

Ratio Study

Final Statistics

Preliminary Statistics

| | | Median | 70% | AAD | 15.36% | Median | 65% | AAD | 14.32% |
|---------------|-----|---------|-----|-----|---------|---------|-----|-----|---------|
| County | 152 | Mean | 71% | COD | 22.05% | Mean | 64% | COD | 22.06% |
| # sales | | W. Mean | 67% | PRD | 106.07% | W. Mean | 59% | PRD | 107.95% |
| Market Area 1 | 97 | Median | 70% | AAD | 14.87% | Median | 64% | AAD | 13.53% |
| # sales | | Mean | 71% | COD | 21.28% | Mean | 62% | COD | 21.29% |
| | | W. Mean | 69% | PRD | 103.92% | W. Mean | 59% | PRD | 106.00% |
| Market Area 2 | 3 | Median | 59% | AAD | 1.37% | Median | 48% | AAD | 1.13% |
| # sales | | Mean | 59% | COD | 2.33% | Mean | 49% | COD | 2.34% |
| | | W. Mean | 58% | PRD | 100.84% | W. Mean | 48% | PRD | 100.84% |
| Market Area 3 | 12 | Median | 65% | AAD | 16.95% | Median | 62% | AAD | 19.10% |
| # sales | | Mean | 69% | COD | 25.94% | Mean | 68% | COD | 31.05% |
| | | W. Mean | 63% | PRD | 110.03% | W. Mean | 61% | PRD | 112.05% |
| Market Area 4 | 10 | Median | 74% | AAD | 11.35% | Median | 67% | AAD | 10.92% |
| # sales | | Mean | 71% | COD | 15.32% | Mean | 65% | COD | 16.33% |
| | | W. Mean | 65% | PRD | 108.84% | W. Mean | 59% | PRD | 110.55% |
| Market Area 5 | 30 | Median | 69% | AAD | 19.07% | Median | 68% | AAD | 17.42% |
| # sales | | Mean | 72% | COD | 27.47% | Mean | 67% | COD | 25.68% |
| | | W. Mean | 65% | PRD | 111.31% | W. Mean | 60% | PRD | 110.99% |

Majority Land Use

| 95% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|---------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 9 | 74.08% | 6 | 71.83% | 65 | 70.65% |
| Mkt Area 1 | 5 | 75.34% | 2 | 47.29% | 35 | 71.75% |
| Mkt Area 2 | 0 | N/A | 0 | N/A | 3 | 58.58% |
| Mkt Area 3 | 2 | 44.41% | 0 | N/A | 9 | 68.59% |
| Mkt Area 4 | 1 | 74.08% | 2 | 65.40% | 2 | 76.37% |
| Mkt Area 5 | 1 | 98.94% | 2 | 135.39% | 16 | 70.86% |

| 80% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|---------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 32 | 60.71% | 8 | 69.50% | 76 | 70.88% |
| Mkt Area 1 | 24 | 67.37% | 4 | 52.44% | 42 | 71.83% |
| Mkt Area 2 | 0 | N/A | 0 | N/A | 3 | 58.58% |
| Mkt Area 3 | 2 | 44.41% | 0 | N/A | 10 | 70.30% |
| Mkt Area 4 | 1 | 74.08% | 2 | 65.40% | 3 | 74.31% |
| Mkt Area 5 | 5 | 46.67% | 2 | 135.39% | 18 | 70.86% |

