

Blaine County
Market Area 5.1

of Sales = 24

Current Values	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	545	545	545	25	
Proposed Values	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	570	570	570	25
% adjustment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	5%	5%	0%
Total Acres By LCG	0	18	0	82	59	182	38	35	0	24	0	3	18	0	33	20	0	37	0	30	474	1027	4178	21453	17	175	16051005				

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	shbt - tbr	waste	Reported Agland
5	BB	174	6/30/2014	50028065	1737	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	14	214	0	0	132900
5	CC	4	12/30/2014	50032623	1735	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153	1752	0	15	1038600
5	CC	8	1/21/2015	50002430	1741	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	314	1880	0	50	1197700
5	CC	10	1/30/2015	50037765	1459	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	1501	0	0	869471
5	CC	24	4/20/2015	50031171	1739	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	249	1332	0	8	862052
5	CC	28	4/29/2015	50039504	1453	1	0	18	0	0	59	170	34	35	0	0	0	0	0	0	0	0	0	1	0	0	18	34	10	21	3	0	724155
5	CC	39	5/5/2015	50034863	1593	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	122	3	0	0	86573	
5	CC	16	2/27/2015	50034197	1733	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258	1046	0	10	710946
5	CC	62	10/26/2015	50039970	1453	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	1373	0	8	764290
5	CC	36	5/8/2015	50031368	1741	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	1155	2253	7	0	1873415
5	CC	76	1/14/2016	50029835	1883	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132	376	280	1523	0	44	1348882
5	CC	86	4/28/2016	5003526	1737	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	168	51	0	17	160820	
9	71	7	11/3/2014	90015347	1187	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.28	20.95	0	0	50.89	0	65.69	311.1	0	5.11	257405
9	71	69	2/17/2015	90043227	1179	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	229.84	513.14	0	0	404924
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	172983
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	174564
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	0	6	121	179	187	539	0	6	616140
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	0	9.83	93.33	183.85	200.15	501.14	0	11	589125
21	16	2543	5/2/2016	1378900	2019	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97.76	102.65	2367.59	0	0	1416668
21	16	2558	5/2/2016	1378300	2019	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11.55	135.95	1874.91	0	0	1104235
58	21	119	3/20/2014	580008495	1873	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27.75	2.85	823.42	0	0	498176
58	21	282	4/15/2015	580012360	1743	1	0	0	0	81.52	0	11.47	3.05	0.11	0	0	0	0	0	0	0	0	0	0	0	13.93	0	20.62	14.21	6.8	6.53	0.29	241808
58	21	265	2/3/2015	580008460	1873	1	0	0	0	0	0	0	0	0	0	20.76	0	0.17	17.81	0	25.12	5.03	0	5.32	0	0	32.11	10.11	53.79	149.78	0	0	194775
86	25	580	4/4/2016	860000222	1885	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1120	0	0	610400



Preliminary Statistics:

Median	59.82% AAD	12.69%
Mean	63.88% PRD	110.34%
W/ Mean	57.90% COD	21.22%

What If Statistics:

Median	62.57% AAD	13.11%
Mean	66.25% PRD	110.37%
W/ Mean	60.02% COD	20.96%

Median Count

Year 1	66.06%	2
Year 2	61.91%	16
Year 3	68.72%	6

Majority Land Use:

80%

Count	0	0	21
Median	#NUM!	#NUM!	62.64%
Avg Value	#N/A	#N/A	#N/A

27724243

What If Statistics

16641253.75 27724243

27974.41

non ag value	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	Irrig Ratios	Dry Ratios	Grass Ratios	
						year	land value				total ag acres	adj sales price		New Ratio	Current-Prior								% Change
0	0	194040	0	194040	809	132900	240	0	68.49%	8.67%	138600	194040	71.43%	8.86%	\$ 5,700	4.29%	240	0.00%	0.00%	100.00%			71.43%
0	76077	2352000	0	2352000	1225	1038600	1920	0	44.16%	15.67%	1086225	2352000	46.18%	16.38%	\$ 47,625	4.59%	1920	0.00%	0.00%	99.22%			46.18%
4590	106997	2703600	0	2703600	1204	1202290	2245	3	44.30%	15.52%	1252550	2703600	46.33%	16.24%	\$ 54,850	4.58%	2245	0.00%	0.00%	97.77%			46.33%
0	0	1600000	0	1600000	1003	869471.2	1595.36	0	54.34%	5.48%	909355	1600000	56.83%	5.73%	\$ 39,884	4.59%	1595.36	0.00%	0.00%	100.00%			56.83%
0	0	1470177	0	1470177	925	862052.1	1589.38	0	58.64%	1.19%	901587	1470177	61.33%	1.24%	\$ 39,535	4.59%	1589.38	0.00%	0.00%	99.50%			61.33%
0	0	1627500	0	1627500	4013	724154.5	405.54	12.84	44.49%	15.33%	725008	1627500	44.55%	18.02%	\$ 854	0.12%	405.54	78.32%	0.00%	20.82%			20.82%
0	0	178000	0	178000	1183	86572.5	150.5	2	48.64%	11.19%	89685	178000	50.38%	12.18%	\$ 3,113	3.60%	150.5	0.00%	0.00%	100.00%			50.38%
0	0	732188	0	732188	557	710946.35	1314.03	0	97.10%	37.28%	743547	732188	101.55%	38.98%	\$ 32,601	4.59%	1314.03	0.00%	0.00%	99.24%			101.55%
0	0	1568160	0	1568160	1112	764290	1410	0	48.74%	11.09%	799340	1568160	50.97%	11.59%	\$ 35,050	4.59%	1410	0.00%	0.00%	99.43%			50.97%
7500	56032	4130400	0	4130400	1203	1880915	3432	6	45.36%	14.47%	1958790	4130400	47.42%	15.14%	\$ 85,375	4.56%	3432	0.00%	0.00%	99.80%			47.42%
0	0	1795560	0	1795560	763	1348881.6	2354.08	5	75.12%	15.30%	1338489	1795560	74.54%	11.98%	\$ (10,393)	-0.77%	2354.08	0.00%	0.00%	98.13%			74.54%
0	2067	250000	0	250000	853	160820	293	3	64.33%	4.50%	170795	250000	68.32%	5.75%	\$ 9,975	6.20%	293	0.00%	0.00%	94.20%			68.32%
0	0	322000	0	322000	612	257404.7	525.86	1.98	79.94%	20.12%	266824	322000	82.86%	20.30%	\$ 9,420	3.66%	525.86	0.00%	0.00%	85.37%			82.86%
0	0	677682	0	677682	912	404924.1	742.98	0	59.75%	0.07%	423499	677682	62.49%	0.08%	\$ 18,575	4.59%	742.98	0.00%	0.00%	100.00%			62.49%
6063	3780	288810	0	288810	910	179046	317.4	3.5	59.90%	0.07%	180918	288810	62.64%	0.08%	\$ 7,935	4.59%	317.4	0.00%	0.00%	100.00%			62.64%
0	0	288270	0	288270	900	174563.5	320.3	0	60.56%	0.73%	182571	288270	63.33%	0.77%	\$ 8,008	4.59%	320.3	0.00%	0.00%	100.00%			63.33%
0	0	676000	0	676000	651	616140	1038	2	91.14%	31.32%	634290	676000	93.83%	31.26%	\$ 18,150	2.95%	1038	0.00%	0.00%	99.42%			93.83%
0	1002	500000	0	500000	500	589125.25	999.3	17.1	117.83%	58.00%	606658	500000	121.33%	58.76%	\$ 17,532	2.98%	999.3	0.00%	0.00%	98.90%			121.33%
0	0	1926743	0	1926743	750	1416668	2568	0.99	73.53%	13.70%	1478424	1926743	76.73%	14.16%	\$ 61,756	4.36%	2568	0.00%	0.00%	100.00%			76.73%
0	0	1864455	0	1864455	922	1104234.7	2022.41	3.99	59.23%	0.60%	1154506	1864455	61.92%	0.65%	\$ 50,271	4.55%	2022.41	0.00%	0.00%	100.00%			61.92%
9625	7180	855000	0	855000	958	507800.55	892.74	7.26	58.27%	1.56%	518832	855000	60.68%	1.89%	\$ 20,657	4.15%	892.74	0.00%	3.24%	96.76%			60.68%
0	0	500000	0	500000	3154	241807.55	158.53	2.67	48.36%	11.46%	242496	500000	48.50%	14.07%	\$ 689	0.28%	158.53	60.65%	0.00%	35.05%			35.05%
0	0	300000	0	300000	938	194775.25	320	0	64.93%	5.10%	199865	300000	66.62%	4.05%	\$ 5,089	2.61%	320	0.00%	21.53%	78.47%			78.47%
0	0	923658	0	923658	825	610400	1120	0	66.09%	6.26%	638400	923658	69.12%	6.55%	\$ 28,000	4.59%	1120	0.00%	0.00%	100.00%			69.12%