

AGRICULTURAL

Type : Qualified

Number of Sales :	10	Median :	74	COV :	14.73	95% Median C.I. :	62.24 to 92.85
Total Sales Price :	3,526,122	Wgt. Mean :	75	STD :	11.08	95% Wgt. Mean C.I. :	67.84 to 82.05
Total Adj. Sales Price :	3,526,122	Mean :	75	Avg.Abs.Dev :	07.94	95% Mean C.I. :	67.29 to 83.15
Total Assessed Value :	2,642,716						
Avg. Adj. Sales Price :	352,612	COD :	10.76	MAX Sales Ratio :	94.31		
Avg. Assessed Value :	264,272	PRD :	100.36	MIN Sales Ratio :	61.62		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	10	73.77	75.22	74.95	10.76	100.36	61.62	94.31	62.24 to 92.85	352,612	264,272

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	6	71.53	72.34	72.85	10.90	99.30	61.62	92.85	61.62 to 92.85	375,370	273,465
1	6	71.53	72.34	72.85	10.90	99.30	61.62	92.85	61.62 to 92.85	375,370	273,465
<u>ALL</u>											
10/01/2018 To 09/30/2021	10	73.77	75.22	74.95	10.76	100.36	61.62	94.31	62.24 to 92.85	352,612	264,272

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	10	73.77	75.22	74.95	10.76	100.36	61.62	94.31	62.24 to 92.85	352,612	264,272
1	10	73.77	75.22	74.95	10.76	100.36	61.62	94.31	62.24 to 92.85	352,612	264,272
<u>ALL</u>											
10/01/2018 To 09/30/2021	10	73.77	75.22	74.95	10.76	100.36	61.62	94.31	62.24 to 92.85	352,612	264,272

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_1	Total	Decrease	6%

What IF

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Total Sales Price :	3,526,122	Wgt. Mean :	75	STD :	11.08	95% Wgt. Mean C.I. :	67.84 to 82.05
Total Adj. Sales Price :	3,526,122	Mean :	75	Avg.Abs.Dev :	07.94	95% Mean C.I. :	67.29 to 83.15
Total Assessed Value :	2,642,716						
Avg. Adj. Sales Price :	352,612	COD :	10.76	MAX Sales Ratio :	94.31		
Avg. Assessed Value :	264,272	PRD :	100.36	MIN Sales Ratio :	61.62		

What IF

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>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	1	76.82	76.82	76.82		100.00	76.82	76.82	N/A	153,900 ✓	118,224
04/01/2019 To 06/30/2019	2	77.24	77.24	78.80	20.22	98.02	61.62	92.85	N/A	200,000 ✓	157,594
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	2	69.92	69.92	71.85	10.98	97.31	62.24	77.60	N/A	335,586	241,129
04/01/2020 To 06/30/2020	1	94.31	94.31	94.31		100.00	94.31	94.31	N/A	287,500	271,138
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	1	69.76	69.76	69.76		100.00	69.76	69.76	N/A	265,050	184,903
01/01/2021 To 03/31/2021	2	71.40	71.40	72.01	02.68	99.15	69.49	73.30	N/A	606,250	436,532
04/01/2021 To 06/30/2021	1	74.24	74.24	74.24		100.00	74.24	74.24	N/A	536,000	397,944
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	3	76.82	77.10	78.25	13.55	98.53	61.62	92.85	N/A	184,633	144,470
10/01/2019 To 09/30/2020	3	77.60	78.05	78.59	13.78	99.31	62.24	94.31	N/A	319,557	251,132
10/01/2020 To 09/30/2021	4	71.53	71.70	72.31	02.89	99.16	69.49	74.24	N/A	503,388	363,978
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	3	76.82	77.10	78.25	13.55	98.53	61.62	92.85	N/A	184,633	144,470
01/01/2020 To 12/31/2020	4	73.68	75.98	76.68	13.55	99.09	62.24	94.31	N/A	305,931	234,575