



Buffalo County 10

2010 Analysis of Agricultural Land

Ratio Study

Final Statistics

County # sales	45	Median	72%	AAD	9.01%
		Mean	72%	COD	12.50%
		W. Mean	70%	PRD	101.76%

Market Area 41 # sales	19	Median	72%	AAD	9.18%
		Mean	73%	COD	12.74%
		W. Mean	68%	PRD	107.52%

Market Area 15 # sales	14	Median	73%	AAD	8.13%
		Mean	70%	COD	11.15%
		W. Mean	69%	PRD	101.66%

Market Area 18 # sales	12	Median	71%	AAD	9.76%
		Mean	70%	COD	13.80%
		W. Mean	73%	PRD	95.73%

Preliminary Statistics

Median	61%	AAD	11.28%
Mean	57%	COD	18.53%
W. Mean	53%	PRD	108.00%

Median	70%	AAD	11.83%
Mean	62%	COD	17.02%
W. Mean	54%	PRD	116.16%

Median	58%	AAD	10.10%
Mean	56%	COD	17.54%
W. Mean	56%	PRD	100.72%

Median	45%	AAD	11.80%
Mean	49%	COD	26.01%
W. Mean	50%	PRD	98.77%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	1	87.80%	0	N/A	12	72.89%
Mkt Area 41	1	87.80%	0	N/A	3	70.44%
Mkt Area 15	0	N/A	0	N/A	8	72.89%
Mkt Area 18	0	N/A	0	N/A	1	79.74%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	13	71.04%	0	N/A	16	72.89%
Mkt Area 41	6	71.54%	0	N/A	6	71.38%
Mkt Area 15	1	51.96%	0	N/A	9	72.94%
Mkt Area 18	6	70.99%	0	N/A	1	79.74%

