

AGRICULTURAL

Type : Qualified

Number of Sales :	70	Median :	71	COV :	27.96	95% Median C.I. :	67.26 to 77.13
Total Sales Price :	36,754,103	Wgt. Mean :	69	STD :	20.73	95% Wgt. Mean C.I. :	
Total Adj. Sales Price :	36,131,603	Mean :	74	Avg. Abs. Dev :	14.38	95% Mean C.I. :	69.28 to 79.00
Total Assessed Value :	24,859,824						
Avg. Adj. Sales Price :	516,166	COD :	20.24	MAX Sales Ratio :	155.97		
Avg. Assessed Value :	355,140	PRD :	107.76	MIN Sales Ratio :	42.16		

Printed : 04/27/2016

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	12	79.79	79.12	73.25	17.61	108.01	56.94	117.94	61.25 to 87.26	493,148	361,231
01/01/2013 To 03/31/2013	2	93.22	93.22	74.34	24.11	125.40	70.74	115.70	N/A	133,700	99,387
04/01/2013 To 06/30/2013	1	81.12	81.12	81.12		100.00	81.12	81.12	N/A	830,000	673,315
07/01/2013 To 09/30/2013	7	65.79	67.97	61.40	19.24	110.70	43.92	91.39	43.92 to 91.39	655,119	402,247
10/01/2013 To 12/31/2013	9	71.23	78.47	66.78	25.75	117.51	45.33	155.97	57.94 to 89.78	365,000	243,758
01/01/2014 To 03/31/2014	5	71.12	82.09	73.68	30.55	111.41	45.13	145.55	N/A	353,400	260,387
04/01/2014 To 06/30/2014	4	89.90	88.41	83.39	17.45	106.02	68.63	105.23	N/A	498,899	416,034
07/01/2014 To 09/30/2014	1	54.23	54.23	54.23		100.00	54.23	54.23	N/A	208,000	112,804
10/01/2014 To 12/31/2014	11	70.93	70.52	68.32	16.33	103.22	51.74	88.99	53.14 to 82.97	524,821	358,532
01/01/2015 To 03/31/2015	8	62.47	62.57	62.70	19.79	99.79	42.16	78.17	42.16 to 78.17	692,375	434,124
04/01/2015 To 06/30/2015	6	67.98	69.31	68.20	08.75	101.63	56.84	85.17	56.84 to 85.17	791,660	539,934
07/01/2015 To 09/30/2015	4	72.39	70.06	74.86	14.12	93.59	52.63	82.82	N/A	303,250	227,023
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	22	72.94	76.95	69.15	20.33	111.28	43.92	117.94	65.08 to 87.26	527,319	364,663
10/01/2013 To 09/30/2014	19	71.23	80.24	72.67	26.95	110.42	45.13	155.97	64.49 to 89.78	381,874	277,510
10/01/2014 To 09/30/2015	29	68.69	68.01	66.94	15.39	101.60	42.16	88.99	56.84 to 77.73	595,690	398,777
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	19	70.74	76.30	65.58	23.58	116.35	43.92	155.97	64.49 to 88.46	472,012	309,560
01/01/2014 To 12/31/2014	21	71.12	75.91	72.08	21.91	105.31	45.13	145.55	58.60 to 82.89	463,982	334,415

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	70	71.03	74.14	68.80	20.24	107.76	42.16	155.97	67.26 to 77.13	516,166	355,140

AGRICULTURAL

Type : Qualified

Number of Sales :	70	Median :	71	COV :	27.96	95% Median C.I. :	67.26 to 77.13
Total Sales Price :	36,754,103	Wgt. Mean :	69	STD :	20.73	95% Wgt. Mean C.I. :	
Total Adj. Sales Price :	36,131,603	Mean :	74	Avg. Abs. Dev :	14.38	95% Mean C.I. :	69.28 to 79.00
Total Assessed Value :	24,859,824						
Avg. Adj. Sales Price :	516,166	COD :	20.24	MAX Sales Ratio :	155.97		
Avg. Assessed Value :	355,140	PRD :	107.76	MIN Sales Ratio :	42.16		

Printed : 04/27/2016

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	4	71.66	65.98	66.81	15.75	98.76	42.16	78.44	N/A	628,375	419,824
1	4	71.66	65.98	66.81	15.75	98.76	42.16	78.44	N/A	628,375	419,824
<u>Dry</u>											
County	12	65.89	66.46	64.38	13.69	103.23	51.74	89.78	53.14 to 71.12	401,771	258,643
1	12	65.89	66.46	64.38	13.69	103.23	51.74	89.78	53.14 to 71.12	401,771	258,643
<u>Grass</u>											
County	16	70.30	78.52	68.67	27.27	114.34	45.13	155.97	56.94 to 95.03	374,917	257,450
1	16	70.30	78.52	68.67	27.27	114.34	45.13	155.97	56.94 to 95.03	374,917	257,450
<u>ALL</u>											
10/01/2012 To 09/30/2015	70	71.03	74.14	68.80	20.24	107.76	42.16	155.97	67.26 to 77.13	516,166	355,140

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	9	76.10	76.60	66.82	26.01	114.64	42.16	145.55	47.28 to 86.51	750,070	501,210
1	9	76.10	76.60	66.82	26.01	114.64	42.16	145.55	47.28 to 86.51	750,070	501,210
<u>Dry</u>											
County	21	70.23	69.11	65.84	14.89	104.97	43.92	89.78	56.84 to 79.49	360,385	237,273
1	21	70.23	69.11	65.84	14.89	104.97	43.92	89.78	56.84 to 79.49	360,385	237,273
<u>Grass</u>											
County	20	71.99	81.01	70.06	29.42	115.63	45.13	155.97	61.25 to 95.03	424,264	297,255
1	20	71.99	81.01	70.06	29.42	115.63	45.13	155.97	61.25 to 95.03	424,264	297,255
<u>ALL</u>											
10/01/2012 To 09/30/2015	70	71.03	74.14	68.80	20.24	107.76	42.16	155.97	67.26 to 77.13	516,166	355,140

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	16.98%

What IF