

**PAD 2008 Agricultural Statistics**

Query: 6452

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>72</b>	COV:	27.13	95% Median C.I.:	67.09 to 78.22	(! : Derived)
(AgLand) TOTAL Sales Price:	8,014,274	WGT. MEAN:	68	STD:	19.91	95% Wgt. Mean C.I.:	61.18 to 74.42	
(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	73	AVG.ABS.DEV:	14.88	95% Mean C.I.:	67.69 to 79.08	
(AgLand) TOTAL Assessed Value:	5,433,746							
AVG. Adj. Sales Price:	170,516	COD:	20.72	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	115,611	PRD:	108.24	MIN Sales Ratio:	36.84			

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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>											
07/01/04 TO 09/30/04	3	83.00	82.24	83.24	9.50	98.79	70.03	93.68	N/A	178,000	148,170
10/01/04 TO 12/31/04	1	68.11	68.11	68.11			68.11	68.11	N/A	46,000	31,330
01/01/05 TO 03/31/05	4	80.69	77.51	81.01	10.93	95.68	60.89	87.77	N/A	94,380	76,460
04/01/05 TO 06/30/05	5	72.67	75.36	77.87	15.94	96.77	57.58	94.26	N/A	162,400	126,468
07/01/05 TO 09/30/05	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	8	65.34	63.78	55.57	18.77	114.77	45.64	78.22	45.64 to 78.22	225,362	125,232
04/01/06 TO 06/30/06	6	95.19	92.86	94.16	12.70	98.62	68.40	108.57	68.40 to 108.57	140,994	132,766
07/01/06 TO 09/30/06	1	83.16	83.16	83.16			83.16	83.16	N/A	112,000	93,144
10/01/06 TO 12/31/06	5	90.31	87.19	59.84	27.96	145.70	52.64	144.44	N/A	323,920	193,843
01/01/07 TO 03/31/07	8	68.01	68.75	70.45	5.80	97.59	58.98	79.73	58.98 to 79.73	136,427	96,117
04/01/07 TO 06/30/07	5	50.54	53.64	50.71	22.09	105.77	36.84	76.77	N/A	149,572	75,852
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	76.49	77.05	79.91	13.63	96.42	57.58	94.26	65.52 to 87.77	136,117	108,771
07/01/05 TO 06/30/06	15	75.89	74.01	67.66	22.13	109.39	42.80	108.57	54.58 to 92.39	178,257	120,610
07/01/06 TO 06/30/07	19	67.97	70.39	61.91	22.04	113.70	36.84	144.44	57.05 to 79.73	187,941	116,345
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	74.58	72.96	78.13	17.52	93.39	42.80	94.26	57.58 to 87.77	121,452	94,888
01/01/06 TO 12/31/06	20	77.18	79.33	65.31	23.73	121.46	45.64	144.44	57.05 to 91.52	219,023	143,040
<u>ALL</u>											
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611

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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	
1951	2	100.75	100.75	57.56	43.37	175.02	57.05	144.44	N/A	382,550	220,202	
1953	2	56.10	56.10	47.70	21.42	117.61	44.08	68.11	N/A	152,656	72,811	
1955	2	43.69	43.69	46.85	15.68	93.25	36.84	50.54	N/A	168,276	78,844	
1961	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283	
2225	2	59.35	59.35	69.49	27.88	85.40	42.80	75.89	N/A	64,587	44,881	
2229	3	76.49	77.43	80.92	8.60	95.69	68.04	87.77	N/A	45,000	36,414	
2231	1	83.00	83.00	83.00			83.00	83.00	N/A	79,000	65,568	
2233	8	79.88	78.84	75.13	16.69	104.93	52.64	108.57	52.64 to 108.57	275,230	206,794	
2235	1	79.73	79.73	79.73			79.73	79.73	N/A	157,000	125,177	
2239	4	73.98	73.76	78.52	12.79	93.94	56.77	90.31	N/A	82,906	65,099	
2241	5	94.26	83.80	87.27	18.63	96.03	57.58	108.30	N/A	84,247	73,519	
2245	5	54.58	58.32	53.80	17.44	108.41	45.64	73.91	N/A	326,940	175,882	
2515	2	71.15	71.15	70.79	7.91	100.51	65.52	76.77	N/A	102,500	72,556	
2517	6	68.56	73.40	75.97	14.08	96.63	58.98	92.39	58.98 to 92.39	126,037	95,748	
2519	3	83.16	80.88	78.55	9.44	102.97	67.97	91.52	N/A	82,166	64,544	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

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	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	10	72.00	73.12	73.75	14.56	99.15	56.77	97.99	57.58 to 91.52	66,723	49,208	
DRY-N/A	8	75.78	77.20	80.20	13.10	96.26	60.89	94.26	60.89 to 94.26	107,537	86,246	
GRASS	20	72.56	72.09	66.65	27.03	108.16	36.84	144.44	50.54 to 83.16	209,757	139,797	
GRASS-N/A	6	67.57	72.44	59.94	20.00	120.86	52.64	108.30	52.64 to 108.30	293,059	175,660	
IRRGTD-N/A	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

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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
DRY	13	68.11	72.29	73.41	13.99	98.47	56.77	97.99	60.89 to 79.73	75,056	55,100
DRY-N/A	5	86.75	81.80	84.41	9.64	96.91	68.40	94.26	N/A	110,360	93,150
GRASS	23	71.21	72.83	65.57	27.27	111.07	36.84	144.44	54.58 to 83.16	218,467	143,257
GRASS-N/A	3	67.09	67.09	59.76	14.35	112.27	52.64	81.53	N/A	309,585	184,998
IRRGTD	1	58.98	58.98	58.98			58.98	58.98	N/A	89,000	52,489
IRRGTD-N/A	2	82.53	82.53	78.63	11.95	104.96	72.67	92.39	N/A	222,112	174,643
ALL	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611

**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
DRY	18	73.85	74.93	77.38	13.86	96.83	56.77	97.99	65.52 to 86.75	84,863	65,669
GRASS	26	70.62	72.17	64.67	26.12	111.60	36.84	144.44	54.58 to 83.00	228,981	148,073
IRRGTD	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925
ALL	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	46	71.51	73.40	67.60	21.23	108.58	36.84	144.44	65.52 to 79.73	167,484	113,227
17-0009											
62-0021	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283
NonValid School											
ALL	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500
30.01 TO 50.00	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
50.01 TO 100.00	1	68.04	68.04	68.04			68.04	68.04	N/A	24,000	16,330
100.01 TO 180.00	11	65.19	65.78	62.35	15.31	105.49	36.84	91.52	57.58 to 76.49	55,111	34,364
180.01 TO 330.00	12	79.88	79.74	79.23	12.04	100.65	56.77	108.30	67.97 to 87.77	94,140	74,582
330.01 TO 650.00	10	69.22	68.45	65.03	18.68	105.26	44.08	97.99	49.07 to 90.31	184,417	119,927
650.01 +	11	79.73	75.36	66.84	21.33	112.76	45.64	108.57	52.64 to 94.26	398,244	266,176
ALL	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611

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<b>SALE PRICE *</b>											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	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	2	55.42	55.42	55.16	22.77	100.47	42.80	68.04	N/A	24,500	13,515	
30000 TO 59999	11	71.82	74.02	72.83	15.05	101.64	57.58	108.30	59.97 to 91.52	47,256	34,416	
60000 TO 99999	8	70.94	67.75	67.29	17.78	100.69	36.84	87.77	36.84 to 87.77	85,887	57,791	
100000 TO 149999	7	75.89	78.63	79.18	13.65	99.32	65.52	97.99	65.52 to 97.99	111,162	88,014	
150000 TO 249999	9	81.53	76.35	74.17	14.56	102.93	49.07	94.26	50.54 to 90.31	192,080	142,471	
250000 TO 499999	5	72.67	72.93	71.60	30.97	101.85	44.08	108.57	N/A	292,152	209,182	
500000 +	4	55.82	58.87	57.97	9.42	101.56	52.64	71.21	N/A	696,555	403,762	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	5	68.04	64.13	65.72	10.76	97.58	42.80	76.49	N/A	36,000	23,658	
30000 TO 59999	11	60.89	68.82	64.63	23.27	106.49	36.84	108.30	56.77 to 91.52	58,402	37,744	
60000 TO 99999	11	75.89	77.04	76.72	10.28	100.42	65.52	97.99	67.09 to 87.77	97,946	75,141	
100000 TO 149999	8	74.88	70.20	66.08	22.40	106.23	44.08	94.26	44.08 to 94.26	195,155	128,968	
150000 TO 249999	6	85.82	78.99	75.28	13.12	104.93	45.64	93.68	45.64 to 93.68	246,870	185,842	
250000 TO 499999	5	57.05	68.81	62.61	25.44	109.91	52.64	108.57	N/A	613,494	384,081	
ALL												
	47	71.82	73.39	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,611	

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

Query: 6452

What If ID: 5402

Desc: New Whatif for Query ID: 6452

<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>
Majority Land Use > 95%	Dry	Total	Increase	8.420	A	1