

#N/A

Market Area 56.2

# of Sales = 48

Current Values	2500	2500	2500	2500	2500	2500	2500	2500	2500	1350	1350	1350	1350	1350	1350	1350	1350	525	525	525
Proposed Values	2500	2500	2500	2500	2500	2500	2500	2500	2500	1300	1300	1300	1300	1300	1300	1300	1300	595	595	595
% adjustment	0%	0%	0%	0%	0%	0%	0%	0%	0%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	-4%	13%	13%	13%
Total Acres By LCG	32.72	189.5	165.15	261.18	42.93	334.4	429.41	1376.7	0	43.46	95.91	17.75	17.46	171.69	48.78	182.49	0.49	15.93	134.01	

county number	book	page	sale date	location id	geo code	mkt area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	1D1	1D	2D1	2D	3D1	3D	4D1	4D	1G1	1G	2G1	
56	2013	6056	10/11/2013	105161	2579	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2013	6792	11/21/2013	112770	3181	2	32.72	0	25.52	15.69	0	0	4.25	24.02	0	0	0	0	0	0	0	0	0	0.49	0	17.29
56	2013	7237	12/19/2013	59155	2757	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2013	7275	12/20/2013	68740	2751	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2013	7278	12/20/2013	110495	2751	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2014	1490	2/14/2014	113135	2757	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2014	693	2/14/2014	84916.8	2765	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.74
56	2014	1112	3/14/2014	113065	2587	2	0	0	0	40.68	0	75.39	0	411.53	0	0	0	0	0	0	63.78	0	50.11	0	0	0
56	2014	1437	4/1/2014	84085	2763	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2014	2486	5/27/2014	114217	2757	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2015	167	8/1/2014	110864.05	3047	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14.15
56	2014	6416	11/12/2014	113845	2583	2	0	0	0	0	0	0	0	0	0	21.08	46.25	14.8	10.79	49.9	7.38	41.5	0	0	0	5.36
56	2014	5926	12/2/2014	110085.1	2587	2	0	23.82	49.31	44.4	0	0	30.31	73.39	0	4.54	2.82	1.81	0	0	0.14	9.01	0	0	0	7.46
56	2014	5959	12/2/2014	105110	2579	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2014	6028	12/5/2014	110625	2589	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.48	0
56	2014	6410	12/29/2014	113075	2755	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2015	437	1/30/2015	68715	2751	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2015	4561	9/10/2015	68508.7	2885	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	2015	5936	12/2/2015	70890	2753	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17.86	0	34.01	0	0	0
56	2016	1980	4/29/2016	110861.12	3047	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6.01

**EXHIBIT**  
*2017 Equal.*  
*156*







**Preliminary Statistics**

Median	51.31%
Mean	60.54%
W/ Mean	54.50%

0	0	0	235	675	0	0	0	0	0	0	0
0	0	0	235	675	0	0	0	0	0	0	0
0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

0	0	92	133.81	168.43	30.85	3	0	0	0	20776064.65	50260	242864	37521742	38121742
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shbt -tbr	accr	waste	other	roads	farm site	home site	rec land	WRP	Other non-ag	Reported Agland	non ag value	improvement value	sale amt	adjustment	adj sale price	Per Acre sales price	total current year land value	total ag acres	non ag acres
0	0	0	0	0	0	0	0	0	0	186485	0	0	240000	0	240000	607	186485	395.29	0
0	0	0	0	4.43	0	0	0	0	0	412135	0	0	875000	0	875000	2005	412135	436.49	4.43
0	0	0	0	0	0	0	0	0	0	69230	0	0	148880	0	148880	1000	69230	148.88	0
0	0	0	0	0	0	0	0	0	0	297305	0	0	272000	0	272000	425	297305	639.36	0
0	0	0	0	0	0	0	0	0	0	596085	0	0	544000	0	544000	424	596085	1281.9	0
0	0	0	66.74	7.24	0	0	0	0	0	407290	0	0	458465	0	458465	504	407290	908.91	7.24
0	0	0	16.77	0	0	0	0	0	0	389115	0	0	404053	0	404053	478	389115	845	0
0	0	0	0	17.95	16.85	1	0	0	0	1604540	30750	91055	3150000	0	3150000	3406	1635290	924.75	35.8
0	0	0	0	0	0	0	0	0	0	223200	0	0	228000	0	228000	475	223200	480	0
0	0	0	0	0	0	0	0	0	0	83280	0	0	195800	0	195800	1093	83280	179.1	0
0	0	0	0	3.76	0	0	0	0	0	147055	0	0	168863	0	168863	537	147055	314.32	3.76
0	0	0	0	3.98	0	0	0	0	0	465725	0	0	645000	0	645000	1014	465725	636.02	3.98
0	0	0	0	5.78	0	0	0	0	0	583520	0	0	788912	0	788912	3146	583520	250.79	5.78
0	0	0	50.3	0.01	3	1	0	0	0	2837095	12050	64495	6414825	0	6414825	1047	2849145	6126.19	4.01
0	0	0	0	0	0	0	0	0	0	352640	0	0	750000	0	750000	989	352640	758.32	0
0	0	0	0	6.93	0	0	0	0	0	515305	0	0	1000000	0	1000000	902	515305	1108.19	6.93
0	0	0	0	1.5	0	0	0	0	0	110900	0	0	240000	0	240000	1006	110900	238.5	1.5
0	0	0	0	0	0	0	0	0	0	223200	0	0	500000	0	500000	1042	223200	480	0
0	0	0	0	0	0	0	0	0	0	194705	0	0	368000	0	368000	1150	194705	320	0
0	0	0	0	6.88	0	0	0	0	0	85995	0	0	212000	0	212000	1165	85995	182.05	6.88

0	0	0	0	3.91	0	0	0	0	0	289960	0	0	593000	0	593000	956	289960	620.29	3.91
0	0	12	0	1.5	4	1	0	0	0	628447.5	5320	23108	932500	0	932500	684	633767.5	1363.5	6.5
0	0	62	0	37	0	0	0	0	0	1144365	0	0	2816000	0	2816000	1116	1144365	2523	37
0	0	0	0	6	1	0	0	0	0	277365	330	1476	535000	100000	635000	4739	277695	134	7
0	0	18	0	4	0	0	0	0	0	287370	0	0	208000	0	208000	327	287370	636	4
0	0	0	0	0	0	0	0	0	0	49541.1	0	0	47943	0	47943	450	49541.1	106.54	0
0	0	0	0	4	4	0	0	0	0	3341581	1480	17760	5000000	500000	5500000	2654	3343061	2072	8
0	0	0	0	0	1	0	0	0	0	651250	330	44000	1000000	0	1000000	3839	651580	260.5	1
0	0	0	0	0	0	0	0	0	0	76669.2	0	0	156636	0	156636	950	76669.2	164.88	0
0	0	0	0	3.87	0	0	0	0	0	169682.7	0	0	400000	0	400000	5344	169682.7	74.85	3.87
0	0	0	0	8.11	0	0	0	0	0	814868.05	0	0	1500000	0	1500000	1434	814868.05	1046.38	8.11
0	0	0	0	0	0	0	0	0	0	149524.05	0	0	382600	0	382600	1210	149524.05	316.19	0
0	0	0	0	0	0	0	0	0	0	37816.95	0	0	72000	0	72000	898	37816.95	80.15	0
0	0	0	0	1.97	0	0	0	0	0	143396.25	0	0	346300	0	346300	1132	143396.25	305.85	1.97
0	0	0	0	0	0	0	0	0	0	27361.65	0	0	51048	0	51048	888	27361.65	57.49	0
0	0	0	0	0	0	0	0	0	0	37816.95	0	0	92000	0	92000	1148	37816.95	80.15	0
0	0	0	0	1.79	0	0	0	0	0	361972.45	0	0	1050000	0	1050000	6520	361972.45	161.04	1.79
0	0	0	0	2.35	0	0	0	0	0	135357.75	0	0	247680	0	247680	1624	135357.75	152.48	2.35
0	0	0	0	2.28	0	0	0	0	0	82245.45	0	0	156400	0	156400	903	82245.45	173.17	2.28
0	0	0	0	1.16	0	0	0	0	0	36738.3	0	0	72000	0	72000	932	36738.3	77.22	1.16
0	0	0	0	0.97	1	0	0	0	0	280528.8	0	970	575000	0	575000	4194	280528.8	137.11	1.97
0	0	0	0	4.39	0	0	0	0	0	291187.35	0	0	570000	0	570000	912	291187.35	625.19	4.39
0	0	0	0	2.51	0	0	0	0	0	92659.5	0	0	235000	0	235000	3127	92659.5	75.14	2.51
0	0	0	0	8.14	0	0	0	0	0	378407.7	0	0	443837	0	443837	545	378407.7	813.78	8.14
0	0	0	0	7.74	0	0	0	0	0	285826.2	0	0	792500	0	792500	1289	285826.2	614.68	7.74
0	0	0	0	4	0	0	0	0	0	294605.4	0	0	792500	0	792500	1251	294605.4	633.56	4
0	0	0	0	0	0	0	0	0	0	294498.15	0	0	400000	0	400000	632	294498.15	633.11	0
0	0	0	0	4.28	0	0	0	0	0	330217.2	0	0	450000	0	450000	638	330217.2	705.56	4.28

5:

AAD	16.60%
PRD	111.09%
COD	32.35%

**What If Statistics:**

Median	57.11%	AAD	18.73%
Mean	66.50%	PRD	113.30%
W/ Mean	58.69%	COD	32.79%

**Majority Land Use:**

Count	4	1
Median	53.77%	38.32%
Avg Value	#N/A	#N/A

22373165	38121742	31297.87
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ratio	absolute difference	What if Land		New Ratio	absolute difference	What If Statistics		Total Ag Acres	% of acres Irrig	% of acres Dry	% of acres Grass	% of acres CRP	% of acres Timber	% of acres Acc	Irrig Ratios	Dry Ratios
		Value	adj sales price			\$ Difference	% Change									
77.70%	26.39%	210651	240000	87.77%	30.66%	\$ 24,166	12.96%	395.29	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
47.10%	4.21%	432390	875000	49.42%	7.70%	\$ 20,255	4.91%	436.49	23.41%	0.00%	76.59%	0.00%	0.00%	0.00%		
46.50%	4.81%	78162	148880	52.50%	4.61%	\$ 8,932	12.90%	148.88	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
109.30%	58.00%	335664	272000	123.41%	66.29%	\$ 38,359	12.90%	639.36	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
109.57%	58.27%	672998	544000	123.71%	66.60%	\$ 76,913	12.90%	1281.9	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
88.84%	37.53%	457823	458465	99.86%	42.75%	\$ 50,533	12.41%	908.91	0.00%	0.00%	92.66%	0.00%	0.00%	0.00%		
96.30%	44.99%	438814	404053	108.60%	51.49%	\$ 49,699	12.77%	845	0.00%	0.00%	98.02%	0.00%	0.00%	0.00%		
50.94%	0.37%	1615855	3150000	51.30%	5.82%	\$ 11,315	0.71%	924.75	57.05%	12.32%	30.63%	0.00%	0.00%	0.00%		
97.89%	46.59%	252000	228000	110.53%	53.41%	\$ 28,800	12.90%	480	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
42.53%	8.77%	94028	195800	48.02%	9.09%	\$ 10,748	12.91%	179.1	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
87.09%	35.78%	166061	168863	98.34%	41.23%	\$ 19,006	12.92%	314.32	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
72.21%	20.90%	482858	645000	74.86%	17.75%	\$ 17,133	3.68%	636.02	0.00%	30.14%	69.86%	0.00%	0.00%	0.00%		
73.97%	22.66%	583360	788912	73.94%	16.83%	\$ (160)	-0.03%	250.79	88.21%	7.30%	4.48%	0.00%	0.00%	0.00%	73.94%	
44.23%	7.08%	3201663	6414825	49.91%	7.20%	\$ 364,568	12.85%	6126.19	0.00%	0.00%	99.18%	0.00%	0.00%	0.00%		
47.02%	4.29%	398152	750000	53.09%	4.03%	\$ 45,512	12.91%	758.32	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
51.53%	0.22%	581800	1000000	58.18%	1.07%	\$ 66,495	12.90%	1108.19	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
46.21%	5.10%	125213	240000	52.17%	4.94%	\$ 14,313	12.91%	238.5	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
44.64%	6.67%	252000	500000	50.40%	6.71%	\$ 28,800	12.90%	480	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		
52.91%	1.60%	208199	368000	56.58%	0.54%	\$ 13,494	6.93%	320	0.00%	16.21%	83.79%	0.00%	0.00%	0.00%		
40.56%	10.74%	97137	212000	45.82%	11.30%	\$ 11,142	12.96%	182.05	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%		

48.90%	0.95%	289958	593000	48.90%	0.05%	\$ (2)	0.00%	620.29	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
67.39%	16.09%	709538	932500	76.09%	18.98%	\$ 81,090	12.90%	1363.5	0.00%	0.00%	99.12%	0.00%	0.00%	0.00%	
40.64%	10.67%	1292025	2816000	45.88%	11.23%	\$ 147,660	12.90%	2523	0.00%	0.00%	97.54%	0.00%	0.00%	0.00%	
43.68%	7.63%	279335	635000	43.99%	13.12%	\$ 1,970	0.71%	134	78.36%	0.00%	21.64%	0.00%	0.00%	0.00%	
138.16%	86.85%	324450	208000	155.99%	98.87%	\$ 37,080	12.90%	636	0.00%	0.00%	97.17%	0.00%	0.00%	0.00%	
103.33%	52.03%	55934	47943	116.67%	59.55%	\$ 6,392	12.90%	106.54	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
60.76%	9.45%	3395785	5500000	61.74%	4.63%	\$ 54,204	1.62%	2072	56.40%	0.00%	43.60%	0.00%	0.00%	0.00%	
65.13%	13.82%	651250	1000000	65.13%	8.01%	\$ -	0.00%	260.5	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	65.13%
48.95%	2.36%	86562	156636	55.26%	1.85%	\$ 9,893	12.90%	164.88	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
42.42%	8.89%	169688	400000	42.42%	14.69%	\$ 5	0.00%	74.85	84.97%	8.19%	6.84%	0.00%	0.00%	0.00%	42.42%
54.32%	3.02%	866215	1500000	57.75%	0.63%	\$ 51,347	6.30%	1046.38	14.14%	2.64%	83.23%	0.00%	0.00%	0.00%	
39.08%	12.23%	168185	382600	43.96%	13.16%	\$ 18,661	12.48%	316.19	0.00%	0.89%	99.11%	0.00%	0.00%	0.00%	
52.52%	1.22%	42717	72000	59.33%	2.22%	\$ 4,900	12.96%	80.15	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
41.41%	9.90%	161943	346300	46.76%	10.35%	\$ 18,547	12.93%	305.85	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
53.60%	2.29%	30916	51048	60.56%	3.45%	\$ 3,554	12.99%	57.49	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
41.11%	10.20%	42717	92000	46.43%	10.68%	\$ 4,900	12.96%	80.15	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
34.47%	16.83%	361369	1050000	34.42%	22.70%	\$ (604)	-0.17%	161.04	81.60%	13.65%	4.75%	0.00%	0.00%	0.00%	34.42%
54.65%	3.34%	136495	247680	55.11%	2.00%	\$ 1,138	0.84%	152.48	0.00%	47.76%	52.24%	0.00%	0.00%	0.00%	
52.59%	1.28%	92923	156400	59.41%	2.30%	\$ 10,677	12.98%	173.17	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
51.03%	0.28%	41510	72000	57.65%	0.54%	\$ 4,772	12.99%	77.22	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
48.79%	2.52%	282112	575000	49.06%	8.05%	\$ 1,583	0.56%	137.11	75.77%	3.69%	20.54%	0.00%	0.00%	0.00%	
51.09%	0.22%	328778	570000	57.68%	0.57%	\$ 37,590	12.91%	625.19	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
39.43%	11.88%	90061	235000	38.32%	18.79%	\$ (2,599)	-2.80%	75.14	0.00%	86.45%	13.55%	0.00%	0.00%	0.00%	38.32%
85.26%	33.95%	427235	443837	96.26%	39.14%	\$ 48,827	12.90%	813.78	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
36.07%	15.24%	322707	792500	40.72%	16.39%	\$ 36,881	12.90%	614.68	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
37.17%	14.13%	332619	792500	41.97%	15.14%	\$ 38,014	12.90%	633.56	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
73.62%	22.32%	332502	400000	83.13%	26.01%	\$ 38,004	12.90%	633.11	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	
73.38%	22.07%	372813	450000	82.85%	25.73%	\$ 42,596	12.90%	705.56	0.00%	0.05%	99.95%	0.00%	0.00%	0.00%	



80%

36	0	0
57.71%	#NUM!	#NUM!
#N/A		

	Irrigated	Dry	Grass	CRP
Yr 1	1	0	16	0
Yr 2	3	1	10	0
Yr 3	0	0	10	0
Total	4	1	36	0

**Grass**  
**Ratios      CRP Ratios      Acc Ratios**

87.77%
52.50%
123.41%
123.71%
99.86%
108.60%
110.53%
48.02%
98.34%
49.91%
53.09%
58.18%
52.17%
50.40%
56.58%
45.82%



48.90%  
76.09%  
45.88%

155.99%  
116.67%

55.26%

57.75%  
43.96%  
59.33%  
46.76%  
60.56%  
46.43%

59.41%  
57.65%

57.68%

96.26%  
40.72%  
41.97%  
83.13%  
82.85%