

AGRICULTURAL

Type : Qualified

Number of Sales :	67	Median :	72	COV :	31.02	95% Median C.I. :	62.01 to 82.33
Total Sales Price :	19,682,805	Wgt. Mean :	66	STD :	23.12	95% Wgt. Mean C.I. :	62.42 to 70.57
Total Adj. Sales Price :	19,682,805	Mean :	75	Avg. Abs.Dev :	18.34	95% Mean C.I. :	68.99 to 80.07
Total Assessed Value :	13,087,919						
Avg. Adj. Sales Price :	293,773	COD :	25.45	MAX Sales Ratio :	148.10		
Avg. Assessed Value :	195,342	PRD :	112.09	MIN Sales Ratio :	29.93		

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	1	111.34	111.34	111.34		100.00	111.34	111.34	N/A	175,000	194,852
10/01/2007 To 12/31/2007	7	87.72	92.68	89.49	10.27	103.56	76.39	111.00	76.39 to 111.00	189,133	169,250
01/01/2008 To 03/31/2008	8	83.03	81.91	85.61	09.18	95.68	63.81	93.30	63.81 to 93.30	278,045	238,041
04/01/2008 To 06/30/2008	8	70.77	81.36	67.96	31.09	119.72	52.32	148.10	52.32 to 148.10	365,508	248,403
07/01/2008 To 09/30/2008	4	79.39	74.44	64.76	17.56	114.95	48.70	90.30	N/A	342,273	221,659
10/01/2008 To 12/31/2008	10	66.16	72.98	61.55	32.00	118.57	34.47	126.70	49.24 to 111.09	385,400	237,227
01/01/2009 To 03/31/2009	4	59.42	56.68	53.95	13.13	105.06	38.57	69.29	N/A	190,094	102,564
04/01/2009 To 06/30/2009	5	79.84	76.90	73.77	16.30	104.24	53.32	95.77	N/A	214,600	158,309
07/01/2009 To 09/30/2009	4	51.71	53.91	49.07	22.32	109.86	41.32	70.89	N/A	344,913	169,262
10/01/2009 To 12/31/2009	6	67.86	75.81	66.40	31.05	114.17	50.22	116.68	50.22 to 116.68	206,704	137,242
01/01/2010 To 03/31/2010	8	56.19	57.17	52.48	23.19	108.94	29.93	88.17	29.93 to 88.17	373,261	195,899
04/01/2010 To 06/30/2010	2	80.37	80.37	77.31	11.19	103.96	71.38	89.35	N/A	186,510	144,186
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	24	84.86	86.10	79.30	17.62	108.58	52.32	148.10	74.29 to 92.94	276,973	219,631
07/01/2008 To 06/30/2009	23	69.29	71.25	63.21	25.07	112.72	34.47	126.70	58.03 to 82.03	306,803	193,944
07/01/2009 To 06/30/2010	20	59.79	64.43	56.13	26.63	114.79	29.93	116.68	50.96 to 71.38	298,949	167,803
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	30	76.63	77.79	68.94	23.39	112.84	34.47	148.10	63.81 to 84.70	345,717	238,349
01/01/2009 To 12/31/2009	19	60.01	67.46	60.68	26.51	111.17	38.57	116.68	53.32 to 79.84	234,382	142,226

**PAD Draft Statistics Using Values**

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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	26	71.84	76.04	70.29	18.56	108.18	50.96	111.34	63.81 to 82.33	265,618	186,702
2	41	72.07	73.58	64.44	29.86	114.18	29.93	148.10	58.03 to 86.47	311,628	200,821

**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>    Dry    </u>											
County	32	71.21	74.97	70.19	19.67	106.81	42.86	111.34	62.01 to 86.47	250,670	175,940
1	17	71.04	76.92	73.89	17.58	104.10	59.04	111.34	62.01 to 93.30	225,038	166,287
2	15	74.29	72.75	66.81	20.89	108.89	42.86	111.00	55.33 to 87.59	279,721	186,880
<u>    Grass    </u>											
County	2	55.31	55.31	56.31	07.86	98.22	50.96	59.66	N/A	104,000	58,563
1	1	50.96	50.96	50.96		100.00	50.96	50.96	N/A	80,000	40,766
2	1	59.66	59.66	59.66		100.00	59.66	59.66	N/A	128,000	76,360
<u>    ALL    </u>											
07/01/2007 To 06/30/2010	67	72.07	74.53	66.49	25.45	112.09	29.93	148.10	62.01 to 82.33	293,773	195,342

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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	6	48.11	53.36	45.13	28.33	118.24	34.47	88.15	34.47 to 88.15	469,460	211,871
1	2	70.48	70.48	57.27	25.07	123.07	52.81	88.15	N/A	427,450	244,818
2	4	42.37	44.80	39.84	16.31	112.45	34.47	60.01	N/A	490,465	195,398
<u>Dry</u>											
County	41	71.38	76.23	69.10	21.85	110.32	42.86	116.68	63.81 to 87.59	276,246	190,877
1	19	71.04	76.86	70.78	18.61	108.59	56.82	111.34	62.01 to 93.30	264,640	187,310
2	22	75.48	75.69	67.75	23.03	111.72	42.86	116.68	58.03 to 88.17	286,270	193,958
<u>Grass</u>											
County	4	55.31	62.91	47.39	40.63	132.75	29.93	111.09	N/A	224,971	106,613
1	1	50.96	50.96	50.96	100.00	50.96	50.96	50.96	N/A	80,000	40,766
2	3	59.66	66.89	47.04	45.34	142.20	29.93	111.09	N/A	273,295	128,562
<u>ALL</u>											
07/01/2007 To 06/30/2010	67	72.07	74.53	66.49	25.45	112.09	29.93	148.10	62.01 to 82.33	293,773	195,342

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Land	Increase	7%
AREA (MARKET)	2	Land	Increase	15%

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