

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	59	Median	71%	AAD	11.76%
		Mean	71%	COD	16.56%
		W. Mean	68%	PRD	104.56%

Median	67%	AAD	11.77%
Mean	65%	COD	17.61%
W. Mean	63%	PRD	104.34%

Market Area 1 # sales	31	Median	74%	AAD	10.68%
		Mean	72%	COD	14.46%
		W. Mean	68%	PRD	106.08%

Median	71%	AAD	11.18%
Mean	67%	COD	15.82%
W. Mean	64%	PRD	105.73%

Market Area 2 # sales	8	Median	71%	AAD	8.14%
		Mean	72%	COD	11.53%
		W. Mean	71%	PRD	100.75%

Median	66%	AAD	8.46%
Mean	67%	COD	12.75%
W. Mean	67%	PRD	99.82%

Market Area 3 # sales	20	Median	71%	AAD	13.27%
		Mean	72%	COD	18.73%
		W. Mean	68%	PRD	105.34%

Median	65%	AAD	11.78%
Mean	66%	COD	18.24%
W. Mean	63%	PRD	104.65%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	3	70.25%	9	69.31%	0	N/A
Mkt Area 1	0	N/A	6	70.96%	0	N/A
Mkt Area 2	2	73.68%	2	58.87%	0	N/A
Mkt Area 3	1	69.37%	1	72.50%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	12	70.87%	19	72.50%	0	N/A
Mkt Area 1	0	N/A	16	73.26%	0	N/A
Mkt Area 2	3	70.25%	2	58.87%	0	N/A
Mkt Area 3	9	70.98%	1	72.50%	0	N/A

