

AGRICULTURAL

Type : Qualified

Number of Sales :	180	Median :	70	COV :	30.19	95% Median C.I. :	67.76 to 72.51
Total Sales Price :	56,704,870	Wgt. Mean :	71	STD :	22.13	95% Wgt. Mean C.I. :	67.77 to 74.04
Total Adj. Sales Price :	56,637,559	Mean :	73	Avg. Abs. Dev :	14.51	95% Mean C.I. :	70.07 to 76.53
Total Assessed Value :	40,158,864						
Avg. Adj. Sales Price :	314,653	COD :	20.62	MAX Sales Ratio :	199.38		
Avg. Assessed Value :	223,105	PRD :	103.37	MIN Sales Ratio :	30.19		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
07/01/2007 To 09/30/2007	4	107.57	121.05	105.09	27.30	115.19	78.20	190.88	N/A	81,510	85,658
10/01/2007 To 12/31/2007	18	70.51	79.75	69.92	24.18	114.06	43.50	199.38	67.50 to 86.47	331,196	231,588
01/01/2008 To 03/31/2008	25	75.84	80.95	77.36	18.95	104.64	44.24	135.56	68.96 to 87.28	300,281	232,308
04/01/2008 To 06/30/2008	11	66.52	68.76	69.13	16.87	99.46	42.78	89.75	56.63 to 85.24	298,267	206,187
07/01/2008 To 09/30/2008	6	68.73	76.82	71.3	16.80	107.74	62.08	117.24	62.08 to 117.24	203,282	144,948
10/01/2008 To 12/31/2008	21	66.28	69.29	67.1	24.09	103.26	30.19	126.36	60.20 to 76.04	300,498	201,638
01/01/2009 To 03/31/2009	20	66.07	63.82	63.61	17.35	100.33	36.61	90.29	55.03 to 72.95	309,344	196,762
04/01/2009 To 06/30/2009	15	77.32	72.47	79.54	19.39	91.11	32.88	109.11	61.51 to 87.74	439,808	349,840
07/01/2009 To 09/30/2009	7	65.67	68.96	69.16	13.00	99.71	49.71	93.56	49.71 to 93.56	738,450	510,730
10/01/2009 To 12/31/2009	12	71.8	77.32	76.14	15.88	101.55	57.44	111.24	66.20 to 86.56	288,589	219,741
01/01/2010 To 03/31/2010	17	60.41	65.71	61.02	20.97	107.69	42.88	95.52	50.23 to 83.99	303,050	184,925
04/01/2010 To 06/30/2010	24	70.41	70.26	71.91	15.00	97.71	32.51	120.19	65.28 to 76.50	227,659	163,719
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	58	74.28	81.03	73.71	23.24	109.93	42.78	199.38	69.80 to 82.72	294,406	217,017
07/01/2008 To 06/30/2009	62	66.9	69.03	70.33	21.08	98.15	30.19	126.36	62.88 to 72.95	327,647	230,434
07/01/2009 To 06/30/2010	60	69.25	70.23	69.02	17.03	101.75	32.51	120.19	65.18 to 72.53	320,798	221,416
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	63	70.59	74.54	71.95	20.77	103.60	30.19	135.56	66.52 to 76.04	290,764	209,204
01/01/2009 To 12/31/2009	54	70.06	69.89	71.88	17.76	97.23	32.88	111.24	64.74 to 73.15	396,596	285,089

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	107	70.78	71.93	70.07	17.65	102.65	30.19	135.56	67.26 to 73.61	282,112	197,662
2	18	68.73	74.32	78.49	16.70	94.69	46.66	109.11	64.21 to 88.76	636,086	499,269
3	19	72	83	72.02	30.93	115.25	42.78	199.38	62.88 to 104.19	283,777	204,375
4	10	65.93	69.65	61.98	27.21	112.37	32.51	111.24	32.88 to 97.53	305,543	189,384
5	26	69.14	72.52	64.76	24.79	111.98	36.61	190.88	63.64 to 75.84	252,110	163,278

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	14	67.18	77.66	71.26	24.71	108.98	54.71	135.56	60.83 to 92.55	341,450	243,311
1	8	83.36	84.14	72.63	23.36	115.85	54.71	135.56	54.71 to 135.56	392,729	285,239
3	2	62.87	62.87	63.74	02.16	98.64	61.51	64.23	N/A	170,780	108,849
4	3	70.12	75.45	71.77	13.72	105.13	63.68	92.55	N/A	350,000	251,202
5	1	62.02	62.02	62.02		100.00	62.02	62.02	N/A	246,910	153,133
<u>Dry</u>											
County	7	72.53	77.49	63.89	41.78	121.29	30.19	190.88	30.19 to 190.88	111,694	71,359
1	5	72.53	57.48	61.84	23.54	92.95	30.19	76.50	N/A	128,740	79,606
4	1	64.13	64.13	64.13		100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88		100.00	190.88	190.88	N/A	10,160	19,393
<u>Grass</u>											
County	88	70.41	74.33	76.04	15.38	97.75	44.01	117.24	68.70 to 73.29	284,322	216,187
1	43	70.37	71.07	71.88	12.70	98.87	44.04	108.70	65.67 to 73.29	175,775	126,348
2	17	68.73	73.47	77.46	15.96	94.85	46.66	109.11	63.03 to 89.35	611,925	473,980
3	11	81.8	86.77	82.58	20.87	105.07	62.88	117.24	65.18 to 109.97	301,757	249,203
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	15	73.32	73.57	74.97	11.12	98.13	44.01	95.52	68.49 to 78.60	201,710	151,227
<u>ALL</u>											
07/01/2007 To 06/30/2010	180	70.37	73.3	70.91	20.62	103.37	30.19	199.38	67.76 to 72.51	314,653	223,105

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	40	64.61	69.61	64.78	23.23	107.46	32.88	135.56	60.41 to 72.04	404,697	262,166
1	27	68.96	74.3	67.26	24.70	110.47	42.88	135.56	57.00 to 82.72	445,822	299,880
3	2	62.87	62.87	63.74	02.16	98.64	61.51	64.23	N/A	170,780	108,849
4	5	65.34	64.91	60.79	20.23	106.78	32.88	92.55	N/A	385,616	234,429
5	6	55.11	54.65	53.16	16.95	102.80	43.50	66.20	43.50 to 66.20	313,508	166,673
<u>Dry</u>											
County	9	73.61	78.68	67.75	34.97	116.13	30.19	190.88	34.56 to 86.56	106,940	72,453
1	7	73.61	64.73	66.8	20.36	96.90	30.19	86.56	30.19 to 86.56	117,757	78,657
4	1	64.13	64.13	64.13	100.00	100.00	64.13	64.13	N/A	128,000	82,086
5	1	190.88	190.88	190.88	100.00	100.00	190.88	190.88	N/A	10,160	19,393
<u>Grass</u>											
County	102	70.62	75.24	75.25	17.09	99.99	42.78	199.38	68.73 to 73.32	300,345	226,002
1	52	70.48	71.4	72.07	12.95	99.07	44.04	108.70	66.87 to 73.29	203,603	146,729
2	18	68.73	74.32	78.49	16.70	94.69	46.66	109.11	64.21 to 88.76	636,086	499,269
3	14	80.78	91.17	76.62	30.63	118.99	42.78	199.38	65.18 to 109.97	293,447	224,836
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	16	71.88	73.1	73.19	11.27	99.88	44.01	95.52	67.63 to 78.60	235,978	172,718
<u>ALL</u>											
07/01/2007 To 06/30/2010	180	70.37	73.3	70.91	20.62	103.37	30.19	199.38	67.76 to 72.51	314,653	223,105

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	13.33%

What IF