



Clay County 18

2010 Analysis of Agricultural Land

What- if Reflecting +9.09% Adj to Market Area 2

Ratio Study

Final Statistics

Preliminary Statistics

		Final Statistics				Preliminary Statistics			
County		Median	73%	AAD	16.35%	Median	52%	AAD	11.96%
# sales	50	Mean	81%	COD	22.25%	Mean	57%	COD	22.81%
		W. Mean	76%	PRD	106.89%	W. Mean	53%	PRD	107.00%
Market Area 1		Median	74%	AAD	17.40%	Median	58%	AAD	14.17%
# sales	23	Mean	81%	COD	23.37%	Mean	63%	COD	24.40%
		W. Mean	77%	PRD	105.37%	W. Mean	59%	PRD	106.80%
Market Area 2		Median	72%	AAD	16.04%	Median	50%	AAD	10.46%
# sales	26	Mean	82%	COD	22.17%	Mean	52%	COD	20.93%
		W. Mean	75%	PRD	108.58%	W. Mean	48%	PRD	107.89%
Market Area 3		Median	75%	AAD	0.00%	Median	49%	AAD	0.00%
# sales	1	Mean	75%	COD	0.00%	Mean	49%	COD	0.00%
		W. Mean	75%	PRD	100.00%	W. Mean	49%	PRD	100.00%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	18	73.67%	4	72.51%	0	N/A
Mkt Area 1	5	75.13%	4	72.51%	0	N/A
Mkt Area 2	13	72.22%	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	72.33%	6	58.39%	0	N/A
Mkt Area 1	15	74.48%	4	72.51%	0	N/A
Mkt Area 2	21	72.22%	2	55.53%	0	N/A
Mkt Area 3	0	N/A	0	N/A	0	N/A