

AGRICULTURAL

Type : Qualified

Number of Sales :	76	Median :	71	COV :	31.11	95% Median C.I. :	60.01 to 78.96
Total Sales Price :	24,173,239	Wgt. Mean :	65	STD :	22.55	95% Wgt. Mean C.I. :	61.37 to 68.35
Total Adj. Sales Price :	24,173,239	Mean :	72	Avg. Abs. Dev :	17.92	95% Mean C.I. :	67.41 to 77.55
Total Assessed Value :	15,678,656						
Avg. Adj. Sales Price :	318,069	COD :	25.38	MAX Sales Ratio :	148.10		
Avg. Assessed Value :	206,298	PRD :	111.75	MIN Sales Ratio :	29.93		

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	1	111.34	111.34	111.34		100.00	111.34	111.34	N/A	175,000	194,852
10/01/2007 To 12/31/2007	7	87.72	92.68	89.49	10.27	103.56	76.39	111.00	76.39 to 111.00	189,133	169,250
01/01/2008 To 03/31/2008	8	83.03	81.91	85.61	09.18	95.68	63.81	93.30	63.81 to 93.30	278,045	238,041
04/01/2008 To 06/30/2008	12	60.35	72.97	62.48	28.70	116.79	52.32	148.10	54.03 to 84.70	453,575	283,396
07/01/2008 To 09/30/2008	6	71.68	71.72	65.62	15.76	109.30	48.70	90.30	48.70 to 90.30	339,240	222,609
10/01/2008 To 12/31/2008	12	60.01	69.74	60.97	31.74	114.38	34.47	126.70	53.07 to 82.03	346,500	211,266
01/01/2009 To 03/31/2009	4	59.42	56.68	53.95	13.13	105.06	38.57	69.29	N/A	190,094	102,564
04/01/2009 To 06/30/2009	6	77.17	76.50	73.99	15.21	103.39	53.32	95.77	53.32 to 95.77	256,833	190,028
07/01/2009 To 09/30/2009	4	51.71	53.91	49.07	22.32	109.86	41.32	70.89	N/A	344,913	169,262
10/01/2009 To 12/31/2009	6	67.86	75.81	66.40	31.05	114.17	50.22	116.68	50.22 to 116.68	206,704	137,242
01/01/2010 To 03/31/2010	7	52.81	55.19	51.58	23.25	107.00	29.93	88.17	29.93 to 88.17	406,762	209,803
04/01/2010 To 06/30/2010	3	71.38	69.21	57.76	19.82	119.82	46.91	89.35	N/A	348,340	201,194
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	28	83.03	81.82	72.93	20.26	112.19	52.32	148.10	67.24 to 88.15	327,364	238,739
07/01/2008 To 06/30/2009	28	67.89	69.75	63.82	23.45	109.29	34.47	126.70	58.03 to 79.84	303,386	193,617
07/01/2009 To 06/30/2010	20	59.30	63.22	54.86	26.95	115.24	29.93	116.68	50.22 to 71.38	325,612	178,635
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	38	70.70	73.63	66.20	24.30	111.22	34.47	148.10	59.61 to 82.03	364,755	241,472
01/01/2009 To 12/31/2009	20	63.25	67.81	61.99	25.04	109.39	38.57	116.68	54.96 to 76.67	246,063	152,546

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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	35	69.29	71.19	65.33	19.66	108.97	46.91	111.34	59.61 to 78.96	325,614	212,714
2	41	72.07	73.58	64.44	29.86	114.18	29.93	148.10	58.03 to 86.47	311,628	200,821

95%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> Dry </u>											
County	40	69.82	71.51	66.84	20.07	106.99	42.86	111.34	61.09 to 74.49	286,597	191,553
1	25	66.49	70.76	66.85	19.12	105.85	46.91	111.34	59.61 to 72.30	290,723	194,356
2	15	74.29	72.75	66.81	20.89	108.89	42.86	111.00	55.33 to 87.59	279,721	186,880
<u> Grass </u>											
County	2	55.31	55.31	56.31	07.86	98.22	50.96	59.66	N/A	104,000	58,563
1	1	50.96	50.96	50.96		100.00	50.96	50.96	N/A	80,000	40,766
2	1	59.66	59.66	59.66		100.00	59.66	59.66	N/A	128,000	76,360
<u> ALL </u>											
07/01/2007 To 06/30/2010	76	70.62	72.48	64.86	25.38	111.75	29.93	148.10	60.01 to 78.96	318,069	206,298

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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	7	52.81	53.35	47.35	22.25	112.67	34.47	88.15	34.47 to 88.15	552,109	261,422
1	3	53.31	64.76	55.09	22.10	117.55	52.81	88.15	N/A	634,300	349,454
2	4	42.37	44.80	39.84	16.31	112.45	34.47	60.01	N/A	490,465	195,398
<u>Dry</u>											
County	49	70.34	73.20	66.75	21.84	109.66	42.86	116.68	61.52 to 76.67	301,399	201,183
1	27	66.49	71.17	66.00	19.87	107.83	46.91	111.34	59.56 to 74.49	313,726	207,070
2	22	75.48	75.69	67.75	23.03	111.72	42.86	116.68	58.03 to 88.17	286,270	193,958
<u>Grass</u>											
County	4	55.31	62.91	47.39	40.63	132.75	29.93	111.09	N/A	224,971	106,613
1	1	50.96	50.96	50.96	100.00	50.96	50.96	50.96	N/A	80,000	40,766
2	3	59.66	66.89	47.04	45.34	142.20	29.93	111.09	N/A	273,295	128,562
<u>ALL</u>											
07/01/2007 To 06/30/2010	76	70.62	72.48	64.86	25.38	111.75	29.93	148.10	60.01 to 78.96	318,069	206,298

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Land	Increase	7%
AREA (MARKET)	2	Land	Increase	15%

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