

Ratio Study

Final Statistics

Preliminary Statistics

County		Median	72%	AAD	14.09%
# sales	74	Mean	77%	COD	19.46%
		W. Mean	73%	PRD	105.10%

Median	62%	AAD	16.10%
Mean	64%	COD	25.79%
W. Mean	58%	PRD	108.91%

Market Area 1		Median	72%	AAD	10.32%
# sales	17	Mean	73%	COD	14.37%
		W. Mean	73%	PRD	99.71%

Median	55%	AAD	14.85%
Mean	54%	COD	26.95%
W. Mean	48%	PRD	113.25%

Market Area 3		Median	73%	AAD	14.98%
# sales	57	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	75.84%	5	67.16%
Mkt Area 1	0	N/A	4	69.84%	3	67.16%
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	73.97%	8	64.16%
Mkt Area 1	0	N/A	8	70.05%	4	61.11%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	39	74.24%	4	64.16%

