

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	74	Median	72%	AAD	15.22%
		Mean	76%	COD	21.10%
		W. Mean	71%	PRD	106.90%

Median	62%	AAD	16.19%
Mean	63%	COD	25.93%
W. Mean	58%	PRD	108.00%

Market Area 1 # sales	17	Median	68%	AAD	16.01%
		Mean	71%	COD	23.49%
		W. Mean	66%	PRD	106.67%

Median	52%	AAD	15.81%
Mean	52%	COD	30.39%
W. Mean	47%	PRD	109.95%

Market Area 3 # sales	57	Median	73%	AAD	14.98%
		Mean	78%	COD	20.63%
		W. Mean	73%	PRD	106.45%

Median	65%	AAD	16.30%
Mean	66%	COD	25.20%
W. Mean	63%	PRD	106.20%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	19	75.07%	6	67.02%
Mkt Area 1	0	N/A	4	55.69%	4	56.03%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	15	78.37%	2	71.43%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	46	73.10%	9	63.03%
Mkt Area 1	0	N/A	7	68.14%	5	59.81%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	39	74.24%	4	64.16%

