

AGRICULTURAL

Type : Qualified

Number of Sales :	63	Median :	72	COV :	23.44	95% Median C.I. :	68.86 to 76.72
Total Sales Price :	22,454,982	Wgt. Mean :	70	STD :	17.75	95% Wgt. Mean C.I. :	63.05 to 77.29
Total Adj. Sales Price :	21,935,427	Mean :	76	Avg. Abs. Dev :	12.95	95% Mean C.I. :	71.35 to 80.11
Total Assessed Value :	15,391,985						
Avg. Adj. Sales Price :	348,181	COD :	17.99	MAX Sales Ratio :	120.68		
Avg. Assessed Value :	244,317	PRD :	107.92	MIN Sales Ratio :	32.48		

Printed : 04/16/2012

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
07/01/2008 To 09/30/2008	3	69.99	73.28	77.28	04.84	94.82	69.84	80.02	N/A	752,725	581,676
10/01/2008 To 12/31/2008	1	76.72	76.72	76.72		100.00	76.72	76.72	N/A	40,400	30,994
01/01/2009 To 03/31/2009	7	89.19	91.09	82.29	21.20	110.69	56.53	120.68	56.53 to 120.68	138,011	113,574
04/01/2009 To 06/30/2009	8	86.29	87.77	81.88	12.41	107.19	71.52	111.83	71.52 to 111.83	325,665	266,658
07/01/2009 To 09/30/2009	2	79.31	79.31	79.93	10.30	99.22	71.14	87.47	N/A	97,500	77,937
10/01/2009 To 12/31/2009	5	71.99	72.77	73.40	03.90	99.14	68.86	79.67	N/A	357,925	262,717
01/01/2010 To 03/31/2010	11	70.66	70.14	61.66	20.52	113.75	32.48	112.99	41.42 to 88.67	471,473	290,719
04/01/2010 To 06/30/2010	3	67.34	74.85	82.31	14.49	90.94	63.96	93.24	N/A	696,867	573,591
07/01/2010 To 09/30/2010	1	115.78	115.78	115.79		99.99	115.78	115.78	N/A	20,000	23,157
10/01/2010 To 12/31/2010	11	65.03	67.27	67.19	15.25	100.12	41.92	100.83	49.34 to 79.73	161,334	108,393
01/01/2011 To 03/31/2011	7	65.61	72.20	61.46	14.49	117.47	59.47	95.03	59.47 to 95.03	594,600	365,436
04/01/2011 To 06/30/2011	4	63.32	63.78	62.09	04.25	102.72	60.24	68.25	N/A	211,788	131,504
<u>Study Yrs</u>											
07/01/2008 To 06/30/2009	19	80.04	86.12	80.14	16.53	107.46	56.53	120.68	74.80 to 95.97	308,946	247,595
07/01/2009 To 06/30/2010	21	71.14	72.31	68.98	15.01	104.83	32.48	112.99	67.34 to 77.36	441,020	304,197
07/01/2010 To 06/30/2011	23	65.03	70.27	63.19	15.95	111.20	41.92	115.78	63.24 to 75.47	295,827	186,937
<u>Calendar Yrs</u>											
01/01/2009 To 12/31/2009	22	79.86	84.65	79.15	15.97	106.95	56.53	120.68	71.99 to 93.84	252,547	199,897
01/01/2010 To 12/31/2010	26	67.81	71.22	67.62	20.25	105.32	32.48	115.78	64.05 to 76.43	348,903	235,929

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	63	71.99	75.73	70.17	17.99	107.92	32.48	120.68	68.86 to 76.72	348,181	244,317

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Total Assessed Value :	15,391,985						
Avg. Adj. Sales Price :	348,181	COD :	17.99	MAX Sales Ratio :	120.68		
Avg. Assessed Value :	244,317	PRD :	107.92	MIN Sales Ratio :	32.48		

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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. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	1	71.52	71.52	71.52	100.00	71.52	71.52	N/A		600,000	429,127
1	1	71.52	71.52	71.52	100.00	71.52	71.52	N/A		600,000	429,127
<u>Dry</u>											
County	16	64.90	68.84	68.67	15.10	100.25	41.92	95.97	62.58 to 88.67	170,661	117,190
1	16	64.90	68.84	68.67	15.10	100.25	41.92	95.97	62.58 to 88.67	170,661	117,190
<u>Grass</u>											
County	25	76.72	82.05	76.29	16.79	107.55	56.53	120.68	70.18 to 81.41	169,078	128,984
1	25	76.72	82.05	76.29	16.79	107.55	56.53	120.68	70.18 to 81.41	169,078	128,984
<u>ALL</u>											
07/01/2008 To 06/30/2011	63	71.99	75.73	70.17	17.99	107.92	32.48	120.68	68.86 to 76.72	348,181	244,317

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	5	69.99	74.91	69.78	11.46	107.35	63.96	100.83	N/A	339,620	236,995
1	5	69.99	74.91	69.78	11.46	107.35	63.96	100.83	N/A	339,620	236,995
<u>Dry</u>											
County	20	65.03	70.48	69.87	16.48	100.87	41.92	95.97	63.77 to 77.36	193,604	135,279
1	20	65.03	70.48	69.87	16.48	100.87	41.92	95.97	63.77 to 77.36	193,604	135,279
<u>Grass</u>											
County	27	76.72	81.14	70.28	16.54	115.45	56.53	120.68	70.03 to 81.41	324,703	228,189
1	27	76.72	81.14	70.28	16.54	115.45	56.53	120.68	70.03 to 81.41	324,703	228,189
<u>ALL</u>											
07/01/2008 To 06/30/2011	63	71.99	75.73	70.17	17.99	107.92	32.48	120.68	68.86 to 76.72	348,181	244,317

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Land	Increase	11.33%

What IF