

AGRICULTURAL

Type : Qualified

Number of Sales :	159	Median :	71	COV :	28.27	95% Median C.I. :	67.86 to 72.54
Total Sales Price :	50,204,081	Wgt. Mean :	70	STD :	20.51	95% Wgt. Mean C.I. :	66.94 to 72.31
Total Adj. Sales Price :	50,097,770	Mean :	73	Avg. Abs.Dev :	13.99	95% Mean C.I. :	69.36 to 75.74
Total Assessed Value :	34,882,011						
Avg. Adj. Sales Price :	315,080	COD :	19.82	MAX Sales Ratio :	196.78		
Avg. Assessed Value :	219,384	PRD :	104.19	MIN Sales Ratio :	30.19		

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>											
07/01/2007 To 09/30/2007	3	105.16	97.3	102.3	09.61	95.11	78.20	108.54	N/A	105,293	107,714
10/01/2007 To 12/31/2007	16	71.35	82.2	73.01	24.34	112.59	43.50	196.78	67.50 to 86.54	311,283	227,279
01/01/2008 To 03/31/2008	23	75.11	80.33	75.55	19.04	106.33	44.24	135.56	68.49 to 87.28	315,929	238,692
04/01/2008 To 06/30/2008	10	76.22	73.23	75.94	12.77	96.43	56.63	89.75	56.63 to 85.24	261,134	198,303
07/01/2008 To 09/30/2008	3	79.14	85.64	82.74	22.59	103.50	62.08	115.71	N/A	110,563	91,481
10/01/2008 To 12/31/2008	18	66.15	68.84	66.62	26.23	103.33	30.19	126.36	57.00 to 76.04	317,514	211,521
01/01/2009 To 03/31/2009	20	66.07	63.77	63.58	17.28	100.30	36.61	90.29	55.03 to 72.06	309,344	196,675
04/01/2009 To 06/30/2009	14	71.33	69.74	71.18	19.50	97.98	32.88	89.35	56.22 to 87.74	367,890	261,871
07/01/2009 To 09/30/2009	5	71.53	73.76	71.28	10.19	103.48	64.74	93.56	N/A	921,729	657,033
10/01/2009 To 12/31/2009	10	71.8	76.52	75.18	15.53	101.78	57.44	111.24	62.02 to 86.56	314,047	236,109
01/01/2010 To 03/31/2010	14	62.37	66.58	60.83	23.75	109.45	42.88	95.52	50.13 to 86.37	323,989	197,087
04/01/2010 To 06/30/2010	23	70.37	66.72	63.99	14.13	104.27	31.56	91.59	65.28 to 75.00	228,453	146,195
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	52	75.03	80.52	75.34	19.93	106.88	43.50	196.78	69.79 to 84.25	291,810	219,857
07/01/2008 To 06/30/2009	55	66.28	68.14	67.2	22.00	101.40	30.19	126.36	60.83 to 72.87	316,078	212,391
07/01/2009 To 06/30/2010	52	70.25	69.24	67.09	16.54	103.20	31.56	111.24	65.67 to 72.54	337,296	226,307
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	54	71.6	75.48	72.56	21.44	104.02	30.19	135.56	67.26 to 79.17	294,901	213,977
01/01/2009 To 12/31/2009	49	70.12	69.1	69.4	16.93	99.57	32.88	111.24	64.74 to 73.15	389,519	270,326

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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	96	72.05	71.98	69.45	17.67	103.64	30.19	135.56	67.37 to 75.00	284,414	197,526
2	10	68.06	67.11	70.85	18.25	94.72	31.56	89.35	46.66 to 88.76	876,243	620,855
3	17	72	86.19	77.87	29.89	110.68	51.61	196.78	63.39 to 106.01	251,310	195,689
4	10	65.93	69.65	61.98	27.21	112.37	32.51	111.24	32.88 to 97.53	305,543	189,384
5	26	69.08	68.94	66.98	17.15	102.93	36.61	114.84	63.75 to 75.11	257,842	172,707

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	14	66.9	77.54	71.2	24.99	108.90	54.71	135.56	60.70 to 92.55	341,450	243,108
1	8	83.36	84.14	72.63	23.36	115.85	54.71	135.56	54.71 to 135.56	392,729	285,239
3	2	62.05	62.05	62.9	02.18	98.65	60.70	63.39	N/A	170,780	107,428
4	3	70.12	75.45	71.77	13.72	105.13	63.68	92.55	N/A	350,000	251,202
5	1	62.02	62.02	62.02		100.00	62.02	62.02	N/A	246,910	153,133
<u>Dry</u>											
County	6	68.33	58.59	62.22	22.87	94.17	30.19	76.50	30.19 to 76.50	128,617	80,020
1	5	72.53	57.48	61.84	23.54	92.95	30.19	76.50	N/A	128,740	79,606
4	1	64.13	64.13	64.13		100.00	64.13	64.13	N/A	128,000	82,086
<u>Grass</u>											
County	76	70.72	74.38	73.57	14.90	101.10	44.01	115.71	69.45 to 75.11	288,187	212,014
1	38	70.62	71.98	72.75	13.17	98.94	44.04	108.70	66.87 to 76.04	177,266	128,968
2	8	68.06	68.85	70.77	12.30	97.29	46.66	89.35	46.66 to 89.35	906,826	641,730
3	11	80.73	85.63	81.51	20.87	105.05	62.06	115.71	64.33 to 108.54	301,757	245,949
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	17	70.44	73.36	73.46	11.23	99.86	44.01	95.52	67.90 to 81.83	228,108	167,575
<u>ALL</u>											
07/01/2007 To 06/30/2010	159	70.59	72.55	69.63	19.82	104.19	30.19	196.78	67.86 to 72.54	315,080	219,384

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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	37	63.68	69.58	64.43	24.83	107.99	32.88	135.56	57.96 to 72.04	405,078	260,984
1	24	68.82	74.92	67.08	27.30	111.69	42.88	135.56	56.74 to 83.99	451,550	302,891
3	2	62.05	62.05	62.9	02.18	98.65	60.70	63.39	N/A	170,780	107,428
4	5	65.34	64.91	60.79	20.23	106.78	32.88	92.55	N/A	385,616	234,429
5	6	55.11	54.65	53.16	16.95	102.80	43.50	66.20	43.50 to 66.20	313,508	166,673
<u>Dry</u>											
County	8	73.07	64.65	66.44	19.57	97.31	30.19	86.56	30.19 to 86.56	119,038	79,086
1	7	73.61	64.73	66.8	20.36	96.90	30.19	86.56	30.19 to 86.56	117,757	78,657
4	1	64.13	64.13	64.13		100.00	64.13	64.13	N/A	128,000	82,086
<u>Grass</u>											
County	87	71.05	75.89	74.06	16.62	102.47	44.01	196.78	69.79 to 75.11	304,828	225,743
1	45	70.78	72.32	73.05	13.31	99.00	44.04	108.70	67.76 to 75.00	209,004	152,688
2	9	68.61	71.06	73.04	14.11	97.29	46.66	89.35	63.00 to 88.76	922,381	673,670
3	13	80.73	93.65	81.75	28.91	114.56	62.06	196.78	69.45 to 108.54	267,020	218,278
4	2	88.88	88.88	73.38	25.16	121.12	66.52	111.24	N/A	357,175	262,100
5	18	70.22	72.95	72.26	10.99	100.95	44.01	95.52	67.90 to 78.60	257,102	185,770
<u>ALL</u>											
07/01/2007 To 06/30/2010	159	70.59	72.55	69.63	19.82	104.19	30.19	196.78	67.86 to 72.54	315,080	219,384

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	3	Total	Increase	11.85%

What IF