

PAD Draft Statistics Using Values

AGRICULTURAL

Type : Qualified

Number of Sales :	76	Median :	71	COV :	30.81	95% Median C.I. :	62.67 to 76.67
Total Sales Price :	24,173,239	Wgt. Mean :	63	STD :	21.58	95% Wgt. Mean C.I. :	59.11 to 65.97
Total Adj. Sales Price :	24,173,239	Mean :	70	Avg. Abs. Dev :	17.03	95% Mean C.I. :	65.19 to 74.89
Total Assessed Value :	15,117,646						
Avg. Adj. Sales Price :	318,069	COD :	24.14	MAX Sales Ratio :	128.78		
Avg. Assessed Value :	198,916	PRD :	111.99	MIN Sales Ratio :	26.02		

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	120.57	120.57	120.57		100.00	120.57	120.57	N/A	175,000	211,005
10/01/2007 To 12/31/2007	7	79.54	86.76	82.37	16.97	105.33	66.43	118.69	66.43 to 118.69	189,133	155,781
01/01/2008 To 03/31/2008	8	78.88	78.91	79.30	10.81	99.51	62.67	101.04	62.67 to 101.04	278,045	220,502
04/01/2008 To 06/30/2008	12	63.57	69.51	60.54	23.34	114.82	45.50	128.78	53.11 to 82.10	453,575	274,603
07/01/2008 To 09/30/2008	6	77.62	74.30	66.73	15.89	111.34	42.35	97.79	42.35 to 97.79	339,240	226,390
10/01/2008 To 12/31/2008	12	59.27	65.47	56.71	26.49	115.45	29.97	110.18	53.62 to 76.67	346,500	196,487
01/01/2009 To 03/31/2009	4	51.67	52.98	49.64	20.28	106.73	33.53	75.04	N/A	190,094	94,360
04/01/2009 To 06/30/2009	6	77.64	75.81	75.26	12.51	100.73	51.68	89.50	51.68 to 89.50	256,833	193,298
07/01/2009 To 09/30/2009	4	44.97	50.66	45.57	30.73	111.17	35.93	76.76	N/A	344,913	157,165
10/01/2009 To 12/31/2009	6	69.13	73.58	66.53	29.10	110.60	47.79	105.32	47.79 to 105.32	206,704	137,516
01/01/2010 To 03/31/2010	7	49.36	53.26	49.47	26.94	107.66	26.02	76.67	26.02 to 76.67	406,762	201,235
04/01/2010 To 06/30/2010	3	77.30	71.56	61.35	15.45	116.64	50.79	86.60	N/A	348,340	213,707
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	28	75.11	78.33	69.39	21.01	112.88	45.50	128.78	66.15 to 82.38	327,364	227,169
07/01/2008 To 06/30/2009	28	70.09	67.79	61.84	22.90	109.62	29.97	110.18	56.25 to 76.94	303,386	187,622
07/01/2009 To 06/30/2010	20	58.06	61.58	53.80	30.69	114.46	26.02	105.32	47.79 to 76.67	325,612	175,176
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	38	68.64	70.97	63.31	22.32	112.10	29.97	128.78	60.07 to 76.94	364,755	230,932
01/01/2009 To 12/31/2009	20	67.98	65.54	60.78	26.57	107.83	33.53	105.32	51.46 to 76.76	246,063	149,549

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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	74.61	74.03	67.38	18.11	109.87	47.62	120.57	64.56 to 76.94	325,614	219,388
2	41	66.43	66.63	58.22	29.56	114.45	26.02	128.78	51.88 to 76.67	311,628	181,441

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	72.01	74.34	69.60	19.78	106.81	41.54	120.57	64.56 to 78.29	286,597	199,465
1	25	72.01	76.63	72.39	19.11	105.86	50.79	120.57	64.56 to 78.29	290,723	210,467
2	15	72.00	70.51	64.75	20.89	108.90	41.54	107.59	53.62 to 84.89	279,721	181,128
<u>Grass</u>											
County	2	49.75	49.75	50.24	04.28	99.02	47.62	51.88	N/A	104,000	52,250
1	1	47.62	47.62	47.62		100.00	47.62	47.62	N/A	80,000	38,099
2	1	51.88	51.88	51.88		100.00	51.88	51.88	N/A	128,000	66,400
<u>ALL</u>											
07/01/2007 To 06/30/2010	76	70.55	70.04	62.54	24.14	111.99	26.02	128.78	62.67 to 76.67	318,069	198,916

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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	49.36	48.20	42.94	23.36	112.25	29.97	82.38	29.97 to 82.38	552,109	237,061
1	3	49.83	60.52	51.49	22.10	117.54	49.36	82.38	N/A	634,300	326,593
2	4	36.84	38.96	34.64	16.31	112.47	29.97	52.18	N/A	490,465	169,911
<u>Dry</u>											
County	49	72.01	73.78	67.28	20.65	109.66	41.54	120.57	64.56 to 77.30	301,399	202,768
1	27	72.01	76.24	70.19	19.57	108.62	50.79	120.57	64.49 to 80.67	313,726	220,215
2	22	73.16	70.76	63.35	21.64	111.70	41.54	107.59	53.62 to 84.89	286,270	181,356
<u>Grass</u>											
County	4	49.75	55.53	41.50	37.61	133.81	26.02	96.60	N/A	224,971	93,370
1	1	47.62	47.62	47.62	100.00	47.62	47.62	47.62	N/A	80,000	38,099
2	3	51.88	58.17	40.91	45.35	142.19	26.02	96.60	N/A	273,295	111,793
<u>ALL</u>											
07/01/2007 To 06/30/2010	76	70.55	70.04	62.54	24.14	111.99	26.02	128.78	62.67 to 76.67	318,069	198,916

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Dry_1	Total	Increase	15.87%
95%MLU By Market Area	Dry_2	Total	Increase	11.46%

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