

Dundy

Market Area 2

of Sales = 16

Current Values	0	935	935	935	935	935	935	935	935	0	476	381	381	381
Proposed Values	0	1000	1000	1000	935	935	935	935	935	0	475	385	385	385
% 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%
Total Acres By LCG	0	459	0	0	4	0	6	15	0	2757	0	0	404	

county number	book	page	sale date	location id	mkt area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	1D1	1D	2D1	2D	3D1
29	54	309	8/3/2006	290014476	2	0	0	0	0	0	0	0	0	0	96	0	0	62
29	54	327	8/30/2006	290014859	2	0	0	0	0	0	0	0	0	0	145	0	0	13
29	54	344	9/15/2006	290014247	2	0	0	0	0	0	0	0	0	0	141	0	0	0
29	54	401	11/30/2006	290014646	2	0	0	0	0	0	0	0	0	0	305	0	0	0
29	54	402	11/30/2006	290014700	2	0	0	0	0	0	0	0	0	0	150	0	0	0
29	54	453	1/31/2007	290014867	2	0	0	0	0	0	0	0	0	0	258	0	0	54
29	54	454	1/31/2007	290014999	2	0	0	0	0	0	0	0	0	0	416	0	0	53
29	54	451A	1/31/2007	290012776	2	0	0	0	0	0	0	0	0	0	501	0	0	20
29	54	483	3/1/2007	290013771	2	0	0	0	0	0	0	0	0	0	295	0	0	0
29	55	1	2/20/2008	290014883	2	0	0	0	0	0	0	0	0	0	61	0	0	16
29	55	241	3/12/2009	290014727	2	0	0	0	0	0	0	0	0	0	149	0	0	0
44	68	434	6/4/2008	440037212	1	0	180	0	0	4	0	0	11	0	30	0	0	0
44	68	413	6/5/2008	440036518	1	0	0	0	0	0	0	0	0	0	112	0	0	186
44	68	619	12/17/2008	440031641	1	0	0	0	0	0	0	0	0	0	0	0	0	0
44	68	638	1/20/2009	440032451	1	0	52	0	0	0	0	6	4	0	34	0	0	0
44	68	701	3/11/2009	440044111	1	0	227	0	0	0	0	0	0	0	64	0	0	0

317	317	317	0	275	275	275	259	259	259	211	0	0	79	0								
350	350	350	0	275	275.01	275	260	260	260	260	0	0	200	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	85	21	0	77	0	0	59	0	15	1149	0	0	0	0	73.08	1	3	0	2227287			
3D	4D1	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		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	67242	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	73498	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	67116	0		
0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	4	0	0	0	147803	0		
0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	0	71078	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	144411	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	214866	0		
0	31	0	0	0	0	0	4	0	0	0	0	0	0	0	4	0	0	0	259250	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	135808	1250		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	36652	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69972	0		
0	0	3	0	19	0	0	1	0	0	386	0	0	0	0	6	0	0	0	284486.4	0		
0	54	18	0	22	0	0	32	0	11	479	0	0	0	0	6	0	3	0	265258.3	6600		
0	0	0	0	9	0	0	22	0	2	90	0	0	0	0	3	0	0	0	27681.06	0		
0	0	0	0	14	0	0	0	0	2	194	0	0	0	0	13	0	0	0	119456.2	0		
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.08	0	0	0	242709.2	0		

Preliminary Statistics:

Median	69.08% AAD	10.40%
Mean	66.16% PRD	108.51%
W/ Mean	60.97% COD	15.05%

What If Statistics:

Median	71.38% AAD	10.48%
Mean	68.24% PRD	107.27%
W/ Mean	63.62% COD	14.68%

3652799

What If Statistics

2323745.4 3652799

improvement value	sale amt	adjustment	adj sale price	Per Acre Sales Price	total current year	total ag land value	non ag acres	ratio	absolute difference	What if Land Value	adj sales price	absolute difference	New Ratio	\$ Difference Current-Prior
0	90000	0	90000	569.62025	67242	158	2	74.71%	5.64%	69470	90000	77.19%	5.81%	\$ 2,228
0	88000	0	88000	556.96203	73498	158	2	83.52%	14.45%	73880	88000	83.95%	12.57%	\$ 382
0	79596	0	79596	564.51064	67116	141	4	84.32%	15.25%	66975	79596	84.14%	12.76%	\$ (141)
0	200000	0	200000	632.91139	147803	316	4	73.90%	4.83%	147900.05	200000	73.95%	2.57%	\$ 97
0	98000	0	98000	644.73684	71078	152	2	72.53%	3.45%	71800.009	98000	73.27%	1.88%	\$ 722
0	211763	0	211763	678.72756	144411	312	8	68.19%	0.88%	143340	211763	67.69%	3.69%	\$ (1,071)
0	317644	0	317644	677.27932	214866	469	11	67.64%	1.43%	218005	317644	68.63%	2.75%	\$ 3,139
0	370592	0	370592	666.53237	259250	556	4	69.96%	0.88%	257565	370592	69.50%	1.88%	\$ (1,685)
2399	180000	0	180000	610.16949	137058	295	1	75.45%	6.37%	140125	180000	77.85%	6.46%	\$ 4,317
0	54500	0	54500	707.79221	36652	77	3	67.25%	1.82%	35135	54500	64.47%	6.92%	\$ (1,517)
0	158080	0	158080	1060.9396	69972	149	0	44.26%	24.81%	70775	158080	44.77%	26.61%	\$ 803
0	600000	75000	675000	1064.6688	284486.4183	634	6	42.15%	26.93%	315170.09	675000	46.69%	24.69%	\$ 30,684
0	339624	0	339624	371.57987	271858.2771	914	9	78.10%	9.03%	291780.1	339624	85.91%	14.53%	\$ 26,522
0	60000	0	60000	487.80488	27681.05712	123	3	46.14%	22.94%	32115.042	60000	53.53%	17.86%	\$ 4,434
0	180000	0	180000	588.23529	119456.1922	306	13	66.36%	2.71%	132310.07	180000	73.51%	2.12%	\$ 12,854
0	550000	0	550000	1890.0344	242709.222	291	5.08	44.13%	24.95%	257400	550000	46.80%	24.58%	\$ 14,691

Majority Land Use:											80%					# sales					
											Count		0	11	1	0	Acceptable Range for LOV				
											Median #NUM!		73.27%	53.53%	#NUM!						
											5051						68.5	75.49			
% Change	Total Ag Acres	% of Irrig acres	% of Dry acres	% of Grass acres	% of Acc acres	Irrig Ratios	Dry Ratios	Grass Ratios	Acc Ratios												
3.31%	158	0.00%	#####	0.00%	0.00%			77.19%													
0.52%	158	0.00%	#####	0.00%	0.00%			83.95%													
-0.21%	141	0.00%	#####	0.00%	0.00%			84.14%													
0.07%	316	0.00%	96.52%	3.48%	0.00%			73.95%													
1.02%	152	0.00%	98.68%	1.32%	0.00%			73.27%													
-0.74%	312	0.00%	#####	0.00%	0.00%			67.69%													
1.46%	469	0.00%	#####	0.00%	0.00%			68.63%													
-0.65%	556	0.00%	99.28%	0.72%	0.00%			69.50%													
3.18%	295	0.00%	#####	0.00%	0.00%			77.85%													
-4.14%	77	0.00%	#####	0.00%	0.00%			64.47%													
1.15%	149	0.00%	#####	0.00%	0.00%			44.77%													
10.79%	634	30.76%	5.21%	64.04%	0.00%																
10.00%	914	0.00%	40.48%	59.52%	0.00%																
16.02%	123	0.00%	0.00%	100.00%	0.00%			53.53%													
10.76%	306	20.26%	11.11%	68.63%	0.00%																
6.05%	291	78.01%	21.99%	0.00%	0.00%																