

Ratio Study

Final Statistics

Preliminary Statistics

County # sales 50

Median	71%	AAD	15.65%
Mean	78%	COD	22.01%
W. Mean	73%	PRD	106.84%

Median	52%	AAD	11.96%
Mean	57%	COD	22.81%
W. Mean	53%	PRD	107.00%

Market Area 1 # sales 23

Median	74%	AAD	17.40%
Mean	81%	COD	23.37%
W. Mean	77%	PRD	105.37%

Median	58%	AAD	14.17%
Mean	63%	COD	24.40%
W. Mean	59%	PRD	106.80%

Market Area 2 # sales 26

Median	66%	AAD	14.70%
Mean	75%	COD	22.17%
W. Mean	69%	PRD	108.58%

Median	50%	AAD	10.46%
Mean	52%	COD	20.93%
W. Mean	48%	PRD	107.89%

Market Area 3 # sales 1

Median	75%	AAD	0.00%
Mean	75%	COD	0.00%
W. Mean	75%	PRD	100.00%

Median	49%	AAD	0.00%
Mean	49%	COD	0.00%
W. Mean	49%	PRD	100.00%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	18	70.81%	4	72.51%	0	N/A
Mkt Area 1	5	75.13%	4	72.51%	0	N/A
Mkt Area 2	13	66.20%	0	N/A	0	N/A
Mkt Area 3	0	N/A	0	N/A	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	36	69.97%	6	55.86%	0	N/A
Mkt Area 1	15	74.48%	4	72.51%	0	N/A
Mkt Area 2	21	66.20%	2	50.90%	0	N/A
Mkt Area 3	0	N/A	0	N/A	0	N/A

