

Clay County

6	<<Look-up/Area 1 -
	6 is 2010 -
	18 is 2009

Individual Trial Value

Mkt. Area	2	IRR	0.00%	Current Values	2,995	2,900	2,850	2,600	2,300	2,250	2,250	1,950	1,695	1,550	1,400	1,100	1,000	950	950
Median	74.42%	DRY	0.00%	Proposed Values	2995	2900	2850	2600	2300	2250	2250	1950	1695	1550	1400	1100	1000	950	950
PRD	107.73%	GRASS	0.00%	% adjustment	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
COD	22.12%	ALL	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
# of Sales =	35	OTH.AG	0.00%	Total Acres By LCG	998.15	1150.3	238.98	85.46	357.29	0	340.2	117.94	232.14	265.35	39.61	40.94	44.49	0	78.2

county number	book	page	sale date	location id	mkt area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	1D1	1D	2D1	2D	3D1	3D	4D1
18	123	127	12/15/2006	000017600	2	37.04	22.48	0.29	0	13.3	0	5.19	0	0	0	0	0	0	0	0
18	123	88	1/4/2007	000046700	2	35.1	35.19	0.84	0	0	0	0	0	0	0	0	0	0	0	0
18	123	161	3/30/2007	00072600	2	0	52.78	12.01	0	0	0	0	0	0	8.63	4.45	0	0	0	0
18	123	322	7/18/2007	000153900	2	123.37	0.17	17.96	0	0.7	0	0	0	0	0	0	0	0	0	0
18	123	460	9/26/2007	180801+	2	0	0	0	0	0	0	0	0	0	13.83	0	0	2.46	0	5.2
18	123	461	12/3/2007	000144600	2	8.54	37.22	0	11.57	10.28	0	4.54	21.51	0	19.09	0	0.77	0.27	0	0
18	123	468	12/5/2007	1001+	2	105.28	56.42	3.07	1.79	6.93	0	21.24	0	0	0	0	0	0	0	0
18	123	489	12/14/2007	000043100	2	21.32	53.34	0	0	0	0	2.67	0	0	0	0	0	0	0	0
18	123	517	1/3/2008	000025500	2	23.68	32.33	0.28	0	0	0	20.83	0	0	0	0	0	0	0	0
18	123	635	3/4/2008	000026700	2	86.48	60.87	20.43	0	1.89	0	7.24	17.86	3.36	6.12	1.45	0	3.07	0	0
18	123	604	3/12/2008	1225	2	0	116.23	0	0	0.99	0	0	0	0	0	0	0	0	0	0
18	123	608	3/14/2008	000041700	2	37.13	0	29.12	0	1.39	0	0	0	0	0	0	0	0	0	0
18	124	188	9/25/2008	000017600+	2	87.51	42.42	6.25	0	13.3	0	5.19	0	0	0	0	0	0	0	0
18	124	239	10/31/2008	000104300+	2	169.37	15.67	0	0	0	0	9.67	0	3.14	2.7	0	0	0	0	4.13
18	124	260	11/7/2008	1067+999	2	0	0	0	0	0	0	0	0	34.73	106.93	31.16	27.65	15.9	0	18.55
18	124	282	12/22/2008	000107301	2	0.39	3.54	0	0	10.61	0	24.15	0	0	0	0	0	0	0	0
18	124	297	12/30/2008	000178500	2	0	0	0	0	0	0	0	0	0	12.14	0	0	6.57	0	15.96
18	124	291	1/5/2009	000022900	2	39.72	18.31	0	0	3.83	0	1.09	1.05	10.22	2.08	0	0	2.26	0	0
18	124	336	2/17/2009	000070600	2	5.86	35.89	0	0	3.06	0	90.22	4.03	0	0	0	0	0	0	0
18	124	342	2/23/2009	629+630	2	0	25.17	5.32	4.87	50.57	0	41.31	26	0	0	0	0	0	0	0
18	124	359	2/23/2009	000063100	2	7.87	85.16	0	0	13.53	0	29.9	6.53	0	0	0	0	0	0	0
18	124	351	2/24/2009	000130600+	2	0	105.05	8.51	0	24.94	0	0	0	0	7.64	0.41	0	2.24	0	0
18	124	366	3/4/2009	000145200	2	0	30.96	2.95	0	21.45	0	0	12.95	0	1.27	0	0	0	0	0
18	124	386	3/18/2009	000147601	2	0.53	45.06	3.69	0	27.36	0	18.89	3.93	0	6.79	0.69	0	2.8	0	2.84
18	124	417	4/10/2009	000123900	2	0	42.31	1.42	13.16	6.8	0	3.44	0	0	4.98	1.45	0	3.08	0	0.92
18	124	464	5/27/2009	000111900	2	54.16	44.61	0	0	10.03	0	0	0	11.67	11.18	0	0	2.76	0	0
41	93	47A	7/31/2006	410009253	1	0	0	0	0	0	0	0	0	57.98	6.3	0	0	0	0	6.38
41	93	47B	7/31/2006	410009644	1	0	0	0	0	0	0	0	0	97.55	53.25	0	0	0	0	6.06
40	2006	07376	8/14/2006	400237024	2	0	75.1	53.59	0	19.26	0	0	0	0	0	0	0	0	0	0
41	93	122	9/18/2006	410001643	1	56.22	0	0	2.65	13.87	0	18.4	2.83	4.45	1.22	0	2.97	1.13	0	13.47
40	2006	10434	11/21/2006	400237008	2	0	87.56	58.76	0	4.57	0	0	0	0	0	0	0	0	0	0
41	93	263	12/1/2006	410100331	1	29.83	0.33	0	45.54	13.35	0	29.88	21.25	0.44	1.2	0	3.07	0	0	4.69
30	89	99	4/28/2008	300028973	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	2007	00477	1/16/2007	400236869	2	0	24.88	14.49	0	85.28	0	6.35	0	0	0	0	0	0	0	0
41	94	49	6/4/2007	410138053	1	68.75	1.2	0	5.88	0	0	0	0	8.6	0	0	6.48	1.95	0	0

900	975	900	775	750	700	650	650	650	350	-	350	-	-	2,000	8,000	-	
900	975	900	775	750	700	650	650	650	350	0	350	0					
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
51.97	22.31	17.98	17.44	5.63	40.74	0	14.25	134.56	0	0	2.71	0	114.03	10.25	1	0	7255862

4D	1G1	1G	2G1	2G	3G1	3G	4G1	4G	shbt -tbr	accr	waste	other	roads	farm site	home site	rec land	Reported Agland	non ag value	improvement value	sale amt
0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	91615	0	0	176000
0	0	0	0	0	0	0	0	0	0	0	0	0	2.9	0	0	0	170145	0	0	250000
0	0	0	0	0	0	0	0	0	0	0	0	0	2.99	0	0	0	154050	0	0	220000
0	0	0	0	0	0	0	0	0	0	0	0	0	7.51	0	0	0	333640	0	0	319000
5.53	0	3	0	0	2.18	0	0	19.47	0	0	0	0	6.85	0	0	0	37790	0	0	57750
7.7	0.29	1	0	2.56	0	0	0	18.46	0	0	0	0	3.99	0	0	0	164775	0	0	330000
0	0	0	0	0	0	0	0	0	0	0	0	0	4.97	0	0	0	416690	0	0	840000
0	0	0	0	0	0	0	0	0	0	0	0	0	2.98	0	0	0	174560	0	0	234000
0	0	0	0	0	0	0	0	0	0	0	0	0	2.97	0	0	0	148190	0	0	345960
0	1.83	2	10.8	0	0	0	0	9.53	0	0	0	0	4.94	0.5	0	0	436675	0	0	936000
0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	257230	0	0	456000
0	0	0	1.54	0	2.4	0	0	0	0	0	0	0	2.24	0	0	0	151360	0	0	240928
0	0	0	0	0	0	0	0	0	0	0	0	0	3.96	0	0	0	269755	0	0	800000
0	0	0	0	0	0	0	0	0	0	0	0	0	4.48	0.75	0	0	458105	1500	0	900000
19.02	16.02	0	2.55	1.31	0.08	0	0	37.13	0	0	0	0	3.65	0	0	0	295425	0	0	851364
0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	46785	0	0	144000
0.37	0	2	0	0	0.21	0	0.19	2.53	0	0	0	0	0.5	0	0	0	42875	0	0	80000
0.42	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	175130	0	0	368000
0	0	0	0	0	0	0	0	2.38	0	0	0	0	4.15	0	0	0	190585	0	0	582081
0	0	0	0	0	0	0	0	0	0	0	0	0	3.8	0	0	0	203980	0	0	608000
0	0	0	0	0	0	0	0	0	0	0	0	0	3.71	0	0	0	264600	0	0	623200
0	0	0	0.2	0	0.1	0	0	0	0	0	0	0	4.68	0	0	0	268515	0	100	604000
3.6	0	0	0	0	0	0	0	0	0	0	0	0	0.98	0	0	0	117540	0	0	235000
0	0	9	1.27	0	1.66	0	0.14	23.98	0	0	0	0	3.61	0	0	0	203835	0	0	377500
0	0	0	0	0	0	0	0	0	0	0	0	0	1.51	0	0	0	140365	0	0	310000
0	0	0	0	0	0	0	0	0	0	0	0	0	3.35	0	0	0	274435	0	0	560250
5.3	0	0	0	0	0	0	0	0	0	0	0	0	0.88	0	0	0	91287.77	0	0	119100
0	0	0	0	0	0	0	0	0	0	0	0	0	3.99	0	0	0	202163.2	0	0	269440
0	0	0	0	0	0	0	0	0	0	0	2.71	0	2	0	0	0	296872.6	0	0	512000
7.55	0	0	0	0	0	0	0	0	0	0	0	0	3.58	0	0	0	200403.5	0	0	313600
0	0	0	0	0	2.1	0	0	0	0	0	0	0	3.76	0	0	0	313286.8	0	0	470250
0.59	0	0	0	0	0	0	0	0	0	0	0	0	4.61	0	0	0	220881.5	0	0	351509
0	4.17	0.98	0	1.76	32.01	0	0	21.08	0	0	0	0	0	0	0	0	25180.74	0	0	75000
0	0	0	1.08	0	0	0	13.92	0	0	0	0	0	4	9	1	0	216989.3	29660	129185	675000
1.89	0	0	0	0	0	0	0	0	0	0	0	0	3.49	0	0	0	200146.3	0	0	0

Preliminary Statistics:

Median	52.05% AAD	12.18%
Mean	54.26% PRD	107.47%
W/ Mean	50.49% COD	23.40%

What If Statistics:

Median	74.42% AAD	16.46%
Mean	77.20% PRD	107.73%
W/ Mean	71.66% COD	22.12%

What If Statistics

14370932

10298350 14370932

4296.59

adjustment	Per Acre		total current year land	total ag value acres	non ag acres	ratio	absolute difference	What if			absolute difference	Total Ag Acres	% of acres Irrig	% of acres Dry	% of acres Grass	% of acres Acc
	adj sale price	Sales Price						Land Value	adj sales price	New Ratio						
0	176000	2247.765	91615	78.3	1	52.05%	0.00%	219220.8	176000	124.56%	50.14%	78.3	100.00%	0.00%	0.00%	0.00%
0	250000	3514.6914	170145	71.13	2.9	68.06%	16.00%	209569.5	250000	83.83%	9.41%	71.13	100.00%	0.00%	0.00%	0.00%
0	220000	2825.2215	154050	77.87	2.99	70.02%	17.97%	206897	220000	94.04%	19.63%	77.87	83.20%	16.80%	0.00%	0.00%
0	319000	2243.3193	333640	142.2	7.51	104.59%	52.54%	422782.15	319000	132.53%	58.12%	142.2	100.00%	0.00%	0.00%	0.00%
0	57750	1117.6698	37790	51.67	6.85	65.44%	13.38%	50695	57750	87.78%	13.37%	51.67	0.00%	52.29%	47.71%	0.00%
-20000	310000	2155.7719	164775	143.8	3.99	53.15%	1.10%	292139.05	310000	94.24%	19.82%	143.8	65.13%	19.35%	15.51%	0.00%
0	840000	4313.6651	416690	194.73	4.97	49.61%	2.45%	556064.1	840000	66.20%	8.22%	194.73	100.00%	0.00%	0.00%	0.00%
0	234000	3025.9925	174560	77.33	2.98	74.60%	22.54%	224546.9	234000	95.96%	21.54%	77.33	100.00%	0.00%	0.00%	0.00%
0	345960	4485.9959	148190	77.12	2.97	42.83%	9.22%	212344.1	345960	61.38%	13.04%	77.12	100.00%	0.00%	0.00%	0.00%
22000	958000	4112.8236	436675	232.93	5.44	45.58%	6.47%	587650.05	958000	61.34%	13.08%	232.93	83.62%	6.01%	10.37%	0.00%
0	456000	3890.1211	257230	117.22	4	56.41%	4.36%	339344	456000	74.42%	0.00%	117.22	100.00%	0.00%	0.00%	0.00%
0	240928	3365.8564	151360	71.58	2.24	62.82%	10.77%	200266.85	240928	83.12%	8.71%	71.58	94.50%	0.00%	5.50%	0.00%
0	800000	5172.3023	269755	154.67	3.96	33.72%	18.33%	445190.45	800000	55.65%	18.77%	154.67	100.00%	0.00%	0.00%	0.00%
0	900000	4397.1077	459605	204.68	5.23	50.90%	1.15%	587894.45	900000	65.32%	9.10%	204.68	95.13%	4.87%	0.00%	0.00%
0	851364	2737.2408	295425	311.03	3.65	34.70%	17.35%	392057.1	851364	46.05%	28.37%	311.03	0.00%	81.64%	18.36%	0.00%
0	144000	3721.892	46785	38.69	1	32.49%	19.56%	90174.55	144000	62.62%	11.80%	38.69	100.00%	0.00%	0.00%	0.00%
0	80000	2001.5011	42875	39.97	0.5	53.59%	1.54%	44597	80000	55.75%	18.67%	39.97	0.00%	87.67%	12.33%	0.00%
-17000	351000	4444.1631	175130	78.98	1	49.89%	2.16%	208554.3	351000	59.42%	15.00%	78.98	81.03%	18.97%	0.00%	0.00%
-108000	474081	3351.817	190585	141.44	4.15	40.20%	11.85%	341070.2	474081	71.94%	2.47%	141.44	98.32%	0.00%	1.68%	0.00%
0	608000	3967.6325	203980	153.24	3.8	33.55%	18.50%	360775.5	608000	59.34%	15.08%	153.24	100.00%	0.00%	0.00%	0.00%
0	623200	4358.3467	264600	142.99	3.71	42.46%	9.60%	381662.15	623200	61.24%	13.18%	142.99	100.00%	0.00%	0.00%	0.00%
0	604000	4051.2442	268515	149.09	4.68	44.46%	7.60%	401141.5	604000	66.41%	8.00%	149.09	92.90%	6.90%	0.20%	0.00%
0	235000	3211.2599	117540	73.18	0.98	50.02%	2.04%	177987.5	235000	75.74%	1.32%	73.18	93.35%	6.65%	0.00%	0.00%
0	377500	2539.8641	203835	148.63	3.61	54.00%	1.94%	298784.6	377500	79.15%	4.73%	148.63	66.92%	8.83%	24.25%	0.00%
0	310000	3996.9056	140365	77.56	1.51	45.28%	6.77%	198045	310000	63.89%	10.53%	77.56	86.55%	13.45%	0.00%	0.00%
0	560250	4168.2167	274435	134.41	3.35	48.98%	3.07%	354516.85	560250	63.28%	11.14%	134.41	80.95%	19.05%	0.00%	0.00%
0	119100	1567.9305	91287.77116	75.96	0.88	76.65%	24.59%	118872.1	119100	99.81%	25.39%	75.96	0.00%	100.00%	0.00%	0.00%
0	269440	1717.7101	202163.249	156.86	3.99	75.03%	22.98%	253641.75	269440	94.14%	19.72%	156.86	0.00%	100.00%	0.00%	0.00%
-50000	462000	3066.5074	296872.5923	150.66	2	64.26%	12.20%	415768	462000	89.99%	15.58%	150.66	98.20%	0.00%	0.00%	0.00%
0	313600	2513.6262	200403.468	124.76	3.58	63.90%	11.85%	287510.65	313600	91.68%	17.26%	124.76	75.32%	24.68%	0.00%	0.00%
0	470250	3073.7303	313286.8371	152.99	3.76	66.62%	14.57%	433371	470250	92.16%	17.74%	152.99	98.63%	0.00%	1.37%	0.00%
0	351509	2340.7405	220881.5404	150.17	4.61	62.84%	10.78%	359043.65	351509	102.14%	27.73%	150.17	93.35%	6.65%	0.00%	0.00%
0	75000	1250	25180.74071	60	0	33.57%	18.48%	42376.75	75000	56.50%	17.92%	60	0.00%	0.00%	100.00%	0.00%
0	675000	4623.2877	246649.3311	146	14	32.15%	19.91%	333765	675000	49.45%	24.97%	146	89.73%	0.00%	10.27%	0.00%
0	309000	3261.2137	200146.3405	94.75	3.49	64.77%	12.72%	250030.25	309000	80.92%	6.50%	94.75	80.03%	19.97%	0.00%	0.00%

Majority Land Use:

95%

Count	15	2	1	0
Median	71.94%	96.97%	56.50%	#NUM!

Irrig Ratios	Dry Ratios	Grass Ratios	Acc Ratios
124.56%			
83.83%			
132.53%			
66.20%			
95.96%			
61.38%			
74.42%			
55.65%			
65.32%			
62.62%			
71.94%			
59.34%			
61.24%			
	99.81%		
	94.14%		
89.99%			
92.16%			
		56.50%	