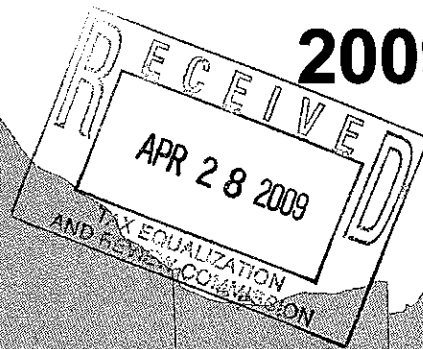


Knox County Market Areas 2009



Market Area 2

Market Area 1

T 33

T 32

T 31

T 30

T 29

R 8

R 7

R 6

R 5

R 4

R 3

R 2

EXHIBIT

2009 Equal.

194

TPP

tabbles

2009

Knox County Overall View

147 sales

Area 1	Area 2		Final
69.28%	69.52%	median	69.51%
70.82%	70.07%	mean	70.36%
65.31%	65.70%	w mean	65.53%
108.44%	106.65%	PRD	107.37%
20.71%	20.62%	COD	20.63%

Minimally Improved Statistics >80%

68.21% Irrigation

67.32% Dry

69.24% Grass

2009 Area #1 Knox County

56 sales

Minimal Non-Ag

2009 Abstract Acres

Irrigated	Dry	Grass	Other	Exempt	Total
38,095.59	138,770.24	112,908.53	2,928.44	12,287.69	292,702.80

Irrigated Acres 42% sold overall
1242.99 sold 3.26% irrigated sold

9 sales >80%
(0 sales >95%)

Dry Acres 1.436% sold overall
4204.64 sold 3.03% dry sold

23 sales >80%
(14 sales >95%)

Grass Acres 1.07% sold overall
3140.68 sold 2.78% grass sold

10 sales >80%
(9 sales >95%)

2009
Map Area #1
>80% minimal non-ag

69.28%	median
70.82%	mean
65.31%	w. mean
108.44%	PRD
20.71%	COD

Irrigation	68.60%	median
Dry	67.32%	median
Grass	59.76%	median

56 sales	utilized
9 Irrigation	15%
23 dry	39%
10 grass	17%
15 mixtures	29%

Overall acres sold >80% **8588.31 acres sold using minimally improved.** **I used this method to set values**
6126.08 acres sold 'if' using ag unimproved
*** 2462.23 less acres that I could not utilize 'if' I had used ag unimproved**
*** I would also lose 10 sales**

2009 Area #2 Knox County					
91 sales		Minimal Non-Ag			
2009 Abstract Acres					
Irrigated	Dry	Grass	Other	Exempt	Total
22,137.79	73,637.37	253,433.83	13,130.91	11,047.09	362,339.90
Irrigated Acres		.26% sold overall			
968.39 sold		4.37% irrigated sold			
4 sales >80%					
(0 sales >95%)					
Dry Acres		.98% sold overall			
3,566.59 sold		4.84% dry sold			
12 sales >80%					
(9 sales >95%)					
Grass Acres		34.95% sold overall			
126,628.24 sold		49.96% grass sold			
46 sales >80%					
(27 sales >95%)					
Overall acres sold >80%		17143.22 acres sold using minimally impr		(Used to set values)	
		13068.56 acres sold using ag unimproved			
		* 4074.66 less acres that I could not utilize if I use ag unimproved			
		* I would also lose 12 sales			

2009 Map Area #2 >80% minimal non-ag		
	median	
	mean	
	w. mean	
	PRD	
	COD	

Irrigation	62.20%	median
Dry	68.51%	median
Grass	69.76%	median

91 sales utilized	
4 irrigation	4%
12 dry	13%
46 grass	52%
28 mixtures	31%

2009
Map Area #2
>80% minimal non-ag

median
mean
w. mean
PRD
COD

Irrigation	62.20%	median
Dry	68.51%	median
Grass	69.76%	median

91 sales	utilized
4 irrigation	4%
12 dry	13%
46 grass	52%
28 mixtures	31%

	Minimal Non Ag >95%					
	I worked with these stats but did not use in final decision					
	Test 1	Test 2		Linked		
	Area 1	Area 2		Area 1/Area 2		
	>95%	>95%		>95%		
	56 sales	91 sales		147 sales		
	69.28%	69.52%	Median	69.51%		
	70.82%	70.07%	Mean	70.36%		
	65.31%	65.70%	W Mean	65.53%		
	108.44%	106.65%	PRD	107.37%		
	20.71%	20.62%	COD	20.63%		
	0.00%	0.00%	Irrigation	0.00%		
	69.05%	68.52%	Dry	68.79%		
	62.00%	69.24%	Grass	68.96%		
	Original	Original		Original		
	March Values	March Values		March Values		
	>95	>95		>95		
	Minimal Ag	Minimal Ag		Minimal Ag		

What If TERC Increase 1.0843% grass only >80% Minimal Non Ag				What If TERC Increase 1.0843% grass only >95% Minimal Non Ag			
Test 1	Test 2		Linked	Test 1	Test 2		Linked
TERC 1.0843%	TERC 1.0843%		TERC 1.0843%	TERC 1.0843%	TERC 1.0843%		TERC 1.0843%
Area 1	Area 2		Area 1/Area 2	Area 1	Area 2		Area 1/Area 2
>80	>80		>80	>95	>95		>95
56 sales	91 sales		147 sales	56 sales	91 sales		147 sales
69.53%	74.57%	Median	71.41%	69.53%	74.57%	Median	71.41%
72.42%	73.83%	Mean	73.29%	72.42%	73.83%	Mean	73.29%
66.60%	69.35%	W Mean	68.11%	66.60%	69.35%	W Mean	68.11%
108.74%	106.45%	PRD	107.61%	108.74%	106.45%	PRD	107.61%
21.28%	20.59%	COD	21.20%	21.28%	20.59%	COD	21.20%
68.60%	62.22%	Irrigation	68.21%	0.00%	0.00%	Irrigation	0.00%
65.25%	68.55%	Dry	67.71%	69.13%	68.60%	Dry	68.87%
64.95%	75.28%	Grass	74.96%	67.42%	75.13%	Grass	74.77%
Minimal Ag	Minimal Ag		Minimal Ag	Minimal Ag	Minimal Ag		Minimal Ag

What If Ag Unimproved---I did not chose to use.				
Test 1	Test 2		Linked	
Ag Unimproved	Ag unimproved		Ag Unimproved	
Area 1	Area 2		Area 1/Area 2	
>95	>95		>95	
46 sales	79 sales		125 sales	
69.77%	70.01%	Median	69.77%	
71.91%	70.85%	Mean	71.08%	
66.21%	67.54%	W Mean	66.85%	
108.60%	104.90%	PRD	106.33%	
21.31%	19.70%	COD	20.36%	
0.00%	0.00%	Irrigation	0.00%	
67.17%	72.97%	Dry	69.87%	
67.80%	69.24%	Grass	68.01%	
Test 1	Test 2		Linked	
TERC 1.0843%	TERC 1.0843%		TERC 1.0843%	
Area 1	Area 2		Area 1/Area 2	
>95	>95		>95	
46 sales	79 sales		125 sales	
69.96%	75.22%		72.12	
73.68%	74.75%		74.22	
67.72%	71.46%		69.75	
108.81%	104.59%		106.41	
22.13%	19.31%		20.79	
0.00%	0.00%	Irrigation	0%	
67.25%	72.99%	Dry	69.95%	
73.66%	75.13%	Grass	73.75%	

	Linked Area 1 and Area 2		GRASS SALES		
	Minimal Non Ag >80%		ONLY		
	Linked		Linked		
	Both Areas		Both Areas		
	>80%		>80% plus 1.0843 TERC		
	56 sales		55 sales		
	69.24%	Median	75.09%		
	67.99%	Mean	74.15%		
	64.79%	W Mean	72.86%		
	104.93%	PRD	101.78%		
	19.07%	COD	18.72%		
	69.24%	Grass	75.09%		
	Using March		March Values		
	2009 Values		plus 1.0843 TERC		
	Minimal Non Ag		Minimal Non Ag		