

Ratio Study

Final Statistics

Preliminary Statistics

County # sales 76

Median	73%	AAD	14.53%
Mean	79%	COD	19.84%
W. Mean	80%	PRD	98.09%

Median	70%	AAD	14.26%
Mean	74%	COD	20.51%
W. Mean	66%	PRD	112.38%

Market Area 1 # sales 23

Median	72%	AAD	16.97%
Mean	83%	COD	23.42%
W. Mean	79%	PRD	105.48%

Median	63%	AAD	15.70%
Mean	69%	COD	24.80%
W. Mean	64%	PRD	107.87%

Market Area 2 # sales 23

Median	73%	AAD	16.41%
Mean	77%	COD	22.41%
W. Mean	71%	PRD	108.40%

Median	74%	AAD	17.19%
Mean	76%	COD	23.39%
W. Mean	69%	PRD	110.26%

Market Area 3 # sales 21

Median	74%	AAD	12.94%
Mean	77%	COD	17.49%
W. Mean	77%	PRD	100.10%

Median	71%	AAD	12.57%
Mean	75%	COD	17.73%
W. Mean	75%	PRD	100.11%

Market Area 4 # sales 9

Median	74%	AAD	7.38%
Mean	76%	COD	9.98%
W. Mean	77%	PRD	98.65%

Median	74%	AAD	7.25%
Mean	76%	COD	9.80%
W. Mean	77%	PRD	98.69%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	26	73.78%	5	62.57%
Mkt Area 1	0	N/A	6	72.22%	3	72.10%
Mkt Area 2	0	N/A	10	74.74%	1	56.91%
Mkt Area 3	0	N/A	5	75.13%	1	50.50%
Mkt Area 4	0	N/A	4	73.18%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	5	72.81%	34	74.11%	8	67.34%
Mkt Area 1	0	N/A	7	72.43%	6	74.05%
Mkt Area 2	0	N/A	11	74.22%	1	56.91%
Mkt Area 3	3	72.81%	10	78.71%	1	50.50%
Mkt Area 4	2	72.56%	6	72.46%	0	N/A

