

Ratio Study

Final Statistics

Preliminary Statistics

County		Median	71%	AAD	12.78%
# sales	93	Mean	72%	COD	18.11%
		W. Mean	71%	PRD	101.00%

Median	63%	AAD	12.01%
Mean	64%	COD	18.94%
W. Mean	60%	PRD	107.19%

Market Area 1		Median	72%	AAD	9.39%
# sales	18	Mean	73%	COD	13.08%
		W. Mean	71%	PRD	102.62%

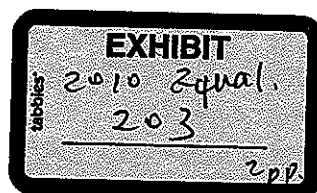
Median	61%	AAD	10.36%
Mean	63%	COD	17.03%
W. Mean	60%	PRD	105.50%

Market Area 2		Median	71%	AAD	14.41%
# sales	56	Mean	72%	COD	20.28%
		W. Mean	70%	PRD	103.58%

Median	63%	AAD	12.77%
Mean	63%	COD	20.27%
W. Mean	61%	PRD	103.51%

Market Area 3		Median	70%	AAD	11.21%
# sales	19	Mean	69%	COD	15.92%
		W. Mean	61%	PRD	112.27%

Median	70%	AAD	11.36%
Mean	67%	COD	16.35%
W. Mean	60%	PRD	111.87%



Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	11	70.40%	26	69.68%
Mkt Area 1	0	N/A	4	71.29%	1	70.78%
Mkt Area 2	0	N/A	3	69.64%	21	68.58%
Mkt Area 3	0	N/A	4	75.04%	4	76.07%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	9	63.46%	18	69.73%	36	73.54%
Mkt Area 1	6	79.02%	7	69.81%	1	70.78%
Mkt Area 2	3	61.23%	5	69.64%	30	74.34%
Mkt Area 3	0	N/A	6	68.81%	5	68.16%