

AGRICULTURAL

Type : Qualified

Number of Sales :	67	Median :	75	COV :	25.53	95% Median C.I. :	71.79 to 80.58
Total Sales Price :	39,171,160	Wgt. Mean :	76	STD :	20.02	95% Wgt. Mean C.I. :	69.14 to 82.64
Total Adj. Sales Price :	41,291,159	Mean :	78	Avg. Abs.Dev :	15.09	95% Mean C.I. :	73.64 to 83.22
Total Assessed Value :	31,335,287						
Avg. Adj. Sales Price :	616,286	COD :	20.10	MAX Sales Ratio :	137.06		
Avg. Assessed Value :	467,691	PRD :	103.35	MIN Sales Ratio :	42.98		

Printed : 04/21/2016

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>											
10/01/2012 To 12/31/2012	14	78.20	82.49	76.44	20.00	107.91	56.22	137.06	59.16 to 98.19	576,618	440,744
01/01/2013 To 03/31/2013	6	71.43	76.62	78.87	20.29	97.15	56.25	118.50	56.25 to 118.50	510,827	402,896
04/01/2013 To 06/30/2013	1	112.06	112.06	112.06		100.00	112.06	112.06	N/A	394,800	442,430
07/01/2013 To 09/30/2013	2	75.90	75.90	74.73	05.42	101.57	71.79	80.01	N/A	806,000	602,298
10/01/2013 To 12/31/2013	2	57.52	57.52	57.04	06.69	100.84	53.67	61.36	N/A	1,200,000	684,448
01/01/2014 To 03/31/2014	9	60.09	63.45	60.13	14.01	105.52	50.99	78.02	52.63 to 75.09	670,602	403,211
04/01/2014 To 06/30/2014	4	69.27	67.38	81.33	19.29	82.85	42.98	88.01	N/A	461,250	375,118
07/01/2014 To 09/30/2014	4	85.40	79.20	81.19	07.70	97.55	59.88	86.13	N/A	522,587	424,270
10/01/2014 To 12/31/2014	3	84.25	84.46	85.58	12.17	98.69	69.19	99.94	N/A	543,317	464,945
01/01/2015 To 03/31/2015	12	73.36	77.92	76.10	16.67	102.39	45.26	105.50	66.61 to 101.46	785,307	597,597
04/01/2015 To 06/30/2015	8	88.93	93.20	93.87	23.54	99.29	62.60	129.88	62.60 to 129.88	527,238	494,924
07/01/2015 To 09/30/2015	2	84.96	84.96	75.28	13.05	112.86	73.87	96.05	N/A	252,228	189,868
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	23	78.02	81.67	77.86	19.58	104.89	56.22	137.06	66.45 to 88.83	571,496	444,992
10/01/2013 To 09/30/2014	19	65.07	66.97	66.25	17.49	101.09	42.98	88.01	56.59 to 78.02	651,093	431,334
10/01/2014 To 09/30/2015	25	80.58	84.16	81.80	19.52	102.89	45.26	129.88	71.99 to 96.68	631,039	516,205
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	11	71.79	76.24	72.72	20.77	104.84	53.67	118.50	56.25 to 112.06	679,251	493,936
01/01/2014 To 12/31/2014	20	71.33	70.54	70.87	17.52	99.53	42.98	99.94	59.88 to 84.25	580,036	411,064

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Avg. Adj. Sales Price :	616,286	COD :	20.10	MAX Sales Ratio :	137.06		
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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	72.73	81.31	78.02	28.28	104.22	42.98	137.06	56.93 to 105.50	487,607	380,453
2	53	75.85	77.67	75.47	17.89	102.92	45.26	129.88	71.79 to 80.58	650,277	490,735

95%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	6	72.63	74.03	68.63	09.76	107.87	63.68	96.05	63.68 to 96.05	565,736	388,292
1	2	84.76	84.76	79.91	13.33	106.07	73.46	96.05	N/A	56,000	44,750
2	4	68.57	68.67	68.25	06.07	100.62	63.68	73.87	N/A	820,604	560,063
<u>Dry</u>											
County	13	71.86	70.40	69.82	16.35	100.83	52.63	98.19	57.35 to 84.90	542,433	378,745
2	13	71.86	70.40	69.82	16.35	100.83	52.63	98.19	57.35 to 84.90	542,433	378,745
<u>Grass</u>											
County	13	66.45	78.04	74.36	26.43	104.95	45.26	137.06	61.36 to 102.93	550,106	409,075
1	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
2	4	63.91	62.77	60.41	14.80	103.91	45.26	78.02	N/A	455,645	275,250
<u>ALL</u>											
10/01/2012 To 09/30/2015	67	75.09	78.43	75.89	20.10	103.35	42.98	137.06	71.79 to 80.58	616,286	467,691

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Total Assessed Value :	31,335,287						
Avg. Adj. Sales Price :	616,286	COD :	20.10	MAX Sales Ratio :	137.06		
Avg. Assessed Value :	467,691	PRD :	103.35	MIN Sales Ratio :	42.98		

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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	14	72.63	72.67	67.43	17.64	107.77	50.99	118.83	56.59 to 80.58	787,871	531,300
1	3	73.46	75.48	59.75	17.75	126.33	56.93	96.05	N/A	304,233	181,775
2	11	71.79	71.90	68.13	17.55	105.53	50.99	118.83	53.67 to 80.58	919,772	626,625
<u>Dry</u>											
County	14	73.26	70.79	70.06	15.27	101.04	52.63	98.19	57.35 to 84.90	524,494	367,472
2	14	73.26	70.79	70.06	15.27	101.04	52.63	98.19	57.35 to 84.90	524,494	367,472
<u>Grass</u>											
County	19	71.99	77.39	74.85	20.68	103.39	45.26	137.06	65.07 to 86.13	666,014	498,482
1	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
2	10	72.32	70.69	71.72	13.56	98.56	45.26	88.01	61.36 to 80.01	732,547	525,419
<u>ALL</u>											
10/01/2012 To 09/30/2015	67	75.09	78.43	75.89	20.10	103.35	42.98	137.06	71.79 to 80.58	616,286	467,691

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	16%

What IF

PAD 2016 R&O Statistics 2016 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	9	Median :	72	COV :	31.97	95% Median C.I. :	65.07 to 112.06
Total Sales Price :	5,208,801	Wgt. Mean :	79	STD :	27.12	95% Wgt. Mean C.I. :	57.44 to 100.83
Total Adj. Sales Price :	5,328,800	Mean :	85	Avg. Abs. Dev :	20.55	95% Mean C.I. :	63.98 to 105.68
Total Assessed Value :	4,216,973						
Avg. Adj. Sales Price :	592,089	COD :	28.55	MAX Sales Ratio :	137.06		
Avg. Assessed Value :	468,553	PRD :	107.19	MIN Sales Ratio :	56.25		

Printed : 04/21/2016

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2012 To 12/31/2012	1	137.06	137.06	137.06	100.00	137.06	137.06	N/A		120,000	164,476
01/01/2013 To 03/31/2013	1	56.25	56.25	56.25	100.00	56.25	56.25	N/A		384,000	215,992
04/01/2013 To 06/30/2013	1	112.06	112.06	112.06	100.00	112.06	112.06	N/A		394,800	442,430
07/01/2013 To 09/30/2013											
10/01/2013 To 12/31/2013											
01/01/2014 To 03/31/2014	1	65.62	65.62	65.62	100.00	65.62	65.62	N/A		350,000	229,680
04/01/2014 To 06/30/2014	1	65.07	65.07	65.07	100.00	65.07	65.07	N/A		320,000	208,220
07/01/2014 To 09/30/2014	1	86.13	86.13	86.13	100.00	86.13	86.13	N/A		120,000	103,358
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	3	71.99	80.41	78.37	16.95	102.60	66.32	102.93	N/A	1,213,333	950,939
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	3	112.06	101.79	91.56	24.04	111.17	56.25	137.06	N/A	299,600	274,299
10/01/2013 To 09/30/2014	3	65.62	72.27	68.51	10.70	105.49	65.07	86.13	N/A	263,333	180,419
10/01/2014 To 09/30/2015	3	71.99	80.41	78.37	16.95	102.60	66.32	102.93	N/A	1,213,333	950,939
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	2	84.16	84.16	84.54	33.16	99.55	56.25	112.06	N/A	389,400	329,211
01/01/2014 To 12/31/2014	3	65.62	72.27	68.51	10.70	105.49	65.07	86.13	N/A	263,333	180,419

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553

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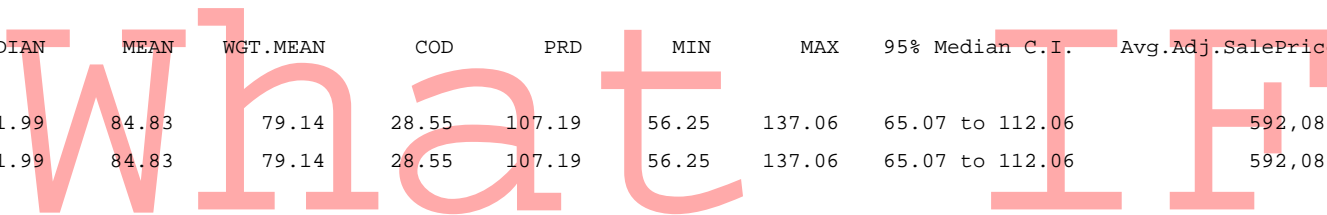
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Grass</u>											
County	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
1	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
<u>ALL</u>											
10/01/2012 To 09/30/2015	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553

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>Grass</u>											
County	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
1	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553
<u>ALL</u>											
10/01/2012 To 09/30/2015	9	71.99	84.83	79.14	28.55	107.19	56.25	137.06	65.07 to 112.06	592,089	468,553



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	16%

What IF

Franklin County 2016 Average Acre Value Comparison After Adjustment With Recommended Adjustment

Franklin County Market Area 1 Grass +16%, Webster County Grass +9%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4,866	4,844	4,526	4,409	4,138	3,990	3,812	3,771	4,574
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	6,028
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,548
Webster	1	5,255	5,255	5,255	5,120	5,100	5,100	5,065	5,065	5,163
Harlan	1	n/a	5,440	4,375	3,790	n/a	n/a	2,520	2,520	4,957
Harlan	2	5,085	4,786	3,962	3,445	2,858	2,617	2,520	2,520	4,105
Phelps	1	4,896	6,100	5,100	4,697	4,500	4,300	4,200	3,800	5,737
Franklin	1	3,534	3,489	3,140	3,087	2,490	2,416	2,430	2,422	3,149
Harlan	3	n/a	3,662	2,985	2,570	2,340	n/a	2,340	2,340	3,218

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	3,025	3,025	2,475	2,475	2,175	2,175	2,075	2,075	2,740
Kearney	1	n/a	3,500	3,100	3,100	2,500	2,000	2,000	2,000	3,097
Adams	4000	3,325	3,135	2,945	2,755	2,755	2,755	2,565	2,565	3,031
Webster	1	2,705	2,705	2,435	2,265	2,265	2,265	2,190	2,190	2,475
Harlan	1	n/a	2,701	2,405	2,385	n/a	n/a	1,630	1,630	2,515
Harlan	2	2,060	2,034	1,711	1,670	1,440	1,411	1,420	1,420	1,883
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	2,849
Franklin	1	2,425	2,425	2,320	2,320	1,925	1,925	1,695	1,695	2,085
Harlan	3	0	2,046	1,720	1,665	n/a	n/a	1,420	1,420	1,886

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1,301	1,300	1,200	1,203	1,150	1,150	1,150	1,151	1,166
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Adams	4000	1,595	1,595	1,540	1,485	1,430	1,405	1,405	1,405	1,454
Webster	1	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
Harlan	1	n/a	1,200	1,200	1,200	n/a	n/a	1,200	1,200	1,200
Harlan	2	n/a	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Phelps	1	1,510	1,885	1,784	1,681	1,523	1,598	1,353	1,314	1,517
Franklin	1	1,508	1,508	1,392	1,392	1,334	1,334	1,334	1,334	1,348
Harlan	3	n/a	1,200	1,200	1,200	n/a	n/a	1,200	1,200	1,200

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.