	13	100.16	98.25	22.59	100.78
40000 TO 59999	4	84.07	121.84	24.13	80.46
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	93.99	93.01	7.99	101.05
5000 TO 9999	1	73.85	73.85	0.00	100.00
10000 TO 19999	6	84.30	104.85	58.66	106.06
20000 TO 39999	7	105.39	92.39	31.54	94.99
40000 TO 59999	4	121.58	118.62	35.64	104.31
60000 TO 79999	1	114.70	114.70	0.00	100.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	4	100.11	98.90	26.88	101.10
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	91.56	91.56	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	100.83	110.87	31.77	100.27
2	4	51.98	48.94	15.69	101.57

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11-0001	3	86.49	136.02	29.42	76.10
89-0001	10	100.83	100.17	26.83	95.14
89-0003	1	128.88	128.88	0.00	100.00
89-0024	4	135.46	155.81	54.66	101.62

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	7	101.50	124.77	47.60	98.64
10/01/94 TO 12/31/94	6	120.96	116.59	14.33	101.15
01/01/95 TO 03/31/95	1	86.95	86.95	0.00	100.00
04/01/95 TO 06/30/95	4	57.86	52.34	15.36	116.31
07/01/95 TO 09/30/95	2	91.03	76.65	25.49	118.76
10/01/95 TO 12/31/95	4	98.48	102.37	44.54	98.49
01/01/96 TO 03/31/96	1	66.61	66.61	0.00	100.00
04/01/96 TO 06/30/96	1	92.99	92.99	0.00	100.00
07/01/95 TO 06/30/96	8	92.27	96.08	33.62	96.92

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	57.86	65.20	41.78	113.03
1 TO 10000000	21	100.07	103.45	35.37	104.78

WASHINGTON COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	41	MAX SALES RATIO:	93.20
TOTAL SALES PRICE:	6,322,782	MIN SALES RATIO:	10.79
TOTAL ASSESSED VALUE:	3,238,790		
MEDIAN:	51	COV (MEAN):	35.55
MEAN:	53	STD:	18.84
AGGREGATE:	51	AVG. ABS. DEV:	14.89
COD (MEDIAN):	29.23	PRD:	103.92

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2083	1	65.98	65.98	0.00	100.00
2085	1	61.80	61.80	0.00	100.00
2087	3	56.64	63.56	21.42	108.22
2097	1	51.40	51.40	0.00	100.00
2099	7	64.42	65.84	16.96	97.14
2101	2	59.18	52.06	33.55	113.68
2367	1	26.47	26.47	0.00	100.00
2369	3	53.74	57.23	18.78	102.03
2371	5	50.71	54.14	28.29	99.33
2373	3	35.83	34.40	7.58	97.36
2381	1	41.61	41.61	0.00	100.00
2383	1	31.68	31.68	0.00	100.00
2385	7	46.32	47.83	14.69	94.15
2387	5	49.07	40.16	44.90	122.89

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19.99	0	0.00	0.00	0.00	0.00
20 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	14	41.77	35.31	25.19	112.02
80 TO 159.99	20	63.74	60.05	22.95	103.42
160 TO 319.99	6	54.73	49.56	12.14	104.36
320 TO 639.99	1	51.40	51.40	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	31	51.40	53.37	25.67	103.67
GRASS	2	34.20	32.43	22.60	105.44
IRRGTD	2	56.64	56.64	0.00	100.00
N/A DRY	2	25.06	19.63	56.95	127.68
N/A GRASS	2	26.48	26.09	6.67	101.49
N/A IRRGTD	2	78.81	70.73	18.26	111.43

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	32	49.44	51.28	27.94	100.14
1 TO 10000000	9	61.80	51.08	27.75	111.86

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	41.93	54.54	51.59	102.04
60000 TO 79999	4	45.95	42.14	12.34	98.95
80000 TO 99999	3	75.85	68.37	17.98	99.93
100000 TO 149999	10	45.95	53.18	42.43	102.30
150000 TO 199999	7	63.36	56.92	12.47	99.38
200000 TO 249999	5	56.64	55.84	14.47	93.24
250000 TO 499999	6	52.11	46.99	15.78	97.79
500000 TO 9999999	1	31.68	31.68	0.00	100.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
11-0001	3	56.64	61.22	16.09	107.32
11-0022	2	77.43	72.04	20.28	107.48
89-0001	19	51.05	53.29	26.34	97.99
89-0003	2	36.65	33.73	13.55	108.66
89-0024	10	47.33	44.92	34.24	106.23
89-0100	3	43.08	42.92	3.92	101.48
89-0517	3	55.98	59.24	20.06	103.72

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	39.33	39.33	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	8	64.45	61.24	24.70	102.12
04/01/94 TO 06/30/94	2	48.62	56.30	26.61	86.71
07/01/94 TO 09/30/94	4	42.81	50.74	43.62	95.21
10/01/94 TO 12/31/94	3	56.64	52.14	11.92	95.68
01/01/95 TO 03/31/95	3	53.74	53.90	23.22	107.84
04/01/95 TO 06/30/95	2	40.74	36.52	22.24	111.56
07/01/95 TO 09/30/95	4	49.89	52.58	8.12	100.49
10/01/95 TO 12/31/95	3	41.25	35.69	44.60	110.24
01/01/96 TO 03/31/96	4	44.33	56.32	25.13	95.25
04/01/96 TO 06/30/96	7	55.66	53.12	31.56	101.52
07/01/95 TO 06/30/96	18	48.79	49.15	29.64	104.17

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: WAYNE

Assessment Statistics For:	Residential Real Property
Level of Value:	96.00
Coefficient of Dispersion:	13.45
Price-Related Differential:	104.21

Assessment Statistics For:	Commercial Real Property
Level of Value:	94.00
Coefficient of Dispersion:	29.32
Price-Related Differential:	129.87

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	14.45
Price-Related Differential:	104.05

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the WAYNE County Assessor, by certified mail, return receipt requested, # P446 065 440 on 19th day of May 1997.

Stacey Bradshaw

WAYNE COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	209	MAX SALES RATIO:	293.00
TOTAL SALES PRICE:	10,968,136	MIN SALES RATIO:	28.03
TOTAL ASSESSED VALUE:	10,456,425		
MEDIAN:	96	COV (MEAN):	29.07
MEAN:	99	STD:	28.78
AGGREGATE:	95	AVG. ABS. DEV:	12.91
COD (MEDIAN):	13.45	PRD:	104.21

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
CARROLL	13	86.89	97.64	41.26	102.97
HOSKINS	6	73.12	70.59	16.41	103.04
WAKEFIELD	11	95.56	86.58	41.05	136.51
WAYNE	151	95.75	95.44	7.50	102.17
WINSIDE	18	96.10	109.54	27.23	99.99

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	60	95.26	96.20	23.57	105.49
1860 TO 1899	7	95.78	98.90	5.35	101.04
1900 TO 1919	38	95.83	98.91	13.82	102.41
1920 TO 1939	22	94.78	92.80	9.70	102.09
1940 TO 1949	6	96.20	93.29	9.13	98.41
1950 TO 1969	39	94.40	92.48	11.13	106.09
1970 TO 1979	15	96.12	96.24	2.76	100.38
1980 TO 1989	12	95.87	95.98	4.34	101.71
1990 TO 1996	10	95.54	96.00	5.31	100.23

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	3	103.67	111.80	62.49	147.68
101	106	95.75	96.98	7.65	100.74
102	29	96.22	98.81	9.28	100.09
103	2	92.22	92.26	0.24	99.96
104	42	94.85	88.08	24.38	113.65
111	1	99.08	99.08	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	15	95.45	104.09	15.39	87.33
20	62	96.17	95.63	21.39	110.21
30	102	95.76	94.91	7.25	102.48
35	1	93.45	93.45	0.00	100.00
40	3	95.00	96.50	6.87	102.16

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	21	91.30	81.03	28.04	102.94
10000 TO 19999	10	85.40	89.06	33.43	105.93
20000 TO 29999	3	76.20	74.44	7.28	101.79
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	12	100.10	87.21	36.68	134.23
50000 TO 59999	147	95.79	96.52	6.75	102.12
60000 TO 69999	16	97.57	117.61	24.71	99.04
70000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 89999	0	0.00	0.00	0.00	0.00
90000 TO 99999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	6	128.46	125.39	56.84	111.71
5000 TO 9999	9	123.28	353.29	31.33	39.80
10000 TO 19999	22	98.89	106.55	20.10	99.25
20000 TO 29999	22	96.35	104.19	16.73	100.27
30000 TO 39999	12	98.78	96.34	7.15	100.39
40000 TO 49999	23	95.23	94.01	7.68	99.91
50000 TO 59999	26	94.19	92.96	7.22	99.98
60000 TO 79999	41	95.43	90.21	9.54	99.95
80000 TO 99999	28	95.47	95.81	2.45	99.94
100000 TO 124999	13	94.43	91.33	7.00	99.66
125000 TO 149999	1	92.03	92.03	0.00	100.00
150000 TO 199999	1	90.60	90.60	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	190	95.76	96.33	11.80	103.95
2	4	93.32	90.23	17.29	88.49
3	15	72.52	75.32	39.32	109.63

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
14-0045	1	60.90	60.90	0.00	100.00
59-0002	5	76.20	80.33	10.69	97.47
90-0017	171	95.79	97.24	9.64	101.74
90-0051	2	72.99	62.90	25.08	116.04
90-0057	1	28.03	28.03	0.00	100.00
90-0560	10	100.10	84.64	37.39	136.40
90-0565	1	89.84	89.84	0.00	100.00
90-0595	18	95.12	86.84	29.53	121.15

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	47	95.27	93.53	18.44	97.89
10/01/94 TO 12/31/94	22	93.73	83.92	19.52	110.11
01/01/95 TO 03/31/95	12	100.35	106.00	14.28	101.94
04/01/95 TO 06/30/95	35	96.51	103.79	17.14	105.90
07/01/95 TO 09/30/95	34	95.60	98.71	8.06	103.98
10/01/95 TO 12/31/95	22	94.43	95.47	6.26	99.97
01/01/96 TO 03/31/96	19	95.92	91.77	9.34	102.42
04/01/96 TO 06/30/96	18	91.79	90.06	27.25	117.02
07/01/95 TO 06/30/96	93	95.19	94.23	11.58	105.00

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	206	95.44	95.30	12.66	102.82
7	3	103.67	111.80	62.49	147.68

WAYNE COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	30	MAX SALES RATIO:	264.41
TOTAL SALES PRICE:	1,607,927	MIN SALES RATIO:	23.30
TOTAL ASSESSED VALUE:	1,241,974		
MEDIAN:	94	COV (MEAN):	44.38
MEAN:	100	STD:	44.38
AGGREGATE:	77	AVG. ABS. DEV:	27.56
COD (MEDIAN):	29.32	PRD:	129.87

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
ALTONA	0	0.00	0.00	0.00	0.00
CARROLL	1	74.13	74.13	0.00	100.00
SKOLES	1	109.38	109.38	0.00	100.00
WAKEFIELD	1	108.41	108.41	0.00	100.00
WAYNE	21	93.07	72.65	34.24	134.63
WINSIDE	4	97.49	94.74	3.09	102.39

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	3	109.07	116.26	13.51	102.48
1860 TO 1899	3	106.27	109.29	14.55	101.47
1900 TO 1919	9	104.63	112.46	45.68	104.67
1920 TO 1939	3	92.08	83.25	9.47	100.46
1940 TO 1949	2	74.09	76.72	54.06	96.57
1950 TO 1959	2	78.26	69.91	18.93	111.94
1960 TO 1969	4	96.08	99.39	5.75	98.27
1970 TO 1979	2	89.08	88.07	5.83	101.14
1980 TO 1989	2	58.60	32.40	55.28	180.83
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
300	1	63.45	63.45	0.00	100.00
309	0	0.00	0.00	0.00	0.00
314	1	108.41	108.41	0.00	100.00
325	5	93.07	98.24	6.66	99.00
326	2	93.18	93.12	1.18	100.06
342	1	23.30	23.30	0.00	100.00
344	4	91.24	110.93	21.89	89.18
349	2	145.30	36.91	81.97	393.70
353	5	106.27	99.81	14.03	104.73
389	1	83.89	83.89	0.00	100.00
404	0	0.00	0.00	0.00	0.00
406	3	94.19	90.58	12.48	102.18
442	3	97.00	52.72	23.38	147.40

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	92.98	97.68	14.11	94.31
20	6	93.99	104.10	45.25	111.73
30	1	66.31	66.31	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	2	101.30	101.59	7.02	99.72
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	1	109.07	109.07	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	3	83.89	132.04	38.44	109.26
20000 TO 39999	1	109.38	109.38	0.00	100.00
40000 TO 59999	19	92.48	69.38	37.07	140.40
60000 TO 79999	4	97.49	94.74	3.09	102.39

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	2	103.19	100.54	6.00	102.64
5000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	2	137.73	143.48	25.99	95.99
20000 TO 39999	12	101.30	117.65	29.75	102.35
40000 TO 59999	6	86.95	91.87	20.96	87.25
60000 TO 79999	3	66.31	66.23	43.11	100.00
80000 TO 99999	3	94.19	98.59	5.64	99.77
100000 TO 149999	1	63.45	63.45	0.00	100.00
150000 TO 199999	0	0.00	0.00	0.00	0.00
200000 TO 499999	1	26.20	26.20	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	28	93.67	74.31	30.99	134.03
2	1	94.19	94.19	0.00	100.00
3	1	108.41	108.41	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
90-0017	16	95.60	93.90	24.92	105.91
90-0590	1	108.41	108.41	0.00	100.00
90-0595	2	96.53	93.47	5.74	103.27

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	4	94.26	69.71	27.51	114.08
10/01/94 TO 12/31/94	3	102.08	118.69	26.23	103.50
01/01/95 TO 03/31/95	6	109.22	117.78	14.48	97.26
04/01/95 TO 06/30/95	3	94.19	100.18	5.78	98.05
07/01/95 TO 09/30/95	4	50.17	39.15	36.85	124.16
10/01/95 TO 12/31/95	1	94.28	94.28	0.00	100.00
01/01/96 TO 03/31/96	3	92.48	99.36	19.93	110.63
04/01/96 TO 06/30/96	6	93.99	96.54	44.14	121.56
07/01/96 TO 09/30/96	14	90.50	64.29	37.77	146.94

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1 TO 10000000	30	94.23	77.24	29.25	129.08

WAYNE COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/11/97 PAGE: 1

NUMBER OF SALES:	77	MAX SALES RATIO:	138.51
TOTAL SALES PRICE:	6,465,534	MIN SALES RATIO:	35.68
TOTAL ASSESSED VALUE:	4,806,615		
MEDIAN:	77	COV (MEAN):	20.26
MEAN:	77	STD:	15.60
AGGREGATE:	74	AVG. ABS. DEV:	11.13
COD (MEDIAN):	14.45	PRD:	104.05

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
989	4	76.76	74.66	11.92	103.50
991	6	69.49	67.97	9.74	99.13
993	5	89.06	85.18	8.31	101.95
1227	4	74.69	79.31	11.22	99.56
1229	17	74.42	72.35	18.59	105.44
1231	6	69.71	73.18	11.92	100.45
1233	5	65.50	64.73	7.30	101.19
1261	2	68.72	70.41	9.39	97.59
1263	3	90.62	76.22	9.58	108.65
1265	7	85.76	83.61	10.06	105.62
1267	9	81.44	76.04	12.80	107.12
1269	8	74.46	71.33	10.46	103.79

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	15	72.21	69.63	14.98	104.64
80 TO 159.99	40	78.64	77.67	13.68	103.93
160 TO 319.99	22	73.19	71.16	14.17	102.64
320 TO 639.99	0	0.00	0.00	0.00	0.00
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	64	75.26	74.57	13.63	102.67
GRASS	4	81.04	74.61	23.81	108.26
IRRGTD	8	78.16	71.66	13.43	106.15
N/A DRY	1	110.48	110.48	0.00	100.00

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	40	73.69	72.22	13.50	101.99
1 TO 10000000	37	77.85	76.22	15.48	106.24

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	6	82.15	79.71	17.97	101.10
40000 TO 59999	17	78.22	82.20	11.92	101.35
60000 TO 79999	14	72.71	72.73	19.20	103.01
80000 TO 99999	11	80.17	84.56	13.09	101.36
100000 TO 149999	21	73.56	71.68	11.44	100.62
150000 TO 199999	8	65.53	67.30	8.88	99.56
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 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
14-0045	6	89.35	87.62	8.26	100.91
14-0054	1	51.49	51.49	0.00	100.00
39-0002	5	71.01	72.24	8.77	101.38
70-0002	1	61.52	61.52	0.00	100.00
90-0017	13	72.21	70.22	8.52	101.32
90-0025	5	65.50	67.94	13.92	103.57
90-0051	9	78.10	85.28	14.87	101.72
90-0037	5	85.76	78.92	17.51	110.35
90-0595	32	77.52	72.94	13.49	104.57

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	67.92	70.34	15.52	104.46
10/01/93 TO 12/31/93	3	68.53	69.45	12.63	94.78
01/01/94 TO 03/31/94	4	79.74	83.67	27.70	107.72
04/01/94 TO 06/30/94	6	74.18	74.87	8.70	100.29
07/01/94 TO 09/30/94	4	102.92	94.90	14.03	105.65
10/01/94 TO 12/31/94	9	78.90	77.69	11.76	104.59
01/01/95 TO 03/31/95	9	72.21	69.71	14.22	101.53
04/01/95 TO 06/30/95	5	70.80	71.62	13.03	102.08
07/01/95 TO 09/30/95	4	77.56	78.97	14.21	101.83
10/01/95 TO 12/31/95	3	78.38	79.93	5.36	103.01
01/01/96 TO 03/31/96	17	76.59	74.26	12.52	102.51
04/01/96 TO 06/30/96	9	71.46	70.00	9.96	101.89
07/01/96 TO 06/30/96	33	76.59	73.45	11.88	103.35

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: WEBSTER

Assessment Statistics For:	Residential Real Property
Level of Value:	97.00
Coefficient of Dispersion:	11.07
Price-Related Differential:	103.30

Assessment Statistics For:	Commercial Real Property
Level of Value:	100.00
Coefficient of Dispersion:	4.87
Price-Related Differential:	103.06

Assessment Statistics For:	Agricultural Land
Level of Value:	74.00
Coefficient of Dispersion:	14.34
Price-Related Differential:	98.70

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the WEBSTER County Assessor, by certified mail, return receipt requested, # P416015441, on 19th day of May, 1997.

Stacey Bratkowsky

WEBSTER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	143	MAX SALES RATIO:	123.19
TOTAL SALES PRICE:	3,606,015	MIN SALES RATIO:	54.83
TOTAL ASSESSED VALUE:	3,386,455		
MEDIAN:	97	COV (MEAN):	14.44
MEAN:	94	STD:	13.57
AGGREGATE:	91	AVG. ABS. DEV:	10.74
COD (MEDIAN):	11.07	PRD:	101.30

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BLADEN	11	94.33	94.42	11.49	98.31
BLUE HILL	32	94.05	92.39	13.04	102.10
COWLES	2	108.03	107.70	2.29	100.31
GUIDE ROCK	23	99.94	98.25	5.11	101.26
INAVALE	2	98.37	99.11	1.32	99.26
RED CLOUD	56	94.98	88.71	12.00	105.04
RURAL	17	93.82	90.66	12.66	100.58

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	14	95.00	87.69	10.67	105.04
1860 TO 1899	21	97.50	88.34	11.43	104.41
1900 TO 1919	50	99.10	89.65	9.32	106.36
1920 TO 1939	22	96.70	88.57	14.20	107.93
1940 TO 1949	0	0.00	0.00	0.00	0.00
1950 TO 1969	15	99.94	95.44	12.10	102.44
1970 TO 1979	13	93.53	94.38	11.13	99.67
1980 TO 1989	3	95.63	96.47	3.21	97.07
1990 TO 1996	4	85.43	88.38	7.39	96.31

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	16	88.72	81.51	9.25	108.19
101	78	98.77	93.02	11.37	102.87
102	7	78.50	80.20	10.88	105.32
104	29	99.81	91.20	9.86	105.54
107	1	99.70	99.70	0.00	100.00
201	1	109.04	109.04	0.00	100.00
204	2	100.46	100.22	2.68	100.26

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	2	98.75	97.79	1.27	100.98
20	70	97.45	92.23	9.54	103.77
30	54	94.76	89.98	14.09	103.58
40	2	103.15	98.46	5.71	104.76
50	2	100.48	100.22	2.68	100.26
60	1	79.98	79.98	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	17	93.82	90.66	12.66	100.58
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	54	94.98	88.66	12.03	105.16
20000 TO 79999	72	98.06	93.67	9.85	102.66

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	19	98.23	99.17	7.62	97.77
5000 TO 9999	19	97.89	97.87	5.55	101.41
10000 TO 19999	37	102.20	98.37	9.44	99.73
20000 TO 29999	22	94.76	93.64	10.05	100.41
30000 TO 39999	15	99.70	94.06	13.91	99.71
40000 TO 49999	11	81.23	87.13	12.56	100.20
50000 TO 59999	12	80.21	83.37	18.06	100.02
60000 TO 79999	4	89.69	90.42	16.18	100.43
80000 TO 99999	1	71.07	71.07	0.00	100.00
100000 TO 124999	2	94.63	94.53	2.79	100.10
125000 TO 149999	1	90.88	90.88	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	125	97.27	90.94	11.09	104.15
3	18	97.43	92.17	10.74	100.60

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0123	13	94.08	87.27	12.27	103.90
91-0002	66	95.58	89.82	11.84	104.30
91-0071	1	110.50	110.50	0.00	100.00
91-0074	39	93.53	91.94	12.84	101.91
91-0501	24	99.52	97.52	5.17	101.78

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	18	95.83	96.98	11.35	97.09
10/01/94 TO 12/31/94	6	102.09	96.31	6.53	101.84
01/01/95 TO 03/31/95	11	102.20	93.28	9.71	107.19
04/01/95 TO 06/30/95	19	98.23	103.94	10.39	95.53
07/01/95 TO 09/30/95	29	95.63	89.04	9.45	104.45
10/01/95 TO 12/31/95	17	88.08	87.08	11.69	104.15
01/01/96 TO 03/31/96	22	95.66	88.26	13.23	105.70
04/01/96 TO 06/30/96	19	94.56	87.81	11.47	105.42
07/01/95 TO 06/30/96	87	95.00	88.14	11.39	104.97

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	134	97.56	91.42	11.13	103.73
7	9	88.05	82.96	7.77	107.41

S43

Attachment 1

WEBSTER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	11	MAX SALES RATIO:	122.54
TOTAL SALES PRICE:	241,575	MIN SALES RATIO:	90.76
TOTAL ASSESSED VALUE:	237,475		
MEDIAN:	100	COV (MEAN):	7.63
MEAN:	101	STD:	7.71
AGGREGATE:	98	AVG. ABS. DEV:	4.87
COD (MEDIAN):	4.87	PRD:	103.06

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BLADEN	1	104.00	104.00	0.00	100.00
BLUE HILL	3	105.16	98.11	10.07	108.20
GUIDE ROCK	3	100.58	99.75	2.17	99.93
INAVALE	1	99.70	99.70	0.00	100.00
RED CLOUD	3	98.75	97.79	1.23	100.37

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	9	99.70	106.76	4.88	96.19
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	1	90.76	90.76	0.00	100.00
1980 TO 1989	1	100.58	100.58	0.00	100.00
1990 TO 1996	0	0.00	0.00	0.00	0.00

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
300	1	105.16	105.16	0.00	100.00
316	1	96.03	96.03	0.00	100.00
325	1	95.96	95.96	0.00	100.00
343	1	90.76	90.76	0.00	100.00
346	1	99.70	99.70	0.00	100.00
350	1	122.54	122.54	0.00	100.00
384	0	0.00	0.00	0.00	0.00
406	4	101.54	100.41	1.54	101.27

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	3	99.70	111.65	8.86	95.02
20	7	100.58	95.00	3.59	105.05

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10005	2	97.39	96.61	1.39	100.81
20005	1	122.54	122.54	0.00	100.00
20085	1	90.76	90.76	0.00	100.00
30005	1	104.00	104.00	0.00	100.00
40005	2	98.27	99.64	2.35	98.62
40010	1	102.50	102.50	0.00	100.00
40020	0	0.00	0.00	0.00	0.00
60005	2	102.43	104.41	2.66	98.10

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	102.50	100.25	1.71	101.50
5000 TO 9999	2	97.83	97.82	1.91	100.01
10000 TO 19999	2	97.85	97.65	1.86	100.21
20000 TO 29999	3	105.16	109.97	6.96	95.50
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00
100000 TO 149999	1	90.76	90.76	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	9	100.58	98.20	5.82	103.68
3	2	99.68	99.48	0.02	100.01

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0123	1	104.00	104.00	0.00	100.00
91-0002	3	98.75	97.25	1.24	100.94
91-0074	3	105.16	98.11	10.07	108.20
91-0501	2	98.27	99.64	2.35	98.62

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	1	99.70	99.70	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	2	100.02	96.53	1.98	103.61
07/01/95 TO 09/30/95	2	97.81	98.57	1.89	99.24
10/01/95 TO 12/31/95	1	102.50	102.50	0.00	100.00
01/01/96 TO 03/31/96	3	98.75	93.88	4.86	104.62
04/01/96 TO 06/30/96	2	111.56	113.19	5.84	98.56
07/01/96 TO 06/30/96	8	100.12	98.40	5.70	103.65

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	98.75	98.75	0.00	100.00
1 TO 10000000	10	100.14	98.30	5.36	103.45

WEBSTER COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	79	MAX SALES RATIO:	122.62
TOTAL SALES PRICE:	7,400,508	MIN SALES RATIO:	31.51
TOTAL ASSESSED VALUE:	5,686,825		
MEDIAN:	74	COV (MEAN):	19.37
MEAN:	76	STD:	14.72
AGGREGATE:	77	AVG. ABS. DEV:	10.61
COD (MEDIAN):	14.34	PRD:	98.70

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	3	74.13	76.72	6.77	99.65
20000 TO 29999	4	84.17	79.69	8.14	99.51
30000 TO 39999	9	76.13	77.63	15.34	99.39
40000 TO 49999	5	77.98	77.89	16.11	100.26
50000 TO 59999	9	73.90	78.20	25.81	100.22
60000 TO 69999	7	71.69	70.12	8.89	100.01
70000 TO 79999	4	79.23	75.84	5.83	99.88
80000 TO 89999	4	74.56	73.73	4.81	99.99
90000 TO 99999	5	74.17	71.30	23.96	96.53
100000 TO 109999	3	90.19	83.93	11.19	99.89
110000 TO 124999	6	70.90	71.55	15.83	99.39
125000 TO 174999	11	72.90	76.92	15.08	99.63
175000 TO 249999	6	72.37	74.81	8.75	99.70
250000 TO 499999	2	68.81	69.47	10.35	99.06
500000 TO 9999999	1	97.98	97.98	0.00	100.00

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	2	80.02	78.17	3.40	102.36
10/01/93 TO 12/31/93	13	72.17	71.15	14.14	105.36
01/01/94 TO 03/31/94	14	70.89	68.83	17.65	99.87
04/01/94 TO 06/30/94	6	78.92	79.87	8.95	100.41
(./94 TO 09/30/94	3	93.64	80.44	14.03	103.15
10/01/94 TO 12/31/94	6	72.34	70.91	11.53	103.28
01/01/95 TO 03/31/95	4	67.35	75.23	16.63	98.54
04/01/95 TO 06/30/95	6	77.81	73.17	12.98	100.36
07/01/95 TO 12/31/95	10	75.26	80.12	10.15	99.50
01/01/96 TO 06/30/96	15	76.13	84.82	12.93	92.24

LAND USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	25	73.90	75.63	10.43	99.55
DRY&GRS	3	80.83	87.76	23.33	102.36
GRASS	36	74.33	76.23	14.97	96.75
IRRGTD	11	72.69	74.84	12.24	100.88
N/A DRY	4	92.78	89.54	13.41	94.06

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
01-0123	11	72.27	76.79	13.76	99.44
91-0513	2	67.58	67.47	0.88	100.16
65-0071	6	64.31	66.69	11.73	101.44
91-0002	32	74.02	73.22	15.52	100.53
91-0074	12	74.74	76.83	11.81	99.90
91-0501	15	80.35	87.69	12.67	94.30

ACRES IN SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 39.99	0	0.00	0.00	0.00	0.00
40 TO 79.99	6	56.12	50.23	20.79	120.17
80 TO 159.99	28	75.30	73.77	11.43	100.73
160 TO 639.99	52	74.50	76.05	14.21	101.80
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	1	97.98	97.98	0.00	100.00
3600 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
4129	4	67.58	64.99	9.62	106.11
4131	5	80.69	82.29	16.46	100.12
4133	1	77.30	77.30	0.00	100.00
4135	4	64.31	67.24	7.21	99.89
4241	8	70.58	70.74	9.01	100.68
4243	6	91.75	87.57	8.81	99.62
4245	3	78.08	73.83	3.53	102.75
4247	5	72.21	74.01	9.68	97.04
4369	5	76.13	85.45	20.43	97.62
4371	10	72.57	69.36	14.25	95.07
4373	3	61.69	62.33	11.41	101.33
4375	3	74.94	78.00	14.30	98.88
4487	6	91.77	95.37	11.72	96.51
4489	8	73.52	74.77	7.50	101.36
4491	2	84.77	88.30	12.50	96.01
4493	6	69.44	70.62	14.52	102.12

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: WHEELER

Assessment Statistics For:	Residential Real Property
Level of Value:	94.00
Coefficient of Dispersion:	38.85
Price-Related Differential:	123.53

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:	74.00
Coefficient of Dispersion:	24.97
Price-Related Differential:	93.67

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the WHEELER County Assessor, by certified mail, return receipt requested, # P 446 054 42, on 19th day of May, 1997.

Stacy Bartosky

WHEELER COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES (POST TRNC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	31	MAX SALES RATIO:	233.41
TOTAL SALES PRICE:	341,450	MIN SALES RATIO:	41.75
TOTAL ASSESSED VALUE:	290,419		
MEDIAN:	94	COV (MEAN):	45.16
MEAN:	105	STD:	47.42
AGGREGATE:	85	AVG. ABS. DEV:	36.52
COD (MEDIAN):	38.85	PRD:	123.53

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BARTLETT	7	93.90	94.37	29.76	100.22
ERICSON	9	92.83	81.41	36.21	129.28
LAKE ERICSON	15	95.99	84.71	43.82	130.41

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	8	112.00	80.22	20.86	133.48
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	9	92.83	82.43	34.43	122.98
1920 TO 1939	5	60.92	61.75	57.00	133.43
1940 TO 1949	3	79.39	85.84	64.52	134.12
1950 TO 1969	4	120.18	95.83	32.32	129.26
1970 TO 1979	2	135.05	105.03	31.85	128.59
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	2	120.18	107.06	20.13	112.26
101	17	93.90	85.62	48.12	129.29
103	1	79.39	79.39	0.00	100.00
104	2	82.26	79.82	12.85	103.06

LITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	87.69	79.47	54.86	131.04
20	4	75.20	80.55	46.55	116.30
30	13	93.90	89.32	36.48	121.43

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	16	93.79	82.57	43.35	131.20
100 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	7	93.90	94.37	29.76	100.22
6000 TO 6999	8	102.42	93.13	34.91	130.95
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	12	136.60	133.21	26.84	99.07
5000 TO 9999	7	93.90	104.09	43.27	99.47
10000 TO 19999	5	95.99	90.65	19.11	100.80
20000 TO 29999	5	71.69	67.73	12.81	98.23
30000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 49999	2	84.19	84.65	9.33	99.45
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	16	93.37	85.24	33.42	118.00
3	15	95.99	84.71	43.82	130.41

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
92-0045	31	93.90	85.05	38.90	123.88

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	8	86.11	72.37	30.25	115.12
10/01/94 TO 12/31/94	4	136.60	137.02	24.68	110.41
01/01/95 TO 03/31/95	1	121.05	121.05	0.00	100.00
04/01/95 TO 06/30/95	4	83.47	72.81	53.18	128.42
07/01/95 TO 09/30/95	6	99.58	85.57	44.59	136.36
10/01/95 TO 12/31/95	2	117.99	131.98	22.37	90.02
01/01/96 TO 03/31/96	2	71.49	71.62	0.27	99.82
04/01/96 TO 06/30/96	4	84.19	93.56	35.55	112.37
07/01/95 TO 06/30/96	14	91.82	88.18	37.63	121.48

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	17	93.90	85.35	33.95	120.32
6	12	85.50	79.96	51.97	133.41
7	2	120.18	107.06	20.13	112.26

WHEELER COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/09/97 PAGE: 1

QUALIFIED SALES:	1	MAX SALES RATIO:	93.27
TOTAL SALES PRICE:	126,540	MIN SALES RATIO:	93.27
TOTAL ASSESSED VALUE:	118,020		
MEDIAN:	93	COV (MEAN):	0.00
MEAN:	93	STD:	0.00
AGGREGATE:	93	AVG. ABS. DEV:	0.00
COD (MEDIAN):	0.00	PRD:	100.00

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BARTLETT	1	93.27	93.27	0.00	100.00

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	0	0.00	0.00	0.00	0.00
1860 TO 1899	0	0.00	0.00	0.00	0.00
1900 TO 1919	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	1	93.27	93.27	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
420	1	93.27	93.27	0.00	100.00

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	93.27	93.27	0.00	100.00
1 TO 999	0	0.00	0.00	0.00	0.00
1000 TO 1999	0	0.00	0.00	0.00	0.00
2000 TO 2999	0	0.00	0.00	0.00	0.00
3000 TO 3999	0	0.00	0.00	0.00	0.00
4000 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 5999	0	0.00	0.00	0.00	0.00
6000 TO 6999	0	0.00	0.00	0.00	0.00
7000 TO 7999	0	0.00	0.00	0.00	0.00
8000 TO 8999	0	0.00	0.00	0.00	0.00
9000 TO 9999	0	0.00	0.00	0.00	0.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 39999	0	0.00	0.00	0.00	0.00
40000 TO 59999	0	0.00	0.00	0.00	0.00
60000 TO 79999	0	0.00	0.00	0.00	0.00
80000 TO 99999	0	0.00	0.00	0.00	0.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	0	0.00	0.00	0.00	0.00
5000 TO 9999	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
100000 TO 149999	1	93.27	93.27	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
3	1	93.27	93.27	0.00	100.00

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
92-0045	1	93.27	93.27	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	1	93.27	93.27	0.00	100.00
04/01/95 TO 06/30/95	0	0.00	0.00	0.00	0.00
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	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	1	93.27	93.27	0.00	100.00

WHEELER COUNTY STATISTICAL REPORT -
AGRICULTURAL LAND QUALIFIED SALES (POST TERC)

DATE: 05/15/97 PAGE: 1

QUALIFIED SALES:	26	MAX SALES RATIO:	119.62
TOTAL SALES PRICE:	2,804,114	MIN SALES RATIO:	39.18
TOTAL ASSESSED VALUE:	2,215,225		
MEDIAN:	74	COV (MEAN):	29.53
MEAN:	74	STD:	21.85
AGGREGATE:	79	AVG. ABS. DEV:	18.48
COD (MEDIAN):	24.97	PRD:	93.67

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1471	1	86.48	86.48	0.00	100.00
1475	2	96.15	75.54	24.41	127.28
1485	4	61.04	65.30	21.41	98.12
1571	4	48.47	85.96	46.46	74.12
1575	1	100.74	100.74	0.00	100.00
1751	1	66.14	66.14	0.00	100.00
1755	1	85.93	85.93	0.00	100.00
1757	2	95.06	99.35	6.89	95.69
1759	1	61.21	61.21	0.00	100.00
1761	4	58.57	59.48	21.46	105.44
1765	1	89.49	89.49	0.00	100.00
1861	2	66.81	62.07	16.76	107.62
1863	1	76.22	76.22	0.00	100.00
1965	1	89.35	89.35	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	1	119.62	119.62	0.00	100.00
80 TO 159.99	4	66.88	70.15	13.60	98.92
160 TO 319.99	10	64.24	63.08	27.40	104.49
320 TO 639.99	7	72.68	67.88	18.59	101.23
640 TO 1399.99	2	104.11	111.29	14.04	93.55
1400 TO 2599.99	2	94.03	92.77	8.02	101.36
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
GRASS	18	74.45	76.55	23.80	95.71
IRRGTD	8	76.45	83.43	28.58	92.01

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	20	81.81	83.43	22.24	93.98
1 TO 10000000	6	57.86	64.03	27.57	95.08

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	2	92.88	78.33	28.79	118.56
20000 TO 39999	2	81.96	82.28	4.83	99.62
40000 TO 59999	2	65.88	64.89	34.41	101.53
60000 TO 79999	3	61.21	70.69	33.52	94.84
80000 TO 99999	6	64.14	67.20	23.48	100.50
100000 TO 149999	5	67.63	72.13	17.45	100.07
150000 TO 199999	3	53.72	60.67	17.46	97.81
200000 TO 249999	0	0.00	0.00	0.00	0.00
250000 TO 499999	3	101.58	101.49	10.58	100.77
500000 TO 9999999	0	0.00	0.00	0.00	0.00

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
36-0016	1	89.35	89.35	0.00	100.00
36-0025	2	76.03	79.80	13.01	95.28
36-0070	3	86.48	84.41	18.09	120.09
36-0504	4	77.11	85.01	15.48	91.58
45-0029	3	54.46	55.46	12.30	101.94
45-0137	1	100.74	100.74	0.00	100.00
93-0045	12	64.24	77.02	31.27	89.97

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	1	53.72	53.72	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	4	64.14	73.88	20.93	89.54
04/01/94 TO 06/30/94	2	94.64	95.51	6.44	99.09
07/01/94 TO 09/30/94	4	61.04	65.30	21.41	98.12
10/01/94 TO 12/31/94	2	81.07	77.91	5.98	104.06
01/01/95 TO 03/31/95	2	104.48	91.12	14.48	114.57
04/01/95 TO 06/30/95	2	75.88	83.14	12.84	92.37
07/01/95 TO 09/30/95	0	0.00	0.00	0.00	0.00
10/01/95 TO 12/31/95	1	101.58	101.58	0.00	100.00
01/01/96 TO 03/31/96	2	54.55	51.46	12.01	106.23
04/01/96 TO 06/30/96	6	72.64	91.83	31.33	79.12
07/01/95 TO 06/30/96	9	57.28	87.24	32.39	82.38

STATE OF NEBRASKA
ptd
PROPERTY TAX DIVISION

STATISTICAL MEASURES

Listed below are the statistical measures required by section 77-1327(5), 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: YORK

Assessment Statistics For:	Residential Real Property
Level of Value:	98.00
Coefficient of Dispersion:	13.44
Price-Related Differential:	103.06

Assessment Statistics For:	Commercial Real Property
Level of Value:	97.00
Coefficient of Dispersion:	18.93
Price-Related Differential:	114.61

Assessment Statistics For:	Agricultural Land
Level of Value:	77.00
Coefficient of Dispersion:	20.92
Price-Related Differential:	105.06

Sent as certification of the statistical measures as determined by the Property Tax Administrator to the YORK County Assessor, by certified mail, return receipt requested, # P 411 065 443, on 19th day of May, 1997.

Stacey Bradrasky

YORK COUNTY STATISTICAL REPORT
RESIDENTIAL REAL PROPERTY QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	387	MAX SALES RATIO:	389.12
TOTAL SALES PRICE:	17,678,950	MIN SALES RATIO:	15.75
TOTAL ASSESSED VALUE:	17,351,539		
MEDIAN:	98	COV (MEAN):	30.55
MEAN:	101	STD:	30.86
AGGREGATE:	98	AVG. ABS. DEV:	13.17
COD (MEDIAN):	13.44	PRD:	103.06

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
BENEDICT	4	86.18	97.23	15.14	87.04
BRADSHAW	12	97.08	99.05	12.23	104.59
GRESHAM	14	96.70	97.46	39.66	108.46
HENDERSON	43	99.06	98.88	11.21	100.63
LAKEVIEW EST	3	105.44	109.35	6.97	99.82
LUSHTON	1	105.88	105.88	0.00	100.00
MCCOOL JUNCTION	12	98.55	97.81	31.18	115.31
RURAL	1	83.14	83.14	0.00	100.00
RURAL BRADSHAW	2	92.00	92.05	0.80	99.95
RURAL MCCOOL	1	101.52	101.52	0.00	100.00
RURAL YORK	8	88.66	89.08	7.65	101.24
THAYER	5	114.10	120.43	20.01	91.55
WACO	10	99.50	93.88	25.81	99.66
YORK	261	98.03	98.48	10.49	102.37

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	43	75.00	83.56	63.47	113.30
1860 TO 1899	25	97.56	95.30	15.17	103.10
1900 TO 1919	89	97.12	97.43	12.89	107.61
1920 TO 1939	52	97.44	98.04	5.74	101.94
1940 TO 1949	17	98.61	99.38	4.19	100.44
1950 TO 1969	65	99.11	100.31	5.86	101.90
1970 TO 1979	57	98.46	99.64	7.36	102.27
1980 TO 1989	23	97.76	96.63	7.41	104.62
1990 TO 1996	16	97.66	96.99	4.55	98.10

STYLE & TYPE (ONE STORY, ETC)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	23	97.68	98.94	18.12	110.60
101	224	98.64	99.72	9.01	103.77
102	28	96.19	96.93	2.88	100.19
103	8	99.10	98.98	1.87	100.66
104	48	96.76	95.86	7.45	103.37
105	4	92.12	89.61	4.46	102.73
106	1	159.66	159.66	0.00	100.00
107	1	101.24	101.24	0.00	100.00
111	3	99.31	98.91	0.44	99.99
301	3	88.68	87.28	5.55	103.01

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
10	6	117.81	110.17	22.85	117.50
20	92	99.02	100.99	13.54	106.11
25	28	97.91	101.01	10.24	102.77
30	194	97.83	98.20	6.22	101.77
35	6	99.49	98.10	4.50	99.92
40	16	97.01	97.01	3.97	99.87
50	1	95.99	95.99	0.00	100.00

SUBDIVISON

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 99	32	97.68	97.77	15.47	104.56
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	12	96.63	92.52	6.72	101.96
4000 TO 4999	0	0.00	0.00	0.00	0.00

SALEPRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	32	105.17	135.54	64.97	98.22
5000 TO 9999	35	95.53	92.72	17.85	101.33
10000 TO 19999	39	100.03	110.44	17.88	98.51
20000 TO 29999	39	97.10	95.24	6.08	100.11
30000 TO 39999	50	98.32	95.33	10.73	99.46
40000 TO 49999	34	97.69	98.42	5.31	100.20
50000 TO 59999	43	97.41	98.70	4.82	100.03
60000 TO 79999	58	98.45	99.07	3.64	99.97
80000 TO 99999	28	98.20	98.50	4.11	100.23
100000 TO 124999	17	97.70	96.30	3.53	100.02
125000 TO 149999	6	97.17	96.63	2.41	100.02
150000 TO 199999	6	95.49	95.73	2.69	99.88
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	355	98.03	98.37	13.02	102.70
2	16	99.47	105.00	16.01	102.00
3	15	91.47	92.62	19.70	106.79

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0020	1	52.98	52.98	0.00	100.00
80-0567	30	97.75	98.87	31.74	103.34
93-0012	274	97.86	98.14	10.97	103.08
93-0056	13	96.17	94.69	4.75	99.30
93-0083	17	99.85	99.41	24.03	111.73
93-0095	47	99.06	99.51	13.67	102.03
93-0503	5	91.69	96.75	11.38	88.94

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	59	98.07	98.46	22.25	107.55
10/01/94 TO 12/31/94	31	97.60	98.86	13.55	103.92
01/01/95 TO 03/31/95	48	98.12	99.81	17.92	103.67
04/01/95 TO 06/30/95	55	98.15	100.62	13.49	102.66
07/01/95 TO 09/30/95	58	97.84	96.74	9.51	97.45
10/01/95 TO 12/31/95	50	98.13	97.90	6.53	101.37
01/01/96 TO 03/31/96	41	98.54	96.60	10.71	105.40
04/01/96 TO 06/30/96	45	97.13	96.48	12.10	102.82
07/01/95 TO 06/30/96	194	97.83	96.92	9.62	101.41

PRESENT USE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	361	97.92	98.21	13.05	102.53
6	6	103.74	89.14	29.52	129.71
7	20	96.80	97.26	14.78	108.18

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	248	98.09	98.56	11.00	103.03
20000 TO 79999	82	97.96	98.20	18.43	102.69

Attachment 1

YORK COUNTY STATISTICAL REPORT
COMMERCIAL REAL PROPERTY QUALIFIED SALES (AMENDED)

DATE: 05/08/97 PAGE: 1

QUALIFIED SALES:	43	MAX SALES RATIO:	198.93
TOTAL SALES PRICE:	6,204,730	MIN SALES RATIO:	58.77
TOTAL ASSESSED VALUE:	5,950,602		
MEDIAN:	97	COV (MEAN):	28.87
MEAN:	102	STD:	29.45
AGGREGATE:	89	AVG. ABS. DEV:	18.36
COD (MEDIAN):	18.93	PRD:	114.61

CITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
GRESHAM	2	97.14	104.02	11.46	93.38
HENDERSON	3	105.60	101.00	22.59	122.18
MCCOOL	1	66.96	66.96	0.00	100.00
WACO	1	198.93	198.93	0.00	100.00
YORK	36	96.96	88.70	15.91	111.34

YEAR BUILT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	13	98.96	93.53	19.80	117.26
1860 TO 1899	3	95.27	94.71	4.35	99.28
1900 TO 1919	8	99.22	97.29	29.22	123.31
1920 TO 1939	0	0.00	0.00	0.00	0.00
1940 TO 1949	1	75.34	75.34	0.00	100.00
1950 TO 1959	3	108.27	109.21	9.20	101.09
1960 TO 1969	4	98.77	99.70	7.64	104.19
1970 TO 1979	4	89.85	94.36	10.50	92.70
1980 TO 1989	3	87.92	77.05	13.76	111.59
1990 TO 1996	4	82.83	82.95	25.04	110.35

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
100	5	94.37	94.39	9.46	94.62
305	1	191.84	191.84	0.00	100.00
315	1	94.24	94.24	0.00	100.00
319	1	70.82	74.33	0.00	95.29
325	2	120.98	120.98	27.32	100.00
341	2	77.65	64.20	24.31	120.95
343	1	95.12	95.12	0.00	100.00
344	3	90.74	106.51	20.71	99.37
350	1	99.21	99.21	0.00	100.00
353	1	101.68	101.68	0.00	100.00
353	16	96.96	90.70	9.66	104.65
356	1	70.49	70.49	0.00	100.00
368	1	100.00	100.00	0.00	100.00
391	1	100.00	100.00	0.00	100.00
406	1	56.96	66.96	0.00	100.00
407	2	116.65	120.36	5.31	95.91
852	1	114.71	114.71	0.00	100.00

QUALITY

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
2	1	97.55	97.55	0.00	100.00
10	11	97.16	86.88	26.48	122.86
15	1	102.28	102.28	0.00	100.00
20	24	96.64	90.90	12.91	108.33
30	3	70.75	80.12	39.08	112.85

SUBDIVISION

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	5	101.68	67.76	23.08	156.94
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	3	95.12	80.54	15.36	116.15
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	30	96.96	95.41	16.02	105.40
20000 TO 29999	0	0.00	0.00	0.00	0.00
30000 TO 39999	3	96.52	97.43	7.69	99.48
50000 TO 79999	1	66.96	66.96	0.00	100.00
80000 TO 99999	1	198.93	198.93	0.00	100.00

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1 TO 4999	3	168.09	151.57	22.40	99.61
5000 TO 9999	1	108.27	108.27	0.00	100.00
10000 TO 19999	0	0.00	0.00	0.00	0.00
20000 TO 29999	7	101.68	111.57	16.53	102.41
40000 TO 59999	5	99.48	105.50	21.21	100.20
60000 TO 79999	7	96.52	93.12	9.66	100.49
80000 TO 99999	1	96.76	96.76	0.00	100.00
100000 TO 149999	5	94.24	95.09	11.50	99.69
150000 TO 199999	5	99.62	102.17	14.86	100.54
200000 TO 499999	6	82.83	80.87	11.39	99.08
500000 TO 999999	1	99.45	99.15	0.00	100.00
1000000 TO 4999999	1	75.82	74.33	0.00	95.29
5000000 TO 9999999	0	0.00	0.00	0.00	0.00

LOCATION: URBAN, SUBURBAN, RURAL

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
1	40	96.64	88.16	16.88	112.24
2	3	154.04	137.53	13.52	133.67

SCHOOL DISTRICTS

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
80-0567	3	108.27	118.05	34.77	111.03
93-0012	34	96.96	87.90	16.25	111.94
93-0083	1	66.96	66.96	0.00	100.00
93-0095	3	105.60	101.00	22.59	122.18

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/94 TO 09/30/94	5	96.52	105.29	9.37	96.54
10/01/94 TO 12/31/94	8	99.54	99.57	15.82	109.65
01/01/95 TO 03/31/95	4	105.88	93.64	38.20	130.54
04/01/95 TO 06/30/95	2	112.43	76.90	37.01	146.21
07/01/95 TO 09/30/95	9	96.76	74.84	27.87	116.73
10/01/95 TO 12/31/95	8	94.30	95.57	12.51	102.05
01/01/96 TO 03/31/96	2	92.17	90.82	5.42	101.49
04/01/96 TO 06/30/96	5	99.21	94.13	20.02	114.61
07/01/96 TO 06/30/96	24	95.94	88.00	15.92	108.45

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	1	168.09	168.09	0.00	100.00
1 TO 10000000	42	96.96	88.73	17.65	113.18

Attachment 1

YORK COUNTY STATISTICAL REPORT
AGRICULTURAL LAND QUALIFIED SALES

DATE: 04/15/97 PAGE: 1

QUALIFIED SALES:	87	MAX SALES RATIO:	263.79
TOTAL SALES PRICE:	15,104,041	MIN SALES RATIO:	34.67
TOTAL ASSESSED VALUE:	11,698,326		
MEDIAN:	76	COV (MEAN):	33.40
MEAN:	81	STD:	37.05
AGGREGATE:	77	AVG. ABS. DEV:	15.96
COD (MEDIAN):	21.00	PRD:	105.19

GEOCODE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3224	1	96.96	96.96	0.00	100.00
3225	1	85.48	85.48	0.00	100.00
3227	6	73.64	66.48	10.32	108.35
3229	4	68.96	74.02	17.79	102.15
3231	7	87.85	89.53	12.68	97.56
3293	3	75.07	76.00	3.76	101.57
3295	9	73.92	76.15	9.26	99.75
3297	7	81.78	82.03	17.24	104.72
3299	5	72.43	72.76	8.76	98.95
3449	1	53.85	53.85	0.00	100.00
3451	5	83.27	83.01	19.75	99.27
3453	7	81.96	83.66	20.92	108.66
3455	6	76.04	72.54	17.35	109.18
3517	7	78.35	106.73	56.14	105.05
3519	9	64.39	66.54	19.73	96.36
3521	4	93.70	90.33	9.22	99.45
3523	4	58.23	59.09	26.17	104.87

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	19	76.21	76.56	15.24	104.33
80 TO 159.99	50	74.88	75.40	18.42	101.60
160 TO 319.99	16	76.83	76.67	31.56	117.27
320 TO 639.99	2	122.09	116.12	20.64	105.13
640 TO 1399.99	0	0.00	0.00	0.00	0.00
1400 TO 2599.99	0	0.00	0.00	0.00	0.00
2600 TO 7499.99	0	0.00	0.00	0.00	0.00
7500 TO 99999	0	0.00	0.00	0.00	0.00

MAJORITY LAND USE (> 50%)

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
DRY	18	75.51	74.42	19.67	102.53
GRASS	1	104.74	104.74	0.00	100.00
IRRGTD	64	76.30	78.35	20.83	105.07
N/A DRY	2	77.41	59.95	33.64	129.12
N/A IRRGTD	2	64.44	65.11	9.91	98.97

UNIMPROVED, IMPROVED

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 0	65	74.15	74.92	20.09	103.93
1 TO 10000000	22	77.58	85.43	24.10	104.80

SALE PRICE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
0 TO 19999	0	0.00	0.00	0.00	0.00
30000 TO 39999	1	103.45	103.45	0.00	100.00
40000 TO 59999	5	77.17	75.33	20.40	98.74
60000 TO 79999	8	99.78	97.51	18.36	99.18
80000 TO 99999	8	79.19	92.53	41.33	105.59
100000 TO 149999	19	82.50	81.65	17.08	99.27
150000 TO 199999	15	71.21	72.92	15.90	99.08
200000 TO 249999	10	76.19	74.59	14.24	101.12
250000 TO 499999	20	73.97	77.11	16.18	101.24
500000 TO 9999999	1	60.83	60.83	0.00	100.00

AREA

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
3224	1	96.96	96.96	0.00	100.00
3225	1	85.48	85.48	0.00	100.00
3227	5	74.05	67.27	8.32	110.89
3229	2	82.27	79.05	23.43	104.07
3231	6	89.11	90.05	14.04	97.44
3293	3	75.07	75.01	4.74	101.93
3295	3	68.25	75.48	11.95	96.89
3299	4	74.44	73.70	9.79	98.41
3449	1	53.85	53.85	0.00	100.00
3455	2	76.07	67.89	21.56	112.05
3517	5	78.35	115.51	66.59	110.75
3519	5	55.12	63.38	20.07	91.24
3521	1	100.75	100.75	0.00	100.00
3523	2	46.73	45.81	9.92	102.02

SCHOOL DISTRICT

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
30-0020	8	87.65	105.42	46.56	105.44
72-0072	1	85.48	85.48	0.00	100.00
80-0567	21	76.82	77.53	15.09	102.91
93-0012	26	76.66	79.10	18.26	103.32
93-0056	6	74.44	74.17	9.20	99.26
93-0083	11	71.21	75.58	24.34	95.73
93-0095	4	58.23	59.09	26.17	104.87
93-0503	8	73.64	57.49	16.42	113.87

DATE OF SALE

RANGE	COUNT	MEDIAN	AGGREGATE	COD	PRD
07/01/93 TO 09/30/93	4	90.14	91.12	4.17	98.70
10/01/93 TO 12/31/93	1	104.74	104.74	0.00	100.00
01/01/94 TO 03/31/94	12	79.21	75.90	9.08	101.21
04/01/94 TO 06/30/94	3	103.45	82.21	13.12	114.86
07/01/94 TO 09/30/94	3	74.02	78.33	18.04	108.01
10/01/94 TO 12/31/94	2	65.43	67.74	11.40	96.59
01/01/95 TO 03/31/95	21	73.92	77.79	24.16	106.35
04/01/95 TO 06/30/95	4	68.96	71.68	12.68	99.20
07/01/95 TO 09/30/95	3	87.85	91.69	13.93	101.14
10/01/95 TO 12/31/95	8	85.50	88.47	6.77	96.64
01/01/96 TO 03/31/96	19	72.63	75.55	28.90	105.61
04/01/96 TO 06/30/96	7	67.86	67.04	23.48	101.55
07/01/95 TO 06/30/96	37	75.58	77.35	23.78	103.24