

AGRICULTURAL

Type : Qualified

Number of Sales :	67	Median :	72	COV :	30.96	95% Median C.I. :	61.92 to 76.28
Total Sales Price :	19,682,805	Wgt. Mean :	62	STD :	21.64	95% Wgt. Mean C.I. :	57.93 to 66.03
Total Adj. Sales Price :	19,682,805	Mean :	70	Avg. Abs. Dev :	17.06	95% Mean C.I. :	64.71 to 75.07
Total Assessed Value :	12,198,978						
Avg. Adj. Sales Price :	293,773	COD :	23.69	MAX Sales Ratio :	128.78		
Avg. Assessed Value :	182,074	PRD :	112.76	MIN Sales Ratio :	26.02		

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	1	112.85	112.85	112.85	100.00	112.85	112.85	N/A		175,000	197,493
10/01/2007 To 12/31/2007	7	79.54	85.68	81.84	15.61	104.69	66.43	111.09	66.43 to 111.09	189,133	154,795
01/01/2008 To 03/31/2008	8	78.49	76.86	77.90	09.67	98.66	62.67	94.57	62.67 to 94.57	278,045	216,597
04/01/2008 To 06/30/2008	8	66.96	74.29	62.77	29.18	118.35	45.50	128.78	45.50 to 128.78	365,508	229,442
07/01/2008 To 09/30/2008	4	78.54	72.74	61.63	19.01	118.03	42.35	91.53	N/A	342,273	210,928
10/01/2008 To 12/31/2008	10	64.12	66.97	56.60	28.73	118.32	29.97	110.18	42.82 to 96.60	385,400	218,141
01/01/2009 To 03/31/2009	4	51.67	51.78	48.75	17.96	106.22	33.53	70.23	N/A	190,094	92,678
04/01/2009 To 06/30/2009	5	74.61	73.91	71.70	15.23	103.08	51.68	89.50	N/A	214,600	153,870
07/01/2009 To 09/30/2009	4	44.97	49.43	44.63	28.00	110.76	35.93	71.85	N/A	344,913	153,921
10/01/2009 To 12/31/2009	6	67.08	71.78	64.40	29.34	111.46	47.79	101.46	47.79 to 101.46	206,704	133,118
01/01/2010 To 03/31/2010	8	54.86	54.55	49.65	24.46	109.87	26.02	76.67	26.02 to 76.67	373,261	185,329
04/01/2010 To 06/30/2010	2	79.48	79.48	77.05	08.97	103.15	72.35	86.60	N/A	186,510	143,703
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	24	78.24	80.08	72.95	18.76	109.77	45.50	128.78	66.43 to 84.89	276,973	202,057
07/01/2008 To 06/30/2009	23	68.17	66.84	59.03	24.69	113.23	29.97	110.18	51.88 to 76.67	306,803	181,095
07/01/2009 To 06/30/2010	20	60.10	61.19	53.26	27.49	114.89	26.02	101.46	47.79 to 72.35	298,949	159,221
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	30	73.05	72.33	63.57	21.94	113.78	29.97	128.78	61.92 to 80.82	345,717	219,781
01/01/2009 To 12/31/2009	19	59.84	63.42	57.36	28.44	110.56	33.53	101.46	48.67 to 74.61	234,382	134,445

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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	72.82	75.03	68.92	17.10	108.87	47.62	112.85	64.68 to 80.03	265,618	183,074
2	41	66.43	66.63	58.22	29.56	114.45	26.02	128.78	51.88 to 76.67	311,628	181,441

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	72.00	74.47	69.59	19.14	107.01	41.54	112.85	62.85 to 83.80	250,670	174,441
1	17	72.00	77.97	74.89	17.58	104.11	59.84	112.85	62.85 to 94.57	225,038	168,541
2	15	72.00	70.51	64.75	20.89	108.90	41.54	107.59	53.62 to 84.89	279,721	181,128
<u> Grass </u>											
County	2	49.75	49.75	50.24	04.28	99.02	47.62	51.88	N/A	104,000	52,250
1	1	47.62	47.62	47.62		100.00	47.62	47.62	N/A	80,000	38,099
2	1	51.88	51.88	51.88		100.00	51.88	51.88	N/A	128,000	66,400
<u> ALL </u>											
07/01/2007 To 06/30/2010	67	72.00	69.89	61.98	23.69	112.76	26.02	128.78	61.92 to 76.28	293,773	182,074

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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	43.56	47.93	40.37	30.72	118.73	29.97	82.38	29.97 to 82.38	469,460	189,541
1	2	65.87	65.87	53.53	25.06	123.05	49.36	82.38	N/A	427,450	228,802
2	4	36.84	38.96	34.64	16.31	112.47	29.97	52.18	N/A	490,465	169,911
<u>Dry</u>											
County	41	72.00	73.78	66.56	20.32	110.85	41.54	112.85	62.85 to 82.10	276,246	183,882
1	19	72.00	77.26	70.59	18.39	109.45	53.11	112.85	62.85 to 91.53	264,640	186,806
2	22	73.16	70.76	63.35	21.64	111.70	41.54	107.59	53.62 to 84.89	286,270	181,356
<u>Grass</u>											
County	4	49.75	55.53	41.50	37.61	133.81	26.02	96.60	N/A	224,971	93,370
1	1	47.62	47.62	47.62	100.00	47.62	47.62	47.62	N/A	80,000	38,099
2	3	51.88	58.17	40.91	45.35	142.19	26.02	96.60	N/A	273,295	111,793
<u>ALL</u>											
07/01/2007 To 06/30/2010	67	72.00	69.89	61.98	23.69	112.76	26.02	128.78	61.92 to 76.28	293,773	182,074

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Dry_2	Total	Increase	11.46%
95%MLU By Market Area	Dry_1	Total	Increase	8.45%

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