



2014 Analysis of Agricultural Land

What-If Statistic
 Percentage Decrease to Market Area 3 (4-8% Irrigated; 5-30% Dry)

Ratio Study

County	# sales	Median	Mean	Wt Mean	AAD	COD	PRD	95% Median C.I.	95% Mean C.I.	95% Wt Mean C.I.
County	103	66.17%	70.87%	67.35%	AAD	COD	PRD	63.51% to 69.66%	66.42% to 75.32%	63.09% to 71.61%
		15.93%	24.08%	105.23%						
Area 1	25	69.41%	72.67%	70.49%	AAD	COD	PRD	60.02% to 76.15%	61.77% to 83.57%	60.77% to 80.21%
		18.47%	26.61%	103.09%						
Area 2	34	69.61%	77.01%	71.74%	AAD	COD	PRD	63.52% to 83.37%	68.52% to 85.50%	64.10% to 79.38%
		17.85%	25.64%	107.35%						
Area 3	44	64.09%	65.11%	60.69%	AAD	COD	PRD	58.48% to 69.15%	59.87% to 70.34%	56.05% to 65.33%
		12.35%	19.27%	107.27%						

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	7	72.18%	41	65.30%	4	58.64%
Area 1	0	N/A	7	69.41%	3	51.75%
Area 2	7	72.18%	10	69.14%	0	N/A
Area 3	0	N/A	24	64.77%	1	93.61%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	18	69.84%	56	69.16%	8	55.26%
Area 1	1	70.16%	14	77.19%	5	43.98%
Area 2	15	70.02%	11	69.57%	2	99.94%
Area 3	2	59.35%	31	66.07%	1	93.61%