

Dundy

Market Area 5

of Sales = 3

Current Values	0	935	935	935	840	840	840	840	0	449	381	381	381
Proposed Values	0	1000	935	935	875	875	875	875	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%
Total Acres By LCG	0	0	0	0	0	0	0	0	0	88	0	0	22

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	551	5/15/2007	290012007	5	0	0	0	0	0	0	0	0	0	0	0	0	0
44	68	539	10/3/2008	440041430	1	0	0	0	0	0	0	0	0	0	34	0	0	22
44	68	292	1/11/2008	440033977	1	0	0	0	0	0	0	0	0	0	54	0	0	0

Preliminary Statistics:

Median	73.08%	AAD	5.28%
Mean	71.72%	PRD	98.31%
W/ Mean	72.95%	COD	7.23%

What If Statistics:

Median	79.79%	AAD	8.93%
Mean	81.87%	PRD	96.98%
W/ Mear	84.42%	COD	11.19%

272050

What If Statistics

229658.04 272050

what if

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	Land Value	adj sales price	New Ratio	absolute difference	\$ Difference Current-Prior
0	124000	0	124000	269.97605	97918	459.3	4	78.97%	5.89%	119418	124000	96.30%	16.52%	\$ 21,500
0	71250	0	71250	391.48352	52066.03415	182	0	73.08%	0.00%	56850	71250	79.79%	0.00%	\$ 4,784
0	76800	0	76800	465.45455	48477.05042	165	4	63.12%	9.95%	53390	76800	69.52%	10.27%	\$ 4,913

Majority Land Use:

80%

Count	0	0	1	0
Median #NUM!	#NUM!	96.30%	#NUM!	

Acceptable Range
for LOV
68.5 75.49

sales

% Change	806.3					Irrig Ratios	Dry Ratios	Grass Ratios	Acc Ratios
	Total Ag Acres	% of Irrig acres	% of Dry acres	% of Grass acres	% of Acc acres				
21.96%	459.3	0.00%	0.00%	100.00%	0.00%		96.30%		
9.19%	182	0.00%	32.97%	67.03%	0.00%				
10.13%	165	0.00%	33.33%	66.67%	0.00%				