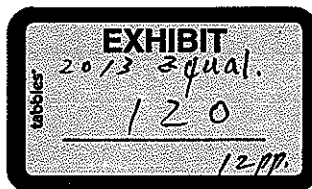
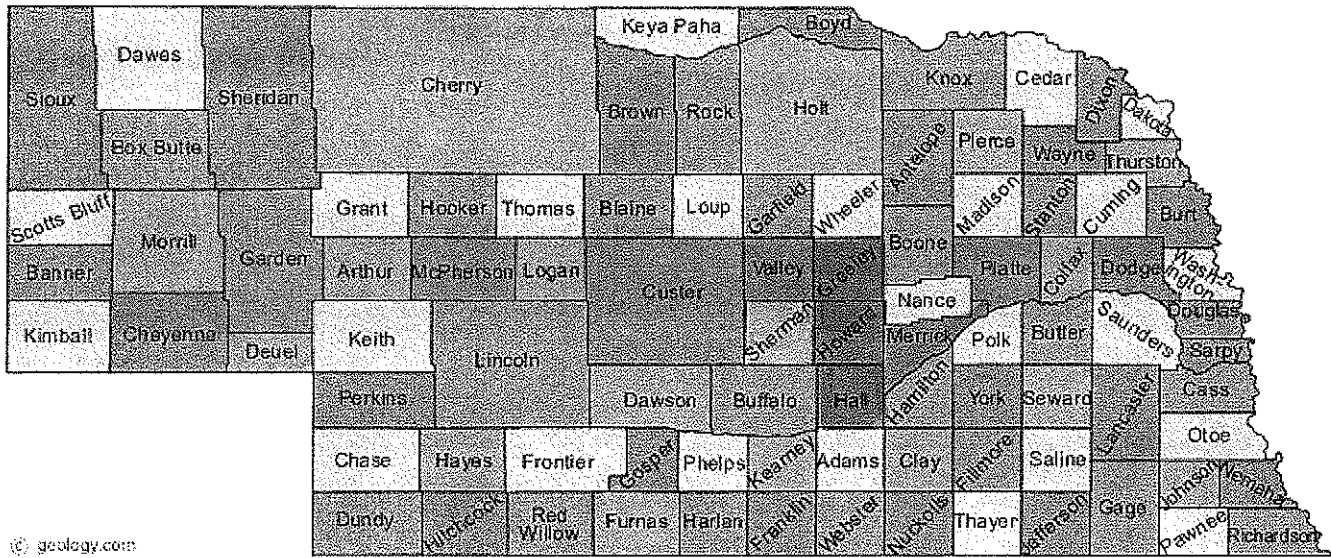


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Counties used
for sales roster
14 sales - 7 counties

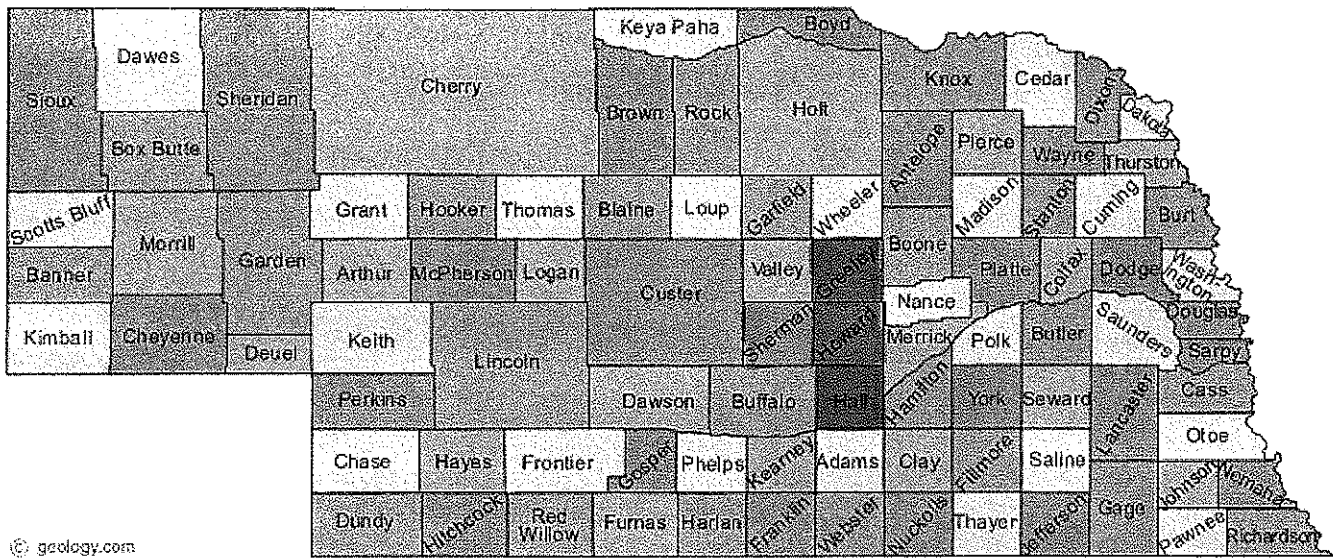




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COUNTIES USED
IN CORRELATION

- * 2008-13 Annual Increases
- * 21 yr PERIOD changes
- * MARKET AREA / ADJOINING COUNTIES



COUNTIES USED

THAT ARE USED
IN BOTH

10 Buffalo
AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)
 Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 91
 Total Sales Price : 36,555,905
 Total Adj. Sales Price : 36,551,905
 Total Assessed Value : 23,761,283
 Avg. Adj. Sales Price : 401,669
 Avg. Assessed Value : 261,113

MEDIAN : 72
 WGT. MEAN : 65
 MEAN : 72
 COD : 29.24
 PRD : 110.00

COV : 38.01
 STD : 27.18
 Avg. Abs. Dev : 21.04
 MAX Sales Ratio : 154.86
 MIN Sales Ratio : 00.00

95% Medi
 95% Wgt. Me
 95% Me

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
Irrigated									
County	16	73.00	74.94	62.03	28.41	120.81	42.47	122.30	46.37
3	9	71.03	70.26	58.48	25.45	120.14	43.61	107.70	45.20
4	7	75.00	80.97	69.83	31.48	115.95	42.47	122.30	42.47
Dry									
County	4	60.74	61.95	53.74	37.11	115.28	35.14	91.17	
1	2	67.43	67.43	60.37	35.22	111.69	43.68	91.17	
3	1	35.14	35.14	35.14	00.00	100.00	35.14	35.14	
4	1	77.80	77.80	77.80	00.00	100.00	77.80	77.80	
Grass									
County	16	76.15	74.77	74.27	19.42	100.67	25.46	120.30	60.80
1	8	81.31	74.15	74.32	17.17	99.77	25.46	100.03	25.46
3	4	66.81	67.06	64.83	08.73	103.44	60.80	73.84	
4	4	77.80	83.71	85.76	23.78	97.61	58.93	120.30	
ALL	91	71.95	71.51	65.01	29.24	110.00	00.00	154.86	61.63

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
Irrigated									
County	35	71.65	72.33	64.77	25.00	111.67	40.34	122.30	59.31
1	8	66.66	66.47	63.49	20.12	104.69	45.94	85.45	45.94
3	11	71.65	71.05	62.91	21.48	112.94	43.61	107.70	45.20
4	16	70.18	76.15	67.12	31.18	113.45	40.34	122.30	55.03
Dry									
County	4	60.74	61.95	53.74	37.11	115.28	35.14	91.17	
1	2	67.43	67.43	60.37	35.22	111.69	43.68	91.17	
3	1	35.14	35.14	35.14	00.00	100.00	35.14	35.14	
4	1	77.80	77.80	77.80	00.00	100.00	77.80	77.80	
Grass									
County	22	74.26	71.35	66.99	21.47	106.51	25.46	120.30	60.80
1	11	81.14	72.44	64.82	19.18	111.76	25.46	100.03	37.90
3	5	71.95	69.26	68.43	08.19	101.21	60.80	78.06	
4	6	66.39	71.08	70.18	31.45	101.28	30.37	120.30	30.37
ALL	91	71.95	71.51	65.01	29.24	110.00	00.00	154.86	61.63

21 Custer

AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)
Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 151
 Total Sales Price : 59,806,559
 Total Adj. Sales Price : 59,470,559
 Total Assessed Value : 41,336,789
 Avg. Adj. Sales Price : 393,845
 Avg. Assessed Value : 273,754

MEDIAN : 74
 WGT. MEAN : 70
 MEAN : 75
 COD : 27.44
 PRD : 107.98

COV : 38.85
 STD : 29.16
 Avg. Abs. Dev : 20.27
 MAX Sales Ratio : 256.29
 MIN Sales Ratio : 10.31

95% Medi
 95% Wgt. Me
 95% Me

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	13	77.50	79.83	73.64	17.16	108.41	41.66	113.95	66.42
1	6	78.23	83.64	80.94	14.82	103.34	62.81	113.95	62.81
3	5	70.70	67.63	64.81	14.51	104.35	41.66	83.06	
5	2	98.95	98.95	96.72	05.90	102.31	93.11	104.78	
<u>Dry</u>									
County	4	48.28	56.63	56.22	31.46	100.73	34.85	95.13	
1	2	64.99	64.99	73.64	46.38	88.25	34.85	95.13	
5	2	48.28	48.28	48.28	00.50	100.00	48.04	48.51	
<u>Grass</u>									
County	71	74.34	74.95	75.71	25.41	99.00	10.31	256.29	69.81
1	31	66.83	74.97	66.31	33.17	113.06	28.00	256.29	56.21
2	19	74.89	74.25	82.87	19.75	89.60	10.31	108.62	64.81
3	8	73.88	65.04	62.94	22.60	103.34	36.94	91.49	36.91
5	13	74.92	82.02	76.33	23.08	107.45	43.61	135.62	70.14
<u>ALL</u>	151	73.88	75.06	69.51	27.44	107.98	10.31	256.29	69.01

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	29	73.88	74.74	68.00	23.57	109.91	41.66	132.77	59.11
1	18	74.68	75.56	68.75	24.37	109.91	45.04	132.77	56.81
3	6	68.56	66.37	64.65	15.04	102.66	41.66	83.06	41.66
5	5	93.11	81.82	68.89	19.26	118.77	43.91	104.78	
<u>Dry</u>									
County	5	48.51	73.56	71.74	63.29	102.54	34.85	141.28	
1	3	95.13	90.42	101.79	37.30	88.83	34.85	141.28	
5	2	48.28	48.28	48.28	00.50	100.00	48.04	48.51	
<u>Grass</u>									
County	86	74.17	74.21	75.29	25.90	98.57	10.31	256.29	69.81
1	38	71.92	75.51	71.61	28.62	105.45	28.00	256.29	57.81
2	21	74.00	71.63	81.12	21.66	88.30	10.31	108.62	64.41
3	11	74.34	69.98	64.79	26.96	108.01	36.94	104.48	37.21
5	16	74.72	77.42	72.46	25.75	106.85	29.87	135.62	52.21
<u>ALL</u>	151	73.88	75.06	69.51	27.44	107.98	10.31	256.29	69.01

39 Greeley



AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 62
 Total Sales Price : 23,110,465
 Total Adj. Sales Price : 23,227,965
 Total Assessed Value : 15,554,764
 Avg. Adj. Sales Price : 374,645
 Avg. Assessed Value : 250,883

MEDIAN : 70
 WGT. MEAN : 67
 MEAN : 75
 COD : 31.77
 PRD : 111.36

COV : 38.48
 STD : 28.70
 Avg. Abs. Dev : 22.34
 MAX Sales Ratio : 189.02
 MIN Sales Ratio : 27.96

95% Med
 95% Wgt. Me
 95% Me

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	2	56.68	56.68	56.68	00.09	100.00	56.63	56.72	
2	2	56.68	56.68	56.68	00.09	100.00	56.63	56.72	
<u>Grass</u>									
County	27	70.02	69.80	70.53	20.02	98.96	32.31	99.27	59.4
1	15	70.20	73.42	73.96	20.67	99.27	50.05	99.27	59.4
2	12	66.66	65.28	62.15	20.10	105.04	32.31	88.29	52.6
<u>ALL</u>	62	70.32	74.58	66.97	31.77	111.36	27.96	188.02	59.4

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	22	83.61	74.39	62.76	29.40	118.53	32.90	113.19	46.75
1	8	89.24	78.28	64.66	27.54	121.06	40.75	113.19	40.75
2	14	70.38	72.17	61.87	34.68	116.65	32.90	110.57	39.07
<u>Dry</u>									
County	1	27.96	27.96	27.96	00.00	100.00	27.96	27.96	
2	1	27.96	27.96	27.96	00.00	100.00	27.96	27.96	
<u>Grass</u>									
County	30	70.11	70.53	70.73	21.05	99.72	32.31	103.57	60.3
1	15	70.20	73.42	73.96	20.67	99.27	50.05	99.27	59.4
2	15	70.02	67.64	64.48	21.41	104.90	32.31	103.57	52.6
<u>ALL</u>	62	70.32	74.58	66.97	31.77	111.36	27.96	189.02	59.4

40 Hall



AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 100
 Total Sales Price : 49,534,917
 Total Adj. Sales Price : 49,534,917
 Total Assessed Value : 31,764,510
 Avg. Adj. Sales Price : 495,349
 Avg. Assessed Value : 317,645

MEDIAN : 72
 WGT. MEAN : 64
 MEAN : 73
 COD : 33.12
 PRD : 113.13

COV : 39.37
 STD : 28.56
 Avg. Abs. Dev : 23.72
 MAX Sales Ratio : 136.95
 MIN Sales Ratio : 16.11

95% Med
 95% Wgt. Me
 95% Me

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	42	71.39	73.13	66.92	29.07	109.28	39.29	131.19	54.4
1	42	71.39	73.13	66.92	29.07	109.28	39.29	131.19	54.4
<u>Dry</u>									
County	3	75.93	70.32	59.71	25.19	117.77	38.82	96.21	
1	3	75.93	70.32	59.71	25.19	117.77	38.82	96.21	
<u>Grass</u>									
County	8	79.73	66.84	55.79	37.63	119.81	18.34	109.16	18.34
1	8	79.73	66.84	55.79	37.63	119.81	18.34	109.16	18.34
<u>ALL</u>	100	71.61	72.55	64.13	33.12	113.13	16.11	136.95	59.2

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	61	73.46	74.90	66.23	31.21	113.09	33.05	136.95	57.3
1	61	73.46	74.90	66.23	31.21	113.09	33.05	136.95	57.3
<u>Dry</u>									
County	4	70.56	69.04	61.83	24.15	111.66	38.82	96.21	
1	4	70.56	69.04	61.83	24.15	111.66	38.82	96.21	
<u>Grass</u>									
County	11	71.10	66.48	55.32	39.52	120.17	18.34	109.16	23.4
1	11	71.10	66.48	55.32	39.52	120.17	18.34	109.16	23.4
<u>ALL</u>	100	71.61	72.55	64.13	33.12	113.13	16.11	136.95	59.2

47 Howard
 AGRICULTURAL LAND



PAD 2013 R&O Statistics (Using 2013 Values)
 Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 64
 Total Sales Price : 20,348,007
 Total Adj. Sales Price : 20,334,007
 Total Assessed Value : 12,414,628
 Avg. Adj. Sales Price : 317,719
 Avg. Assessed Value : 193,979

MEDIAN : 72
 WGT. MEAN : 61
 MEAN : 70
 COD : 21.30
 PRD : 114.20

COV : 28.23
 STD : 19.68
 Avg. Abs. Dev : 15.26
 MAX Sales Ratio : 120.97
 MIN Sales Ratio : 34.02

95% Med
 95% Wgt. M
 95% M

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	6	53.31	55.63	48.33	27.48	115.10	37.87	78.32	37.8
7100	2	50.85	50.85	46.18	25.53	110.11	37.87	63.83	
7200	4	55.73	58.02	48.65	27.78	119.26	42.28	78.32	
<u>Dry</u>									
County	3	41.58	39.14	39.18	06.25	99.90	34.02	41.82	
7100	2	41.70	41.70	41.69	00.29	100.02	41.58	41.82	
7300	1	34.02	34.02	34.02	00.00	100.00	34.02	34.02	
<u>Grass</u>									
County	23	71.75	74.17	68.90	18.52	107.65	42.31	120.97	63.3
7100	12	72.58	72.67	64.44	20.47	112.77	42.31	120.97	50.2
7200	3	70.50	77.75	82.13	20.61	94.67	59.59	103.17	
7300	8	72.13	75.07	74.42	14.32	100.87	58.66	102.76	58.6
<u>ALL</u>	64	71.64	69.72	61.05	21.30	114.20	34.02	120.97	63.8

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	19	68.67	62.94	54.39	21.93	115.72	37.87	99.41	42.7
7100	7	71.58	62.86	60.33	12.75	104.19	37.87	72.90	37.8
7200	10	71.14	67.70	54.93	22.60	123.25	42.28	99.41	42.7
7300	2	39.45	39.45	39.57	03.22	99.70	38.18	40.72	
<u>Dry</u>									
County	4	41.70	47.72	40.49	23.79	117.86	34.02	73.46	
7100	2	41.70	41.70	41.69	00.29	100.02	41.58	41.82	
7200	1	73.46	73.46	73.46	00.00	100.00	73.46	73.46	
7300	1	34.02	34.02	34.02	00.00	100.00	34.02	34.02	
<u>Grass</u>									
County	26	73.28	75.11	70.15	17.63	107.07	42.31	120.97	68.5
7100	13	74.06	72.87	64.86	18.65	112.35	42.31	120.97	50.2
7200	5	74.99	80.97	82.09	18.58	98.64	59.59	103.17	
7300	8	72.13	75.07	74.42	14.32	100.87	58.66	102.76	58.6
<u>ALL</u>	64	71.64	69.72	61.05	21.30	114.20	34.02	120.97	63.8

EX120:9

63 Nance
AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)
 Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 70	MEDIAN : 70	COV : 40.92	95% Med
Total Sales Price : 31,889,996	WGT. MEAN : 64	STD : 30.08	95% Wgt. M
Total Adj. Sales Price : 31,874,996	MEAN : 74	Avg. Abs. Dev : 20.95	95% M
Total Assessed Value : 20,242,545			
Avg. Adj. Sales Price : 455,357	COD : 30.08	MAX Sales Ratio : 217.19	
Avg. Assessed Value : 289,179	PRD : 115.75	MIN Sales Ratio : 27.16	

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_I
<u>Irrigated</u>									
County	10	85.86	88.63	81.79	23.33	108.36	54.93	135.32	59.4
1	6	81.03	84.12	83.81	21.81	100.37	54.93	128.80	54.9
3	4	93.44	95.40	79.75	25.21	119.62	59.40	135.32	
<u>Dry</u>									
County	8	61.24	60.71	53.27	34.00	113.97	27.16	106.34	27.1
1	2	48.64	48.64	38.03	44.16	127.90	27.16	70.11	
3	4	74.83	77.09	72.34	21.07	106.57	52.36	106.34	
4	2	40.03	40.03	37.63	17.99	106.38	32.83	47.23	
<u>Grass</u>									
County	11	70.67	74.82	59.24	20.90	126.30	29.03	112.90	60.8
1	11	70.67	74.82	59.24	20.90	126.30	29.03	112.90	60.8
<u>ALL</u>	70	69.64	73.51	63.51	30.08	115.75	27.16	217.19	64.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_I
<u>Irrigated</u>									
County	24	69.18	76.96	71.03	27.62	108.35	39.08	135.32	61.
1	15	69.77	75.48	72.85	27.65	103.61	39.08	128.80	57.
3	9	68.59	79.42	68.62	27.25	115.74	52.25	135.32	59.4
<u>Dry</u>									
County	14	49.09	65.51	50.83	54.29	128.88	27.16	217.19	35.
1	5	48.77	46.18	42.95	23.33	107.52	27.16	70.11	
3	7	70.28	86.59	62.20	54.88	139.21	35.68	217.19	35.6
4	2	40.03	40.03	37.63	17.99	106.38	32.83	47.23	
<u>Grass</u>									
County	14	70.85	75.16	60.17	22.00	124.91	29.03	112.90	60.
1	12	70.85	76.54	60.62	22.02	126.26	29.03	112.90	67.
3	2	66.93	66.93	57.00	23.17	117.42	51.42	82.44	
<u>ALL</u>	70	69.64	73.51	63.51	30.08	115.75	27.16	217.19	64.

82 Sherman



AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)
Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 59
 Total Sales Price : 21,432,750
 Total Adj. Sales Price : 22,330,038
 Total Assessed Value : 14,438,297
 Avg. Adj. Sales Price : 378,475
 Avg. Assessed Value : 244,717

MEDIAN : 71
 WGT. MEAN : 65
 MEAN : 71
 COD : 28.62
 PRD : 109.42

COV : 35.83
 STD : 25.35
 Avg. Abs. Dev : 20.39
 MAX Sales Ratio : 163.34
 MIN Sales Ratio : 30.08

95% Med
 95% Wgt. Me
 95% Me

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	2	71.82	71.82	46.05	44.04	155.96	40.19	103.44	
1	2	71.82	71.82	46.05	44.04	155.96	40.19	103.44	
<u>Dry</u>									
County	3	61.90	66.67	54.57	27.32	122.17	43.69	94.42	
1	3	61.90	66.67	54.57	27.32	122.17	43.69	94.42	
<u>Grass</u>									
County	20	68.06	66.54	60.11	25.99	110.70	30.08	103.64	52.1
1	20	68.06	66.54	60.11	25.99	110.70	30.08	103.64	52.1
<u>ALL</u>	59	71.25	70.75	64.66	28.62	109.42	30.08	163.34	56.0

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_M
<u>Irrigated</u>									
County	15	71.72	80.33	65.90	36.39	121.90	40.19	163.34	55.39
1	15	71.72	80.33	65.90	36.39	121.90	40.19	163.34	55.39
<u>Dry</u>									
County	4	56.17	62.61	53.40	27.68	117.25	43.69	94.42	
1	4	56.17	62.61	53.40	27.68	117.25	43.69	94.42	
<u>Grass</u>									
County	26	74.14	68.59	61.42	22.42	111.67	30.08	103.64	52.6
1	26	74.14	68.59	61.42	22.42	111.67	30.08	103.64	52.6
<u>ALL</u>	59	71.25	70.75	64.66	28.62	109.42	30.08	163.34	56.0

Valley - ~~Ø~~ Dry
Sales

MERRICK - ~~Ø~~ Dry
Sales

E/20 12