

AGRICULTURAL

Type : Qualified

Number of Sales :	37	Median :	72	COV :	25.38	95% Median C.I. :	64.16 to 77.52
Total Sales Price :	11,248,533	Wgt. Mean :	68	STD :	18.37	95% Wgt. Mean C.I. :	60.82 to 74.85
Total Adj. Sales Price :	11,228,533	Mean :	72	Avg. Abs. Dev :	14.18	95% Mean C.I. :	66.45 to 78.29
Total Assessed Value :	7,616,868						
Avg. Adj. Sales Price :	303,474	COD :	19.69	MAX Sales Ratio :	122.69		
Avg. Assessed Value :	205,861	PRD :	106.69	MIN Sales Ratio :	31.32		

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>											
07/01/2007 To 09/30/2007	4	80.37	71.38	76.83	22.57	92.91	31.32	93.48	N/A	100,018	76,839
10/01/2007 To 12/31/2007											
01/01/2008 To 03/31/2008	7	81.45	88.18	89.83	12.47	98.16	75.46	104.00	75.46 to 104.00	238,389	214,147
04/01/2008 To 06/30/2008	3	62.88	62.52	63.17	01.99	98.97	60.46	64.22	N/A	309,654	195,614
07/01/2008 To 09/30/2008	3	68.62	63.27	59.82	13.14	105.77	47.06	74.12	N/A	121,108	72,447
10/01/2008 To 12/31/2008	1	53.25	53.25	53.25		100.00	53.25	53.25	N/A	200,000	106,494
01/01/2009 To 03/31/2009	4	70.89	80.51	72.10	32.18	111.66	57.57	122.69	N/A	301,025	217,038
04/01/2009 To 06/30/2009	4	70.86	70.79	70.65	04.43	100.20	65.57	75.86	N/A	261,625	184,844
07/01/2009 To 09/30/2009	2	83.03	83.03	85.66	06.64	96.93	77.52	88.54	N/A	175,928	150,702
10/01/2009 To 12/31/2009	2	65.63	65.63	58.23	14.54	112.71	56.09	75.17	N/A	311,500	181,388
01/01/2010 To 03/31/2010	4	58.28	57.30	57.60	10.79	99.48	46.38	66.26	N/A	862,250	496,694
04/01/2010 To 06/30/2010	3	64.16	70.92	64.58	22.43	109.82	52.72	95.89	N/A	331,000	213,775
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	14	78.43	77.88	79.83	17.85	97.56	31.32	104.00	62.88 to 98.54	214,125	170,945
07/01/2008 To 06/30/2009	12	69.17	70.69	68.64	17.88	102.99	47.06	122.69	57.57 to 75.86	234,494	160,947
07/01/2009 To 06/30/2010	11	64.16	67.21	60.78	18.66	110.58	46.38	95.89	52.72 to 88.54	492,441	299,298
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	14	74.79	74.85	76.23	17.82	98.19	47.06	104.00	60.46 to 98.54	225,786	172,122
01/01/2009 To 12/31/2009	12	73.59	75.21	70.43	16.42	106.79	56.09	122.69	57.83 to 83.95	268,788	189,309

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	19	72.00	72.06	70.19	19.43	102.66	31.32	122.69	60.91 to 79.19	314,691	220,882
4	18	72.45	72.70	65.15	19.83	111.59	46.38	100.92	57.57 to 85.56	291,633	190,006

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>Irrigated</u>											
County	8	71.62	78.14	72.20	28.05	108.23	52.72	122.69	52.72 to 122.69	345,222	249,234
1	8	71.62	78.14	72.20	28.05	108.23	52.72	122.69	52.72 to 122.69	345,222	249,234
<u>Grass</u>											
County	5	64.22	61.60	64.42	17.25	95.62	31.32	75.46	N/A	210,172	135,396
1	5	64.22	61.60	64.42	17.25	95.62	31.32	75.46	N/A	210,172	135,396
<u>ALL</u>											
07/01/2007 To 06/30/2010	37	72.00	72.37	67.83	19.69	106.69	31.32	122.69	64.16 to 77.52	303,474	205,861

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>Irrigated</u>											
County	12	73.70	77.69	73.15	24.11	106.21	52.72	122.69	57.57 to 95.89	325,431	238,055
1	9	77.67	78.78	73.47	23.88	107.23	52.72	122.69	56.09 to 104.00	344,086	252,791
4	3	69.72	74.39	71.94	18.32	103.41	57.57	95.89	N/A	269,467	193,847
<u>Dry</u>											
County	2	84.33	84.33	83.70	10.86	100.75	75.17	93.48	N/A	114,750	96,050
4	2	84.33	84.33	83.70	10.86	100.75	75.17	93.48	N/A	114,750	96,050
<u>Grass</u>											
County	8	63.52	59.06	61.31	16.42	96.33	31.32	75.46	31.32 to 75.46	207,607	127,290
1	6	64.19	62.03	64.37	14.39	96.36	31.32	75.46	31.32 to 75.46	215,976	139,029
4	2	50.16	50.16	50.45	06.18	99.43	47.06	53.25	N/A	182,500	92,075
<u>ALL</u>											

07/01/2007 To 06/30/2010

37

72.00

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31.32

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303,474

205,861

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Decrease	6.07%

What IF