

Ratio Study

Final Statistics

Preliminary Statistics

County # sales 66	Median	71%	AAD	11.98%
	Mean	71%	COD	16.98%
	W. Mean	67%	PRD	105.95%

Median	63%	AAD	11.68%
Mean	64%	COD	18.67%
W. Mean	63%	PRD	100.92%

Market Area 1 # sales 20	Median	71%	AAD	9.67%
	Mean	72%	COD	13.70%
	W. Mean	69%	PRD	105.09%

Median	63%	AAD	9.35%
Mean	63%	COD	14.89%
W. Mean	60%	PRD	105.20%

Market Area 2 # sales 31	Median	69%	AAD	13.29%
	Mean	70%	COD	19.30%
	W. Mean	65%	PRD	107.10%

Median	60%	AAD	13.18%
Mean	62%	COD	21.93%
W. Mean	59%	PRD	105.01%

Market Area 3 # sales 15	Median	72%	AAD	12.37%
	Mean	74%	COD	17.16%
	W. Mean	68%	PRD	107.71%

Median	65%	AAD	11.68%
Mean	67%	COD	18.04%
W. Mean	72%	PRD	93.04%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	3	72.09%	8	81.35%	5	74.45%
Mkt Area 1	2	77.63%	0	N/A	0	N/A
Mkt Area 2	0	N/A	7	74.66%	5	74.45%
Mkt Area 3	1	72.09%	1	89.95%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	26	70.39%	12	75.44%	7	72.23%
Mkt Area 1	15	70.65%	1	57.83%	0	N/A
Mkt Area 2	5	64.26%	10	75.44%	6	68.65%
Mkt Area 3	6	71.00%	1	89.95%	1	72.23%

