

AGRICULTURAL

Type : Qualified

Number of Sales :	64	Median :	72	COV :	27.11	95% Median C.I. :	63.83 to 74.99
Total Sales Price :	20,348,007	Wgt. Mean :	61	STD :	19.25	95% Wgt. Mean C.I. :	54.63 to 68.35
Total Adj. Sales Price :	20,334,007	Mean :	71	Avg. Abs. Dev :	14.96	95% Mean C.I. :	66.28 to 75.72
Total Assessed Value :	12,503,160						
Avg. Adj. Sales Price :	317,719	COD :	20.88	MAX Sales Ratio :	120.97		
Avg. Assessed Value :	195,362	PRD :	115.47	MIN Sales Ratio :	37.87		

Printed : 04/18/2013

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>											
10/01/2009 To 12/31/2009	4	72.90	71.99	73.07	06.61	98.52	63.83	78.32	N/A	184,934	135,134
01/01/2010 To 03/31/2010	8	84.34	86.76	84.45	17.73	102.74	63.32	120.97	63.32 to 120.97	201,825	170,432
04/01/2010 To 06/30/2010	2	95.53	95.53	95.06	04.06	100.49	91.65	99.41	N/A	238,290	226,525
07/01/2010 To 09/30/2010	6	74.70	77.58	75.66	15.05	102.54	58.66	103.29	58.66 to 103.29	256,700	194,216
10/01/2010 To 12/31/2010	5	74.44	78.16	77.90	05.64	100.33	73.61	90.96	N/A	196,616	153,166
01/01/2011 To 03/31/2011	7	71.89	75.25	78.85	15.94	95.43	47.72	103.22	47.72 to 103.22	254,035	200,304
04/01/2011 To 06/30/2011	6	76.16	76.35	72.70	14.81	105.02	48.65	105.04	48.65 to 105.04	156,305	113,638
07/01/2011 To 09/30/2011	2	85.69	85.69	92.81	16.47	92.33	71.58	99.79	N/A	242,500	225,064
10/01/2011 To 12/31/2011	8	60.22	64.67	53.29	20.47	121.35	40.72	103.17	40.72 to 103.17	320,326	170,687
01/01/2012 To 03/31/2012	7	50.58	55.62	48.44	19.43	114.82	42.31	88.65	42.31 to 88.65	547,124	265,039
04/01/2012 To 06/30/2012	5	48.99	45.68	45.03	11.15	101.44	37.87	53.09	N/A	484,556	218,196
07/01/2012 To 09/30/2012	4	54.36	55.87	46.20	18.58	120.93	42.28	72.50	N/A	740,869	342,292
<u>Study Yrs</u>											
10/01/2009 To 09/30/2010	20	78.02	81.93	80.58	16.38	101.68	58.66	120.97	70.50 to 91.65	218,556	176,117
10/01/2010 To 09/30/2011	20	74.25	77.35	78.87	13.72	98.07	47.72	105.04	71.58 to 80.53	209,208	164,996
10/01/2011 To 09/30/2012	24	51.84	56.61	48.23	22.05	117.38	37.87	103.17	48.99 to 60.04	490,781	236,705
<u>Calendar Yrs</u>											
01/01/2010 To 12/31/2010	21	77.71	82.92	81.21	15.67	102.11	58.66	120.97	71.75 to 91.65	219,736	178,459
01/01/2011 To 12/31/2011	23	71.58	72.77	67.66	18.75	107.55	40.72	105.04	60.39 to 77.33	250,595	169,547

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
7100	24	71.58	71.24	66.76	19.20	106.71	37.87	120.97	59.80 to 75.07	238,324	159,110
7200	26	72.75	72.11	59.29	20.88	121.62	42.28	105.04	59.59 to 82.13	431,770	256,007
7300	14	70.13	68.55	59.86	23.66	114.52	38.18	102.76	48.65 to 90.96	242,014	144,881

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	6	53.31	55.63	48.33	27.48	115.10	37.87	78.32	37.87 to 78.32	908,368	438,974
7100	2	50.85	50.85	46.18	25.53	110.11	37.87	63.83	N/A	358,867	165,735
7200	4	55.73	58.02	48.65	27.78	119.26	42.28	78.32	N/A	1,183,119	575,594
<u>Dry</u>											
County	3	59.45	55.97	56.03	06.26	99.89	48.65	59.80	N/A	163,067	91,372
7100	2	59.63	59.63	59.62	00.30	100.02	59.45	59.80	N/A	164,600	98,138
7300	1	48.65	48.65	48.65		100.00	48.65	48.65	N/A	160,000	77,839
<u>Grass</u>											
County	23	71.75	74.17	68.90	18.52	107.65	42.31	120.97	63.32 to 77.33	145,696	100,381
7100	12	72.58	72.67	64.44	20.47	112.77	42.31	120.97	50.25 to 77.33	165,854	106,880
7200	3	70.50	77.75	82.13	20.61	94.67	59.59	103.17	N/A	58,667	48,180
7300	8	72.13	75.07	74.42	14.32	100.87	58.66	102.76	58.66 to 102.76	148,094	110,207
<u>ALL</u>											
10/01/2009 To 09/30/2012	64	71.64	71.00	61.49	20.88	115.47	37.87	120.97	63.83 to 74.99	317,719	195,362

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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	19	68.67	62.94	54.39	21.93	115.72	37.87	99.41	42.79 to 73.61	597,589	325,002
7100	7	71.58	62.86	60.33	12.75	104.19	37.87	72.90	37.87 to 72.90	378,105	228,115
7200	10	71.14	67.70	54.93	22.60	123.25	42.28	99.41	42.79 to 85.43	737,594	405,139
7300	2	39.45	39.45	39.57	03.22	99.70	38.18	40.72	N/A	665,761	263,426
<u>Dry</u>											
County	4	59.63	68.24	57.90	23.80	117.86	48.65	105.04	N/A	127,133	73,605
7100	2	59.63	59.63	59.62	00.30	100.02	59.45	59.80	N/A	164,600	98,138
7200	1	105.04	105.04	105.04	100.00	100.00	105.04	105.04	N/A	19,330	20,305
7300	1	48.65	48.65	48.65	100.00	100.00	48.65	48.65	N/A	160,000	77,839
<u>Grass</u>											
County	26	73.28	75.11	70.15	17.63	107.07	42.31	120.97	68.51 to 77.33	144,154	101,122
7100	13	74.06	72.87	64.86	18.65	112.35	42.31	120.97	50.25 to 77.33	159,250	103,292
7200	5	74.99	80.97	82.09	18.58	98.64	59.59	103.17	N/A	98,600	80,941
7300	8	72.13	75.07	74.42	14.32	100.87	58.66	102.76	58.66 to 102.76	148,094	110,207
<u>ALL</u>											
10/01/2009 To 09/30/2012	64	71.64	71.00	61.49	20.88	115.47	37.87	120.97	63.83 to 74.99	317,719	195,362

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Land	Increase	43%

What IF