

AGRICULTURAL

Type : Qualified

Number of Sales :	33	Median :	73	COV :	26.29	95% Median C.I. :	61.08 to 77.52
Total Sales Price :	10,130,533	Wgt. Mean :	67	STD :	18.96	95% Wgt. Mean C.I. :	59.48 to 74.89
Total Adj. Sales Price :	10,110,533	Mean :	72	Avg. Abs. Dev :	14.78	95% Mean C.I. :	65.66 to 78.60
Total Assessed Value :	6,792,855						
Avg. Adj. Sales Price :	306,380	COD :	20.16	MAX Sales Ratio :	119.18		
Avg. Assessed Value :	205,844	PRD :	107.35	MIN Sales Ratio :	30.42		

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	71.16	76.70	22.84	92.78	30.42	93.48	N/A	100,018	76,713
10/01/2007 To 12/31/2007											
01/01/2008 To 03/31/2008	7	81.45	86.80	88.18	13.12	98.44	73.30	101.02	73.30 to 101.02	238,389	210,216
04/01/2008 To 06/30/2008	3	61.08	61.31	61.66	01.05	99.43	60.46	62.38	N/A	309,654	190,935
07/01/2008 To 09/30/2008	2	59.53	59.53	54.14	20.95	109.96	47.06	72.00	N/A	115,163	62,345
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	3	81.55	86.10	78.59	25.19	109.56	57.57	119.18	N/A	255,533	200,827
04/01/2009 To 06/30/2009	2	71.82	71.82	71.62	02.62	100.28	69.94	73.69	N/A	249,500	178,695
07/01/2009 To 09/30/2009	2	81.77	81.77	83.79	05.20	97.59	77.52	86.01	N/A	175,928	147,407
10/01/2009 To 12/31/2009	2	64.83	64.83	56.80	15.96	114.14	54.48	75.17	N/A	311,500	176,946
01/01/2010 To 03/31/2010	4	57.41	56.87	57.21	10.19	99.41	46.38	66.26	N/A	862,250	493,314
04/01/2010 To 06/30/2010	3	62.32	69.81	63.31	23.89	110.27	51.21	95.89	N/A	331,000	209,557
<u>Study Yrs</u>											
07/01/2007 To 06/30/2008	14	76.19	76.87	78.43	18.72	98.01	30.42	101.02	61.08 to 98.54	214,125	167,941
07/01/2008 To 06/30/2009	8	70.97	71.78	70.23	20.90	102.21	47.06	119.18	47.06 to 119.18	211,991	148,882
07/01/2009 To 06/30/2010	11	62.32	66.37	60.01	19.54	110.60	46.38	95.89	51.21 to 86.01	492,441	295,512
<u>Calendar Yrs</u>											
01/01/2008 To 12/31/2008	13	73.30	74.14	75.15	18.69	98.66	47.06	101.02	60.46 to 98.54	232,924	175,039
01/01/2009 To 12/31/2009	9	75.17	77.23	71.80	16.04	107.56	54.48	119.18	57.57 to 86.01	248,939	178,731

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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	17	72.00	71.18	69.38	19.29	102.59	30.42	119.18	59.17 to 81.55	311,420	216,069
4	16	75.17	73.15	64.77	20.51	112.94	46.38	100.92	55.65 to 93.48	301,025	194,981

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	6	80.73	81.23	73.83	25.83	110.02	51.21	119.18	51.21 to 119.18	346,129	255,562
1	6	80.73	81.23	73.83	25.83	110.02	51.21	119.18	51.21 to 119.18	346,129	255,562
<u>Grass</u>											
County	5	62.38	59.84	62.58	17.25	95.62	30.42	73.30	N/A	210,172	131,518
1	5	62.38	59.84	62.58	17.25	95.62	30.42	73.30	N/A	210,172	131,518
<u>ALL</u>											
07/01/2007 To 06/30/2010	33	73.30	72.13	67.19	20.16	107.35	30.42	119.18	61.08 to 77.52	306,380	205,844

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	9	81.55	80.26	74.62	22.26	107.56	51.21	119.18	54.48 to 101.02	324,464	242,105
1	7	81.55	81.27	74.91	21.91	108.49	51.21	119.18	51.21 to 119.18	344,539	258,080
4	2	76.73	76.73	73.25	24.97	104.75	57.57	95.89	N/A	254,200	186,190
<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	61.70	57.73	59.87	15.83	96.43	30.42	73.30	30.42 to 73.30	207,607	124,304
1	6	62.35	60.25	62.53	14.40	96.35	30.42	73.30	30.42 to 73.30	215,976	135,047
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

33

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107.35

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306,380

205,844

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Decrease	8.76%

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