

AGRICULTURAL

Type : Qualified

Number of Sales :	47	Median :	84	COV :	25.15	95% Median C.I. :	74.29 to 88.17
Total Sales Price :	12,485,658	Wgt. Mean :	77	STD :	20.93	95% Wgt. Mean C.I. :	70.45 to 82.85
Total Adj. Sales Price :	12,485,658	Mean :	83	Avg. Abs.Dev :	15.93	95% Mean C.I. :	77.24 to 89.20
Total Assessed Value :	9,570,110						
Avg. Adj. Sales Price :	265,652	COD :	19.03	MAX Sales Ratio :	148.10		
Avg. Assessed Value :	203,619	PRD :	108.57	MIN Sales Ratio :	49.24		

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	3	86.47	83.02	81.37	06.94	102.03	72.30	90.30	N/A	224,363	182,558
10/01/2008 To 12/31/2008	8	71.28	78.12	69.10	30.84	113.05	49.24	126.70	49.24 to 126.70	353,474	244,248
01/01/2009 To 03/31/2009	1	69.29	69.29	69.29		100.00	69.29	69.29	N/A	140,000	97,012
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	1	70.89	70.89	70.89		100.00	70.89	70.89	N/A	264,000	187,138
10/01/2009 To 12/31/2009	3	97.26	89.63	79.61	21.15	112.59	54.96	116.68	N/A	149,800	119,251
01/01/2010 To 03/31/2010	1	88.17	88.17	88.17		100.00	88.17	88.17	N/A	288,000	253,937
04/01/2010 To 06/30/2010	1	89.35	89.35	89.35		100.00	89.35	89.35	N/A	123,020	109,917
<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	17	79.84	78.11	71.92	20.34	108.61	49.24	126.70	58.03 to 90.30	277,287	199,424
07/01/2009 To 06/30/2010	6	88.76	86.22	80.82	16.76	106.68	54.96	116.68	54.96 to 116.68	187,403	151,457
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	27	80.57	80.75	73.92	20.81	109.24	49.24	148.10	63.81 to 88.15	320,345	236,786
01/01/2009 To 12/31/2009	10	75.37	79.36	74.41	21.72	106.65	53.32	116.68	54.96 to 97.26	192,640	143,345

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Total Assessed Value :	9,570,110						
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Avg. Assessed Value :	203,619	PRD :	108.57	MIN Sales Ratio :	49.24		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	19	80.57	81.59	75.25	15.07	108.43	56.82	111.34	69.29 to 93.30	250,548	188,541
2	28	85.75	84.33	77.51	20.99	108.80	49.24	148.10	72.07 to 89.35	275,902	213,851

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	23	78.96	79.82	75.53	18.90	105.68	53.32	111.34	66.49 to 89.35	238,927	180,462
1	12	75.63	82.05	79.39	19.49	103.35	61.09	111.34	66.49 to 97.26	208,908	165,844
2	11	84.70	77.38	72.30	17.24	107.03	53.32	111.00	55.33 to 89.35	271,676	196,409
<u>ALL</u>											
07/01/2007 To 06/30/2010	47	83.73	83.22	76.65	19.03	108.57	49.24	148.10	74.29 to 88.17	265,652	203,619

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	1	88.15	88.15	88.15		100.00	88.15	88.15	N/A	108,000	95,198
1	1	88.15	88.15	88.15		100.00	88.15	88.15	N/A	108,000	95,198
<u>Dry</u>											
County	30	85.59	81.82	74.56	18.13	109.74	53.32	116.68	69.29 to 89.35	262,532	195,754
1	14	75.63	81.23	73.38	20.39	110.70	56.82	111.34	63.81 to 97.26	264,958	194,438
2	16	87.03	82.33	75.61	16.84	108.89	53.32	116.68	61.98 to 89.35	260,410	196,905
<u>Grass</u>											
County	1	111.09	111.09	111.09		100.00	111.09	111.09	N/A	126,000	139,978
2	1	111.09	111.09	111.09		100.00	111.09	111.09	N/A	126,000	139,978
<u>ALL</u>											
07/01/2007 To 06/30/2010	47	83.73	83.22	76.65	19.03	108.57	49.24	148.10	74.29 to 88.17	265,652	203,619

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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