

Cherry County

Market Area 16.1

of Sales = 41

Current Values	2300	2300	2300	2300	2100	2100	2100	2100	2100	725	725	725	725	725	725	725	725	700	700	670	645	600	535	375	370	75
Proposed Values	2300	2300	2300	2300	2100	2100	2100	2100	2100	725	725	725	725	725	725	725	725	700	700	670	645	600	550	425	425	75
% adjustment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	13%	15%	0%
Total Acres By LCG	0	0	3	189	0	50	284	3	0	0	0	159	0	21	19	2	0	0	19	944	2071	3354	22889	30112	650	24727287

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	2G	3G1	3G	4G1	4G	waste	Reported Agland	non ag value		
16	98	43	11/19/2013	160026288	147	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	270.13	457	0	270389	0		
16	98	99	12/7/2013	160649005	151	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	141	4	0	79500	0	
16	98	101	12/27/2013	160649008	151	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	120	590	527.1	0	0	520077	0	
16	98	103	12/27/2013	160020670	151	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	468	748	34	0	470860	0
16	98	125	12/27/2013	160038685	151	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	36	1150	1636.06	0	0	1067852	0	
16	98	119	1/6/2014	160105013	361	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	173	647	2894.1	11	0	1418822	0		
16	98	129	1/10/2014	160024056	353	1	0	0	0	98.5	0	22	14	0	0	0	0	83	0	0	0	0	0	17	141.5	0	255	2152	239	19	0	1498263	0		
16	98	130	1/10/2014	160021847	155	1	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	2	0	0	59	39	415	97.6	298.9	25	0	461548	0		
16	98	145	1/24/2014	160059488	31	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	62	228	0	0	0	135440	0		
16	98	252	4/17/2014	160164494	261	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	161	136	0	0	0	111895	0		
16	98	336	5/30/2014	160073871	775	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	46	114	289	1191	88.3	0	669413	7550		
16	98	338	6/2/2014	160251095	157	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	84.1	0	22	13	0	0	79309	0		
16	98	556	11/6/2014	160058791	31	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	563	51	0	0	0	242835	0		
16	98	609	12/11/2014	160021340	39	1	0	0	0	0	0	0	0	0	0	0	76	0	2	0	0	0	0	0	0	0	0	0	0	0	0	56550	0		
16	98	613	12/15/2014	160029260	43	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	102	2	0	0	67880	0		
16	98	620	12/18/2014	160044367	1329	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72.5	563.5	0	0	235683	0	
16	98	621	12/22/2014	160040914	1327	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	11	746.3	1068.6	0	0	690730	0		
16	98	699	2/17/2015	160158125	1177	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170.7	146.7	0	0	118292	6063	
16	98	701	2/17/2015	160158117	1177	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	150.3	0	0	119361	0	
16	99	32	3/20/2015	160074436	895	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	88	30	123	253.3	43	0	222241	0		
16	99	421	4/7/2015	160162467	533	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	97	53	482	0	0	0	254910	0		
16	99	59	4/28/2015	160044855	377	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	339	318	336.5	76	2479.09	16	0	1536446	7550	
16	99	76	5/1/2015	160084792	605	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	536	652	12	0	443140	0	
16	99	109	5/28/2015	160068916	1319	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9.83	93.33	183.85	200.15	501.14	11	0	422001	0		
16	99	114	6/1/2015	160102677	519	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	42	0	228	935.1	90	0	520842	0		
16	99	221	8/21/2015	160258405	635	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	339	36	316	579.1	42	0	581797	0		
16	99	168	9/8/2015	160068967	1177	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	121	179	187	539	6	0	442240	0		
16	99	315	12/1/2015	160023270	535	1	0	0	0	0	0	28	101.11	0	0	0	0	0	0	0	0	0	0	0	82	443	354.13	4976.69	1512	38.8	0	3207889	17125		
16	99	382	1/4/2016	160648953	1163	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1023.93	2168.8	0	0	1186965	0	
16	99	385	1/4/2016	160163269	1059	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	47	261.8	970.8	1931.39	0	0	1254022	5000		
16	99	388	1/4/2016	160126959	1059	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	58	9	1588	5636	18	0	2727590	5425			
16	99	437	2/10/2016	160088445	1323	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	861.8	352	23	0	457280	0		
16	99	439	2/10/2016	160088453	1323	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	747	342	0	0	444650	0	
16	99	494	3/24/2016	160161797	793	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	5	0	177	333.46	109	0	218990	0		
16	99	509	3/31/2016	160156017	143	1	0	0	3	89.76	0	11	3	0	0	0	0	0	0	0	0	0	0	2	50.24	31	144	449	708.69	51.1	0	806556	0		
16	100	27	5/4/2016	160026202	147	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	78	266	12	0	0	196320	0		
16	100	40	5/12/2016	160029686	147	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	54	1060.64	176.15	0	0	526006	0		
16	100	67	5/19/2016	160125383	261	1	0	0	0	1	0	0	157.69	0	0	0	0	0	0	0	0	0	0	0	2	0	0	36.31	0	0	0	348355	0		
16	100	142	7/18/2016	160164389	147	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46.46	48.54	347.3	210	0	0	261782	0	
16	100	148	7/21/2016	160030064	145	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	41	640.55	0	0	0	279541	0		
16	100	164	7/27/2016	160156238	153	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.34	0	7	173.51	0	0	73028	0		

EXHIBIT
 2017 Equal.
 175
 Z.P.P.

Preliminary Statistics:

Median	55.61% AAD	12.92%
Mean	60.01% PRD	116.28%
W/ Mean	51.61% COD	23.24%

What If Statistics:

Median	60.88% AAD	13.55%
Mean	66.16% PRD	114.94%
W/ Mean	57.56% COD	22.26%

	Median	Count
Year 1	67.41%	12
Year 2	71.59%	15
Year 3	51.59%	14

Majority Land Use:

80%

Count	1	1	39
Median	65.89%	161.11%	60.78%

47909427

What If Statistics
27578225.4 47909427

Improvement value	sale amt	adjustment	adj sale price	Per Acre sales price	total current		non ag acres	ratio	absolute difference	What If Land Value		absolute difference	\$ Difference		Total Ag Acres	% of acres Irrig	% of acres Dry	% of acres Grass	Grass			
					year	land total ag value acres				adj sales price	New Ratio		Current- Prior	% Change					Irrig Ratios	Dry Ratios	Ratios	
0	436278	0	436278	600	270388.75	727.13	0	61.98%	6.37%	309030	436278	70.83%	9.95%	\$ 38,642	14.29%	727.13	0.00%	0.00%	100.00%			70.83%
0	115024	0	115024	599	79500	192	7	69.12%	13.51%	87475	115024	76.05%	15.17%	\$ 7,975	10.03%	192	0.00%	0.00%	100.00%			76.05%
0	758024	0	758024	582	520077	1303.1	12.6	68.61%	13.00%	580368	758024	76.56%	15.68%	\$ 60,291	11.59%	1303.1	0.00%	0.00%	100.00%			76.56%
0	800428	0	800428	625	470860	1280	0	58.83%	3.22%	535850	800428	66.95%	6.06%	\$ 64,990	13.80%	1280	0.00%	0.00%	97.34%			66.95%
0	1798144	0	1798144	633	1067852.2	2842.06	0	59.39%	3.78%	1215876	1798144	67.62%	6.74%	\$ 148,023	13.86%	2842.06	0.00%	0.00%	100.00%			67.62%
0	2400000	0	2400000	641	1418822	3745.1	0	59.12%	3.51%	1612943	2400000	67.21%	6.32%	\$ 194,121	13.68%	3745.1	0.00%	0.00%	99.71%			67.21%
0	2670000	0	2670000	878	1498262.5	3041	0	56.11%	0.51%	1622833	2670000	60.78%	0.10%	\$ 124,570	8.31%	3041	4.42%	2.73%	92.22%			60.78%
0	830000	0	830000	852	461548	974.5	2	55.61%	0.00%	489093	830000	58.93%	1.95%	\$ 27,545	5.97%	974.5	0.00%	4.10%	93.33%			58.93%
0	192000	0	192000	608	135440	316	4	70.54%	14.93%	147770	192000	76.96%	16.08%	\$ 12,330	9.10%	316	0.00%	0.00%	100.00%			76.96%
0	209300	0	209300	700	111895	299	0	53.46%	2.15%	127425	209300	60.88%	0.00%	\$ 15,530	13.88%	299	0.00%	0.00%	100.00%			60.88%
28275	1241800	0	1241800	703	676962.5	1767.3	7	53.91%	1.70%	751078	1241800	60.48%	0.40%	\$ 81,665	12.20%	1767.3	0.00%	0.00%	95.00%			60.48%
0	112770	0	112770	700	79308.5	161.1	2	70.33%	14.72%	81780	112770	72.52%	11.64%	\$ 2,472	3.12%	161.1	0.00%	0.00%	91.93%			72.52%
0	480000	0	480000	752	242835	638	2	50.59%	5.02%	274150	480000	57.11%	3.77%	\$ 31,315	12.90%	638	0.00%	0.00%	100.00%			57.11%
0	35100	0	35100	450	56550	78	2	161.11%	105.50%	56550	35100	161.11%	100.23%	\$ -	0.00%	78	0.00%	100.00%	0.00%		161.11%	0.00%
0	88000	0	88000	557	67880	158	2	77.14%	21.53%	73900	88000	83.98%	23.10%	\$ 6,020	8.87%	158	0.00%	0.00%	100.00%			83.98%
0	305000	0	305000	480	235682.5	636	4	77.27%	21.66%	270300	305000	88.62%	27.74%	\$ 34,618	14.69%	636	0.00%	0.00%	100.00%			88.62%
0	878500	0	878500	477	690729.5	1841.9	1.3	78.63%	23.02%	786983	878500	89.58%	28.70%	\$ 96,253	13.93%	1841.9	0.00%	0.00%	100.00%			89.58%
3780	288810	0	288810	910	124354.5	317.4	3.5	40.96%	14.65%	134895	288810	46.71%	14.17%	\$ 16,604	14.04%	317.4	0.00%	0.00%	100.00%			46.71%
0	288270	0	288270	900	119361	320.3	0	41.41%	14.20%	136128	288270	47.22%	13.66%	\$ 16,767	14.05%	320.3	0.00%	0.00%	100.00%			47.22%
0	262818	0	262818	475	222241	553.3	0	84.56%	28.95%	242773	262818	92.37%	31.49%	\$ 20,532	9.24%	553.3	0.00%	0.00%	92.23%			92.37%
0	316000	0	316000	494	254910	640	0	80.67%	25.06%	285525	316000	90.36%	29.47%	\$ 30,615	12.01%	640	0.00%	0.00%	100.00%			90.36%
82358	3200000	0	3200000	898	1543995.8	3564.59	18.11	48.01%	7.59%	1681643	3200000	52.55%	8.33%	\$ 145,197	9.45%	3564.59	0.00%	0.00%	99.55%			52.55%
0	810000	0	810000	675	443140	1200	0	54.71%	0.90%	505800	810000	62.44%	1.56%	\$ 62,660	14.14%	1200	0.00%	0.00%	99.00%			62.44%
1002	500000	0	500000	500	422001.15	999.3	17.1	84.40%	28.79%	462329	500000	92.47%	31.58%	\$ 40,328	9.56%	999.3	0.00%	0.00%	98.90%			92.47%
0	968870	0	968870	700	520842	1384.1	0	53.76%	1.85%	583673	968870	60.24%	0.64%	\$ 62,831	12.06%	1384.1	0.00%	0.00%	93.50%			60.24%
0	1078400	0	1078400	800	581797	1348.1	11	53.95%	1.66%	629988	1078400	58.42%	2.46%	\$ 48,191	8.28%	1348.1	0.00%	0.00%	96.88%			58.42%
0	676000	0	676000	651	442240	1038	2	65.42%	9.81%	483920	676000	71.59%	10.70%	\$ 41,680	9.42%	1038	0.00%	0.00%	99.42%			71.59%
71422	6400000	0	6400000	849	3225014.3	7535.73	8	50.12%	5.48%	3545196	6400000	55.39%	5.49%	\$ 337,306	10.51%	7535.73	1.71%	0.00%	97.77%			55.39%
0	2946357	0	2946357	923	1186964.8	3193.73	26.53	40.29%	15.32%	1357460	2946357	46.07%	14.81%	\$ 170,496	14.36%	3193.73	0.00%	0.00%	100.00%			46.07%
78113	2900691	0	2900691	900	1259022.3	3221.99	1	43.23%	12.38%	1412716	2900691	48.70%	12.18%	\$ 158,693	12.65%	3221.99	0.00%	0.00%	100.00%			48.70%
295580	6588000	0	6588000	900	2733015	7318	2	41.40%	14.21%	3117105	6588000	47.31%	13.57%	\$ 389,515	14.28%	7318	0.00%	0.00%	99.75%			47.31%
0	1100000	0	1100000	887	457280	1240.8	0	41.57%	14.04%	519790	1100000	47.25%	13.63%	\$ 62,510	13.67%	1240.8	0.00%	0.00%	98.15%			47.25%
0	1105000	0	1105000	953	444650	1160	0	40.24%	15.37%	501875	1105000	45.42%	15.46%	\$ 57,225	12.87%	1160	0.00%	0.00%	100.00%			45.42%
0	372000	0	372000	570	218990.2	652.46	0	58.87%	3.26%	246181	372000	66.18%	5.30%	\$ 27,190	12.42%	652.46	0.00%	0.00%	83.29%			66.18%
0	1350000	0	1350000	875	806555.6	1542.79	0	59.74%	4.14%	870144	1350000	64.46%	3.57%	\$ 63,588	7.88%	1542.79	6.92%	0.00%	89.77%			64.46%
0	374000	0	374000	850	196320	440	0	52.49%	3.12%	211450	374000	56.54%	4.34%	\$ 15,130	7.71%	440	0.00%	0.00%	100.00%			56.54%
0	1157500	0	1157500	859	526005.5	1347.79	0	45.44%	10.16%	589536	1157500	50.93%	9.95%	\$ 63,530	12.08%	1347.79	0.00%	0.00%	100.00%			50.93%
0	531460	0	531460	2698	348355.25	197	0	65.55%	9.94%	350171	531460	65.89%	5.01%	\$ 1,816	0.52%	197	80.55%	0.00%	19.45%		65.89%	19.45%
0	557855	0	557855	855	261782.4	652.3	4	46.93%	8.68%	291426	557855	52.24%	8.64%	\$ 29,643	11.32%	652.3	0.00%	0.00%	100.00%			52.24%
0	596178	0	596178	839	279541.25	710.55	0	46.89%	8.72%	312184	596178	52.36%	8.52%	\$ 32,643	11.68%	710.55	0.00%	0.00%	100.00%			52.36%
0	190850	0	190850	1000	73027.7	190.85	0	38.26%	17.34%	82921	190850	43.45%	17.43%	\$ 9,893	13.55%	190.85	0.00%	0.00%	100.00%			43.45%