

Type: Qualified

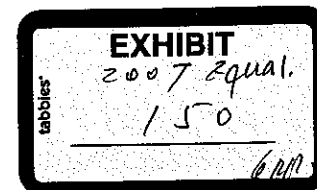
Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	60	<b>MEDIAN:</b>	<b>72</b>	COV:	17.83	95% Median C.I.:	69.48 to 74.82
(AgLand) TOTAL Sales Price:	13,048,887	WGT. MEAN:	71	STD:	12.87	95% Wgt. Mean C.I.:	67.51 to 73.51
(AgLand) TOTAL Adj. Sales Price:	13,868,687	MEAN:	72	AVG. ABS. DEV:	9.76	95% Mean C.I.:	68.93 to 75.44
(AgLand) TOTAL Assessed Value:	9,778,586						
AVG. Adj. Sales Price:	231,144	COD:	13.52	MAX Sales Ratio:	98.45		
AVG. Assessed Value:	162,976	PRD:	102.38	MIN Sales Ratio:	31.85		

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

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	75.02	74.84	74.67	0.30	100.22	74.41	75.08	N/A	271,000	202,365
10/01/03 TO 12/31/03	2	91.45	91.45	91.64	2.10	99.79	89.53	93.37	N/A	87,360	80,057
01/01/04 TO 03/31/04	7	73.78	77.07	75.57	10.58	101.99	63.98	91.80	63.98 to 91.80	218,532	165,153
04/01/04 TO 06/30/04	2	79.79	79.79	78.37	12.92	101.80	69.48	90.09	N/A	153,000	119,908
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	74.05	73.94	75.53	11.34	97.89	50.83	86.91	63.99 to 85.96	168,916	127,590
01/01/05 TO 03/31/05	10	73.75	73.49	69.42	14.42	105.87	54.36	98.45	57.73 to 91.44	222,318	154,323
04/01/05 TO 06/30/05	2	62.22	62.22	58.02	16.37	107.23	52.03	72.40	N/A	170,000	98,635
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	10	69.61	70.44	69.83	6.55	100.87	60.89	85.49	65.18 to 74.43	306,485	214,015
01/01/06 TO 03/31/06	8	62.51	69.19	66.95	21.68	103.34	50.26	90.08	50.26 to 90.08	296,005	198,182
04/01/06 TO 06/30/06	7	65.71	63.13	65.47	17.18	96.41	31.85	80.61	31.85 to 80.61	218,414	143,006
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	75.05	79.04	76.61	10.47	103.16	63.98	93.37	69.57 to 90.09	201,675	154,507
07/01/04 TO 06/30/05	21	73.51	72.61	70.74	13.28	102.64	50.83	98.45	63.99 to 81.92	194,449	137,562
07/01/05 TO 06/30/06	25	68.24	67.99	67.89	13.96	100.14	31.85	90.08	64.74 to 73.17	278,471	189,066
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	73.91	75.81	75.81	11.35	100.00	50.83	91.80	69.57 to 84.28	186,443	141,344
01/01/05 TO 12/31/05	22	70.94	71.08	68.95	11.43	103.08	52.03	98.45	65.18 to 74.43	255,820	176,393
<u>ALL</u>											
	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976



Type: Qualified  
Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

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AVG. Adj. Sales Price:	231,144	COD:	13.52	MAX Sales Ratio:	98.45		
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(!: Derived)  
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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
3667	5	80.61	77.16	73.63	13.27	104.79	50.26	93.37	N/A	188,800	139,013
3669	1	57.51	57.51	57.51			57.51	57.51	N/A	435,000	250,188
3671	5	69.48	70.81	66.07	9.68	107.18	57.24	89.53	N/A	247,080	163,249
3673	4	77.04	76.13	65.83	23.55	115.64	51.98	98.45	N/A	171,300	112,767
3757	4	73.19	74.81	73.20	5.78	102.20	68.76	84.10	N/A	192,162	140,663
3759	8	71.23	69.35	70.38	12.14	98.53	50.83	90.08	50.83 to 90.08	195,923	137,898
3761	1	73.51	73.51	73.51			73.51	73.51	N/A	168,000	123,498
3763	5	64.74	67.50	68.25	12.33	98.91	57.73	81.92	N/A	430,436	293,765
3900	1	65.18	65.18	65.18			65.18	65.18	N/A	425,000	277,025
3901	1	85.49	85.49	85.49			85.49	85.49	N/A	101,000	86,340
3903	2	67.96	67.96	66.33	10.40	102.45	60.89	75.02	N/A	214,500	142,272
3905	4	70.06	69.69	69.29	13.78	100.58	54.36	84.28	N/A	263,641	182,670
3907	9	71.78	74.92	74.15	10.85	101.03	52.03	91.80	71.32 to 86.91	187,583	139,100
3993	3	84.16	83.13	84.03	6.99	98.93	73.78	91.44	N/A	242,583	203,831
3995	3	77.07	77.93	76.41	9.42	101.99	67.48	89.25	N/A	248,601	189,958
3997	4	68.16	60.34	66.89	16.50	90.20	31.85	73.17	N/A	185,375	123,996
<u>ALL</u>											
	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	25	73.78	74.49	73.24	11.19	101.72	52.03	91.80	71.32 to 83.55	234,308	171,596
2	33	72.01	71.73	68.76	14.01	104.31	50.26	98.45	64.74 to 75.08	241,085	165,779
3	2	50.93	50.93	32.54	37.46	156.49	31.85	70.00	N/A	27,572	8,972
<u>ALL</u>											
	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976
<u>ALL</u>											
	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

Type: Qualified

Query: 5536

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

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AVG. Adj. Sales Price:	231,144	COD:	13.52	MAX Sales Ratio:	98.45			
AVG. Assessed Value:	162,976	PRD:	102.38	MIN Sales Ratio:	31.85			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	4	61.72	65.77	65.30	12.24	100.73	57.73	81.92	N/A	364,295	237,881
18-0002	20	72.21	73.66	71.61	11.94	102.87	51.98	98.45	69.57 to 83.55	194,390	139,193
18-0011	6	68.86	71.33	65.99	15.00	108.08	57.24	89.53	57.24 to 89.53	262,453	173,198
18-0070	12	71.98	70.49	70.12	13.13	100.52	50.83	91.80	60.89 to 75.02	213,743	149,882
18-0501	11	71.40	71.05	72.01	13.80	98.66	31.85	89.25	65.18 to 85.49	233,391	168,067
30-0054	2	82.61	82.61	83.93	10.69	98.43	73.78	91.44	N/A	208,875	175,302
40-0126	5	75.59	74.85	71.91	13.04	104.09	50.26	93.37	N/A	279,800	201,214
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
30.01 TO 50.00	3	65.71	71.66	68.29	24.16	104.94	50.83	98.45	N/A	57,604	39,338
50.01 TO 100.00	24	74.44	73.84	73.25	11.00	100.80	31.85	93.37	71.32 to 80.61	146,955	107,648
100.01 TO 180.00	29	69.57	70.82	68.86	15.13	102.84	50.26	91.80	63.99 to 81.92	297,411	204,795
180.01 TO 330.00	3	74.41	73.41	73.70	1.36	99.61	71.40	74.43	N/A	514,333	379,075
ALL	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	8	77.97	77.38	80.81	15.80	95.75	50.83	93.37	50.83 to 93.37	107,246	86,670
DRY-N/A	8	70.93	67.55	64.56	12.89	104.63	50.26	89.53	50.26 to 89.53	212,277	137,044
GRASS-N/A	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	18	72.76	70.35	68.06	9.70	103.37	57.24	85.49	63.98 to 75.02	268,726	182,883
IRRGTD-N/A	23	74.43	75.31	72.91	13.61	103.28	51.98	98.45	67.48 to 84.28	272,620	198,776
ALL	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

Type: Qualified

Query: 5536

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

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	12	73.22	75.54	74.95	15.74	100.78	50.83	93.37	65.71 to 90.08	121,349	90,952
DRY-N/A	4	65.67	63.25	63.48	11.69	99.64	50.26	71.40	N/A	275,000	174,573
GRASS-N/A	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	37	73.51	72.09	69.62	11.93	103.56	51.98	98.45	67.48 to 75.02	271,302	188,868
IRRGTD-N/A	4	84.22	82.72	81.90	4.81	101.00	73.17	89.25	N/A	267,288	218,902
<u>ALL</u>	<u>60</u>	<u>72.21</u>	<u>72.18</u>	<u>70.51</u>	<u>13.52</u>	<u>102.38</u>	<u>31.85</u>	<u>98.45</u>	<u>69.48 to 74.82</u>	<u>231,144</u>	<u>162,976</u>

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	15	71.78	73.95	72.37	14.13	102.18	50.83	93.37	65.71 to 89.53	152,279	110,200
DRY-N/A	1	50.26	50.26	50.26			50.26	50.26	N/A	272,000	136,715
GRASS	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	41	73.78	73.13	70.80	11.95	103.29	51.98	98.45	68.24 to 75.59	270,910	191,798
<u>ALL</u>	<u>60</u>	<u>72.21</u>	<u>72.18</u>	<u>70.51</u>	<u>13.52</u>	<u>102.38</u>	<u>31.85</u>	<u>98.45</u>	<u>69.48 to 74.82</u>	<u>231,144</u>	<u>162,976</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
<u>Total \$</u>											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
30000 TO 59999	3	65.71	65.34	64.02	33.78	102.06	31.85	98.45	N/A	50,302	32,202
60000 TO 99999	4	81.79	76.94	77.87	17.73	98.81	50.83	93.37	N/A	85,567	66,631
100000 TO 149999	7	83.55	77.78	77.47	9.99	100.40	57.53	90.09	57.53 to 90.09	118,003	91,417
150000 TO 249999	22	74.92	76.35	76.43	9.26	99.90	52.03	91.80	71.44 to 84.28	186,141	142,265
250000 TO 499999	22	65.76	66.30	66.09	12.00	100.32	50.26	86.91	57.73 to 72.01	352,653	233,076
500000 +	1	74.43	74.43	74.43			74.43	74.43	N/A	695,000	517,301
<u>ALL</u>	<u>60</u>	<u>72.21</u>	<u>72.18</u>	<u>70.51</u>	<u>13.52</u>	<u>102.38</u>	<u>31.85</u>	<u>98.45</u>	<u>69.48 to 74.82</u>	<u>231,144</u>	<u>162,976</u>

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

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ASSESSED VALUE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$											
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10000 TO 29999	1	31.85	31.85	31.85			31.85	31.85	N/A	54,145	17,245
30000 TO 59999	3	65.71	71.66	68.29	24.16	104.94	50.83	98.45	N/A	57,604	39,338
60000 TO 99999	8	78.80	78.41	76.94	12.16	101.90	57.53	93.37	57.53 to 93.37	102,511	78,876
100000 TO 149999	19	73.78	72.98	71.36	9.31	102.27	50.26	90.09	69.48 to 77.07	176,803	126,161
150000 TO 249999	16	71.37	73.12	71.21	16.23	102.69	51.98	91.80	60.89 to 86.91	277,707	197,751
250000 TO 499999	11	68.76	68.73	67.85	10.65	101.30	57.24	84.16	57.51 to 81.92	393,004	266,656
500000 +	1	74.43	74.43	74.43			74.43	74.43	N/A	695,000	517,301
ALL	60	72.21	72.18	70.51	13.52	102.38	31.85	98.45	69.48 to 74.82	231,144	162,976

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 5536

What If ID: 5021

Desc: New Whatif for Query ID: 5536

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Area (market)	2	Land	Decrease	5.420	A	1