

AGRICULTURAL

Type : Qualified

Number of Sales :	67	Median :	70	COV :	31.46	95% Median C.I. :	60.01 to 76.94
Total Sales Price :	19,682,805	Wgt. Mean :	65	STD :	22.84	95% Wgt. Mean C.I. :	60.87 to 68.89
Total Adj. Sales Price :	19,682,805	Mean :	73	Avg. Abs. Dev :	18.11	95% Mean C.I. :	67.13 to 78.07
Total Assessed Value :	12,770,352						
Avg. Adj. Sales Price :	293,773	COD :	25.75	MAX Sales Ratio :	148.10		
Avg. Assessed Value :	190,602	PRD :	111.90	MIN Sales Ratio :	29.93		

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	104.06	104.06	104.06	100.00	104.06	104.06		N/A	175,000	182,105
10/01/2007 To 12/31/2007	7	87.72	91.66	89.00	09.11	102.99	76.39	111.00	76.39 to 111.00	189,133	168,320
01/01/2008 To 03/31/2008	8	79.66	78.59	83.75	10.02	93.84	59.64	92.94	59.64 to 92.94	278,045	232,851
04/01/2008 To 06/30/2008	8	70.77	80.40	66.21	32.44	121.43	52.32	148.10	52.32 to 148.10	365,508	241,997
07/01/2008 To 09/30/2008	4	75.99	71.79	62.80	17.96	114.32	48.70	86.47	N/A	342,273	214,964
10/01/2008 To 12/31/2008	10	66.16	71.92	60.50	30.40	118.88	34.47	126.70	49.24 to 111.09	385,400	233,170
01/01/2009 To 03/31/2009	4	59.42	55.54	53.12	11.23	104.56	38.57	64.76	N/A	190,094	100,977
04/01/2009 To 06/30/2009	5	74.61	73.73	71.56	16.93	103.03	53.32	89.50	N/A	214,600	153,575
07/01/2009 To 09/30/2009	4	51.71	52.75	48.19	20.07	109.46	41.32	66.25	N/A	344,913	166,201
10/01/2009 To 12/31/2009	6	65.93	74.10	64.39	31.32	115.08	50.22	116.68	50.22 to 116.68	206,704	133,094
01/01/2010 To 03/31/2010	8	52.51	54.74	50.49	23.42	108.42	29.93	88.17	29.93 to 88.17	373,261	188,477
04/01/2010 To 06/30/2010	2	78.03	78.03	74.18	14.51	105.19	66.71	89.35	N/A	186,510	138,348
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	24	84.22	84.07	77.61	17.79	108.32	52.32	148.10	73.80 to 91.47	276,973	214,964
07/01/2008 To 06/30/2009	23	64.76	69.44	61.83	24.92	112.31	34.47	126.70	58.03 to 76.67	306,803	189,711
07/01/2009 To 06/30/2010	20	56.81	62.48	54.32	27.16	115.02	29.93	116.68	49.36 to 66.71	298,949	162,394
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	30	74.05	75.94	67.40	23.24	112.67	34.47	148.10	61.98 to 83.73	345,717	233,011
01/01/2009 To 12/31/2009	19	60.01	65.60	59.17	24.10	110.87	38.57	116.68	53.32 to 76.67	234,382	138,692

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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	67.14	71.06	65.69	18.56	108.17	47.62	104.06	59.64 to 76.94	265,618	174,487
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	67.14	72.29	67.88	20.78	106.50	42.86	111.00	59.64 to 84.70	250,670	170,161
1	17	66.39	71.89	69.06	17.58	104.10	55.18	104.06	57.95 to 87.20	225,038	155,409
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	53.64	53.64	55.03	11.22	97.47	47.62	59.66	N/A	104,000	57,230
1	1	47.62	47.62	47.62		100.00	47.62	47.62	N/A	80,000	38,099
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	70.34	72.60	64.88	25.75	111.90	29.93	148.10	60.01 to 76.94	293,773	190,602

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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	46.39	51.83	43.99	26.06	117.82	34.47	82.38	34.47 to 82.38	469,460	206,533
1	2	65.87	65.87	53.53	25.06	123.05	49.36	82.38	N/A	427,450	228,802
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	67.57	73.90	67.04	23.06	110.23	42.86	116.68	61.98 to 86.47	276,246	185,198
1	19	66.39	71.83	66.15	18.62	108.59	53.11	104.06	57.95 to 87.20	264,640	175,056
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	53.64	62.08	47.09	43.44	131.83	29.93	111.09	N/A	224,971	105,946
1	1	47.62	47.62	47.62	100.00	47.62	47.62	47.62	N/A	80,000	38,099
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	70.34	72.60	64.88	25.75	111.90	29.93	148.10	60.01 to 76.94	293,773	190,602

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

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