

Dundy

Market Area 4

of Sales = 12

Current Values	0	1041	1041	1041	1041	1041	1041	1041	946	0	449	381	381	381
Proposed Values	0	1150	1150	1150	1040	1040	1040	1040	1040	0	450	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	0	101.4	121	0	53	223.4	194	0	200	111	187	89	

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	451	2/1/2007	290026156	4	0	0	33	0	0	0	3	31	0	0	3	0	0
29	54	461	2/9/2007	290026122	4	0	0	0	0	0	0	0	0	0	0	0	0	0
29	54	622	3/26/2007	290026555	4	0	0	0	0	0	0	0	0	0	0	0	0	0
29	54	544	4/26/2007	290021030	4	0	0	0	0	0	0	0	0	0	0	0	4	89
29	54	749	12/19/2007	290021162	4	0	0	0	0	0	0	0	0	0	200	12	0	0
29	54	783	3/12/2008	290029058	4	0	0	0	0	0	0	59	70	0	0	0	0	0
29	54	784	3/12/2008	290026962	4	0	0	0	0	0	0	92	41	0	0	0	0	0
29	54	787	3/14/2008	290027658	4	0	0	0	0	0	45	37	52	0	0	0	0	0
29	54	790	3/19/2008	290023076	4	0	0	66.4	24	0	0	32.4	0	0	0	96	53	0
29	54	791	3/19/2008	290020892	4	0	0	2	97	0	8	0	0	0	0	0	26	0
29	55	11	4/28/2008	290023033	4	0	0	0	0	0	0	0	0	0	0	0	104	0
29	55	282	3/6/2009	290023270	4	0	0	0	0	0	0	0	0	0	0	0	0	0

317	317	317	0	275	275	275	259	259	259	211	0	0	79	0								
325	325	325	0	275	275	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%						####	0.00%	0.00%
312	25.6	17	0	10	11	12	37	170	719	725	0	0	0	0	39	3	0	0	1477873			
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	3	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74218	0		
0	0	0	0	0	0	0	0	0	26	54	0	0	0	0	0	0	0	0	20720	0		
0	0	0	0	0	0	0	1	0	325	300	0	0	0	0	14	0	0	0	162134	0		
205	1	4	0	0	0	12	8	109	215	98	0	0	0	0	14	1	0	0	221914	1250		
40	0	0	0	10	0	0	0	37	0	138	0	0	0	0	3	0	0	0	143764	0		
0	0	0	0	0	0	0	0	0	15	16	0	0	0	0	0	0	0	0	143392	0		
0	0	0	0	0	0	0	0	0	18	9	0	0	0	0	0	0	0	0	145891	0		
5	0	6	0	0	0	0	0	4	0	9	0	0	0	0	2	0	0	0	146515	0		
35	7.6	0	0	0	0	0	0	3	0	0	0	0	0	0	2	1	0	0	198884	1250		
27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114582	0		
0	14	0	0	0	0	0	28	17	74	0	0	0	0	0	2	1	0	0	75461	1250		
0	0	0	0	0	11	0	0	0	46	101	0	0	0	0	2	0	0	0	30398	0		

Preliminary Statistics:

Median	76.01% AAD	6.42%
Mean	76.44% PRD	101.39%
W/ Mean	75.39% COD	8.44%

What If Statistics:

Median	82.51% AAD	8.37%
Mean	81.11% PRD	103.41%
W/ Mean	78.44% COD	10.14%

1960240

What If Statistics

1537551 1960240

improvement value	sale amt	adjustment	adj sale price	Per Acre Sales Price	total current year	total ag land value	total ag acres	non ag acres	ratio	absolute difference	What if Land Value	adj sales price	New Ratio	absolute difference
0	106000	-9975	96025	1200.3125	74218	80	0	77.29%	1.28%	77715	96025	80.93%	1.57%	
0	24000	0	24000	300	20720	80	0	86.33%	10.32%	20800	24000	86.67%	4.16%	
0	224000	0	224000	357.82748	162134	626	14	72.38%	3.63%	162760	224000	72.66%	9.85%	
19	250000	0	250000	335.57047	223164	745	15	88.77%	12.75%	219155.02	250000	87.66%	5.16%	
0	180000	0	180000	411.89931	143764	437	3	79.87%	3.86%	155870.01	180000	86.59%	4.09%	
0	245000	-19200	225800	1411.25	143392	160	0	63.50%	12.51%	142220	225800	62.98%	19.52%	
0	245000	-18675	226325	1414.5313	145891	160	0	64.46%	11.55%	145340	226325	64.22%	18.29%	
0	185000	-20130	164870	1043.481	146515	158	2	88.87%	12.85%	146315	164870	88.75%	6.24%	
6374	280000	-18420	261580	824.13359	200134	317.4	3	76.03%	0.02%	209646	261580	80.15%	2.36%	
0	180000	-12360	167640	1047.75	114582	160	0	68.35%	7.66%	140955	167640	84.08%	1.57%	
117	100000	0	100000	421.94093	76711	237	3	75.46%	0.55%	75530	100000	75.53%	6.98%	
0	40000	0	40000	253.16456	30398	158	2	76.00%	0.02%	41245.016	40000	103.11%	20.61%	

Majority Land Use:

80%

Count	4	0	3	0
Median	72.57%	#NUM!	86.67%	#NUM!

Acceptable Range
for LOV
68.5 75.49

3318.4

\$ Difference Current-Prior	% Change	Total Ag Acres	% of acres Irrig	% of acres Dry	% of acres Grass	% of acres Acc	Irrig Ratios	Dry Ratios	Grass Ratios	Acc Ratios							
\$ 3,497	4.71%	80	#####	16.25%	0.00%	0.00%	80.93%										
\$ 80	0.39%	80	0.00%	0.00%	100.00%	0.00%			86.67%								
\$ 626	0.39%	626	0.00%	0.00%	100.00%	0.00%			72.66%								
\$ (2,759)	-1.24%	745	0.00%	40.67%	59.33%	0.00%											
\$ 12,106	8.42%	437	0.00%	57.67%	42.33%	0.00%											
\$ (1,172)	-0.82%	160	#####	0.00%	19.38%	0.00%	62.98%										
\$ (551)	-0.38%	160	#####	0.00%	16.88%	0.00%	64.22%										
\$ (200)	-0.14%	158	#####	6.96%	8.23%	0.00%	88.75%										
\$ 10,762	5.41%	317.4	#####	60.37%	0.95%	0.00%											
\$ 26,373	23.02%	160	#####	33.13%	0.00%	0.00%											
\$ 69	0.09%	237	0.00%	49.79%	50.21%	0.00%											
\$ 10,847	35.68%	158	0.00%	0.00%	100.00%	0.00%			103.11%								