

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005

Posted Before: 02/03/2006

	NUMBER of Sales:	102	MEDIAN:		75	COV:		43.16	95% Median C.I.:		69.51 to 80.70	(I: Derived)	
(AgLand)	TOTAL Sales Price:	21,233,702	WGT. MEAN:		76	STD:		35.20	95% Wgt. Mean C.I.:		69.78 to 81.87	(I: land+NAT=0)	
(AgLand)	TOTAL Adj. Sales Price:	21,104,202	MEAN:		82	AVG. ABS. DEV:		20.58	95% Mean C.I.:		74.72 to 88.39		
(AgLand)	TOTAL Assessed Value:	16,002,050											
	AVG. Adj. Sales Price:	206,903	COD:		27.35	MAX Sales Ratio:		323.34					
	AVG. Assessed Value:	156,882	PRD:		107.56	MIN Sales Ratio:		13.12					

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GEO CODE / TOWNSHIP #		Avg. Adj.												Avg.	
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val				
187-	1	54.85	54.85	54.85	19.86	103.48	54.85	54.85	N/A	140,000	76,790				
2075	8	77.17	76.82	74.24	13.58	97.59	50.16	112.95	50.16 to 112.95	131,266	97,458				
2077	3	83.18	75.98	77.86	18.69	101.67	55.43	89.32	N/A	140,866	109,673				
2079	4	81.70	81.38	80.04	8.37	100.85	63.80	98.31	N/A	204,237	163,470				
2081	3	83.85	85.44	84.72	5.66	96.93	75.70	96.76	N/A	95,706	81,078				
2103	2	101.28	101.28	104.48	9.74	100.73	95.54	107.02	N/A	192,500	201,127				
2105	9	80.70	78.51	77.94	22.45	106.69	59.92	90.21	66.69 to 87.79	174,178	135,758				
2106	1	90.76	90.76	90.76	20.11	105.27	90.76	90.76	N/A	180,000	163,375				
2107	4	83.15	86.80	81.36	18.88	98.38	63.05	117.86	N/A	173,500	141,161				
2109	9	72.75	80.13	76.12	29.38	115.49	58.73	114.75	63.64 to 109.79	174,356	132,716				
2359	15	77.57	82.34	83.69	17.55	108.16	58.72	190.12	64.15 to 83.08	154,302	129,134				
2361	5	89.69	93.91	81.31	28.98	131.02	60.40	140.31	N/A	354,546	288,285				
2363	15	63.73	71.14	65.77	63.67	124.46	57.65	111.46	59.01 to 75.60	358,370	235,715				
2365	2	75.85	75.85	57.89	21.68	105.55	53.87	97.83	N/A	218,859	126,695				
2387	1	60.67	60.67	60.67	16.87	92.28	60.67	60.67	N/A	145,000	87,975				
2389	7	59.92	77.06	61.92	27.35	107.56	13.12	157.16	13.12 to 157.16	231,446	143,303				
2391	1	323.34	323.34	323.34	27.35	107.56	323.34	323.34	N/A	142,350	460,280				
2393	2	95.99	95.99	90.95	21.68	105.55	75.18	116.81	N/A	96,375	87,650				
2395	1	55.58	55.58	55.58	16.87	92.28	55.58	55.58	N/A	420,000	233,425				
2397	3	63.30	63.52	68.83	16.87	92.28	47.61	79.65	N/A	134,450	92,543				
292-	1	93.97	93.97	93.97	16.87	92.28	93.97	93.97	N/A	112,000	105,250				
424-	1	73.85	73.85	73.85	16.87	92.28	73.85	73.85	N/A	84,750	62,585				
554-	1	122.61	122.61	122.61	16.87	92.28	122.61	122.61	N/A	408,000	500,235				
56-	1	49.19	49.19	49.19	16.87	92.28	49.19	49.19	N/A	320,000	157,415				
568-	1	30.12	30.12	30.12	16.87	92.28	30.12	30.12	N/A	162,722	49,005				
576-	1	116.40	116.40	116.40	16.87	92.28	116.40	116.40	N/A	80,000	93,120				
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882				

NUMBER of Sales: 102
 TOTAL Sales Price: 21,233,702
 TOTAL Adj. Sales Price: 21,104,202
 TOTAL Assessed Value: 16,002,050
 AVG. Adj. Sales Price: 206,903
 AVG. Assessed Value: 156,882

COV: 43.16
 STD: 35.20
 AVG. ABS. DEV: 20.58

MAX Sales Ratio: 323.34
 MIN Sales Ratio: 13.12

95% Median C.I.: 69.51 to 80.70
 95% Wgt. Mean C.I.: 69.78 to 81.87
 95% Mean C.I.: 74.72 to 88.39

(! Derived)
 (!: land+NAT=0)

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AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	36	75.01	76.13	69.93	25.24	108.87	13.12	140.31	62.04 to 87.79	292,276	204,377
11	4	134.61	119.06	108.40	24.38	109.84	49.88	157.16	N/A	213,283	231,201
12	1	323.34	323.34	323.34			323.34	323.34	N/A	142,350	460,280
14	3	97.83	89.50	66.31	21.45	134.97	53.87	116.81	N/A	170,239	112,886
2	25	74.69	78.38	74.46	21.39	105.26	49.19	117.86	66.82 to 86.01	163,133	121,471
3	9	75.70	78.98	76.48	16.54	103.27	59.92	98.31	63.80 to 96.76	166,596	127,418
4	17	77.57	80.14	82.70	19.09	96.90	47.61	190.12	64.13 to 83.08	149,884	123,949
5	1	55.43	55.43	55.43			55.43	55.43	N/A	117,600	65,185
6	2	71.13	71.13	70.03	3.82	101.57	68.41	73.85	N/A	142,375	99,700
7	3	60.67	72.04	68.22	19.57	105.61	59.92	95.54	N/A	126,034	85,975
8	1	63.30	63.30	63.30			63.30	63.30	N/A	169,850	107,510
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882

SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
11-0014											
20-0001	4	96.06	139.67	101.63	86.72	137.44	43.24	323.34	N/A	351,223	356,931
27-0001	9	79.64	81.76	79.53	19.72	102.79	50.16	112.95	66.82 to 109.79	118,058	93,897
27-0046	18	80.43	77.72	76.49	15.94	101.60	54.31	114.75	63.64 to 88.25	164,858	126,108
27-0062	25	83.85	86.30	76.86	25.71	112.29	49.88	157.16	63.80 to 96.76	194,703	149,640
27-0594	42	74.02	77.76	72.99	21.51	106.54	47.61	190.12	64.13 to 78.42	243,372	177,639
27-0595	4	45.39	50.43	44.38	63.49	113.65	13.12	97.83	N/A	145,015	64,355
89-0024											
NonValid School											
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales: 102
TOTAL Sales Price: 21,233,702
TOTAL Adj. Sales Price: 21,104,202
TOTAL Assessed Value: 16,002,050
AVG. Adj. Sales Price: 206,903
AVG. Assessed Value: 156,882

MEDIAN:
WGT. MEAN: 76
MEAN: 82
COD: 27.35
PRD: 107.56

COV: 43.16
STD: 35.20
AVG. ABS. DEV: 20.58
MAX Sales Ratio: 323.34
MIN Sales Ratio: 13.12

95% Median C.I.: 69.51 to 80.70
95% Wgt. Mean C.I.: 69.78 to 81.87
95% Mean C.I.: 74.72 to 88.39

(!: Derived)
(!: land-NAT=0)

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ACRES IN SALE									
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	Avg. Adj.
0.01 TO 10.00	1	77.57	77.57	77.57			77.57	77.57	35,000
10.01 TO 30.00	5	75.31	73.11	68.28	25.15	107.07	47.61	97.83	45,402
30.01 TO 50.00	21	81.38	92.51	89.70	37.02	103.14	13.12	323.34	105,761
50.01 TO 100.00	53	74.69	78.54	74.93	20.80	104.81	30.12	146.61	180,714
100.01 TO 180.00	19	61.48	72.82	68.32	26.30	106.57	43.24	140.31	421,017
180.01 TO 330.00	3	107.02	128.94	113.52	31.28	113.58	89.69	190.12	348,000
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	206,903

MAJORITY LAND USE > 95%									
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	Avg. Adj.
DRY	58	75.65	84.74	77.26	29.54	109.68	43.24	323.34	204,226
DRY-N/A	13	82.26	83.73	83.44	24.65	100.35	50.16	116.81	137,480
GRASS-N/A	6	59.36	53.19	44.70	34.19	118.98	13.12	83.31	121,877
IRRCTD	7	74.91	74.21	71.96	8.17	103.13	58.72	86.47	189,792
IRRCTD-N/A	18	76.56	82.04	75.32	24.65	108.93	55.58	190.12	300,666
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	206,903

MAJORITY LAND USE > 80%									
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	Avg. Adj.
DRY	62	77.61	85.50	77.88	28.97	109.79	43.24	323.34	199,015
DRY-N/A	9	73.22	78.06	79.95	25.77	97.64	50.16	114.75	143,712
GRASS	2	48.21	48.21	21.70	72.80	222.22	13.12	83.31	98,170
GRASS-N/A	4	59.36	55.67	53.15	21.73	104.76	30.12	73.85	133,730
IRRCTD	18	78.61	83.60	76.98	22.67	108.59	55.58	190.12	275,233
IRRCTD-N/A	7	68.41	70.19	68.19	10.32	102.94	57.65	83.08	255,191
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	206,903

MAJORITY LAND USE > 50%									
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	Avg. Adj.
DRY	70	75.65	84.40	77.96	29.20	108.25	43.24	323.34	193,534
DRY-N/A	1	95.54	95.54	95.54			95.54	95.54	85,000
GRASS	3	63.30	53.24	40.99	36.97	129.88	13.12	83.31	122,063
GRASS-N/A	3	55.43	53.13	48.42	26.30	109.72	30.12	73.85	121,690
IRRCTD	25	74.91	79.85	74.65	20.43	106.96	55.58	190.12	269,621
ALL	102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	206,903

Type: Qualified

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TOTAL Sales Price:	21,233,702	WGT. MEAN:	76	STD:	35.20	95% Wgt. Mean C.I.:	69.78 to 81.87	(I: land+NAT=0)
TOTAL Adj. Sales Price:	21,104,202	MEAN:	82	AVG. ABS. DEV:	20.58	95% Mean C.I.:	74.72 to 88.39	
TOTAL Assessed Value:	16,002,050							
AVG. Adj. Sales Price:	206,903	COD:	27.35	MAX Sales Ratio:	323.34			
AVG. Assessed Value:	156,882	PRD:	107.56	MIN Sales Ratio:	13.12			

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
RANGE	Low \$										Sale Price	Assd Val
10000 TO	29999	2	79.31	79.31	78.93	5.04	100.48	75.31	83.31	N/A	26,500	20,917
30000 TO	59999	4	86.11	79.41	77.21	19.54	102.85	47.61	97.83	N/A	40,137	30,991
60000 TO	99999	16	94.31	95.31	94.70	20.70	100.65	50.16	157.16	75.70 to 114.75	81,072	76,776
100000 TO	149999	21	83.18	94.44	95.84	32.82	98.54	54.85	323.34	66.82 to 93.97	125,234	120,027
150000 TO	249999	33	72.75	76.77	76.21	24.16	100.74	13.12	190.12	64.97 to 79.51	198,950	151,612
250000 TO	499999	19	63.73	71.21	70.79	23.36	100.60	43.24	122.61	55.58 to 86.01	338,570	239,666
500000 +		7	60.40	63.94	63.81	8.72	100.20	57.65	89.69	57.65 to 89.69	566,481	361,480
ALL		102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882

ASSESSED VALUE *		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
RANGE	Low \$										Sale Price	Assd Val
10000 TO	29999	5	75.31	59.38	37.17	26.60	159.78	13.12	83.31	N/A	61,968	23,031
30000 TO	59999	4	72.40	68.18	50.96	38.74	133.80	30.12	97.83	N/A	77,808	39,650
60000 TO	99999	26	80.17	81.32	77.66	19.42	104.72	54.85	116.81	66.82 to 93.09	102,486	79,588
100000 TO	149999	22	70.58	77.39	72.22	21.64	107.17	49.88	157.16	63.64 to 87.01	172,755	124,757
150000 TO	249999	30	75.25	80.98	74.18	23.54	109.17	43.24	146.61	66.69 to 83.08	249,349	184,964
250000 TO	499999	14	66.62	98.55	79.37	57.53	124.16	57.65	323.34	59.01 to 107.02	437,811	347,511
500000 +		1	122.61	122.61	122.61			122.61	122.61	N/A	408,000	500,235
ALL		102	75.25	81.55	75.82	27.35	107.56	13.12	323.34	69.51 to 80.70	206,903	156,882