

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	59	Median :	62	COV :	26.79	95% Median C.I. :	56.75 to 68.36
Total Sales Price :	60,296,644	Wgt. Mean :	62	STD :	17.18	95% Wgt. Mean C.I. :	57.17 to 66.22
Total Adj. Sales Price :	60,296,644	Mean :	64	Avg.Abs.Dev :	13.53	95% Mean C.I. :	59.76 to 68.52
Total Assessed Value :	37,201,619						
Avg. Adj. Sales Price :	1,021,977	COD :	21.70	MAX Sales Ratio :	106.39		
Avg. Assessed Value :	630,536	PRD :	103.95	MIN Sales Ratio :	30.75		

Printed : 05/19/2023

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>											
10/01/2019 To 12/31/2019	2	84.21	84.21	83.62	08.40	100.71	77.14	91.28	N/A	1,004,000	839,537
01/01/2020 To 03/31/2020	2	91.27	91.27	91.29	02.21	99.98	89.25	93.28	N/A	863,000	787,836
04/01/2020 To 06/30/2020	2	80.93	80.93	83.52	10.76	96.90	72.22	89.64	N/A	1,317,448	1,100,394
07/01/2020 To 09/30/2020	1	72.08	72.08	72.08		100.00	72.08	72.08	N/A	577,000	415,879
10/01/2020 To 12/31/2020	9	68.36	73.71	70.40	14.80	104.70	59.53	106.39	61.99 to 87.86	1,086,834	765,133
01/01/2021 To 03/31/2021	8	59.92	62.68	61.35	13.45	102.17	50.91	78.58	50.91 to 78.58	1,074,266	659,028
04/01/2021 To 06/30/2021	5	61.56	68.99	64.67	14.80	106.68	57.43	90.72	N/A	672,496	434,931
07/01/2021 To 09/30/2021	5	64.87	69.83	64.60	13.20	108.10	56.60	84.03	N/A	1,431,824	924,964
10/01/2021 To 12/31/2021	9	59.00	57.55	55.59	16.81	103.53	43.56	75.51	45.20 to 73.03	958,742	533,000
01/01/2022 To 03/31/2022	9	43.48	44.80	42.91	13.22	104.40	32.93	56.75	36.17 to 56.26	1,191,723	511,331
04/01/2022 To 06/30/2022	6	54.21	56.80	56.57	27.04	100.41	30.75	102.98	30.75 to 102.98	783,221	443,060
07/01/2022 To 09/30/2022	1	78.74	78.74	78.74		100.00	78.74	78.74	N/A	400,000	314,971
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	7	89.25	83.56	84.53	08.45	98.85	72.08	93.28	72.08 to 93.28	992,271	838,773
10/01/2020 To 09/30/2021	27	64.14	68.85	65.60	15.12	104.95	50.91	106.39	61.50 to 76.37	1,070,268	702,144
10/01/2021 To 09/30/2022	25	50.79	53.62	50.60	23.25	105.97	30.75	102.98	43.56 to 56.75	978,140	494,892
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	14	72.35	77.14	75.26	14.87	102.50	59.53	106.39	63.09 to 89.64	1,051,386	791,324
01/01/2021 To 12/31/2021	27	62.36	63.46	60.80	14.99	104.38	43.56	90.72	56.60 to 73.03	1,027,571	624,767
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

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GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	2	70.55	70.55	68.95	11.61	102.32	62.36	78.74	N/A	496,940	342,655
3659	6	58.34	62.93	57.63	27.85	109.20	41.58	102.98	41.58 to 102.98	907,582	523,055
3661	3	46.18	47.97	47.60	18.32	100.78	36.17	61.56	N/A	871,667	414,882
3663	3	62.74	52.96	43.07	16.08	122.96	32.93	63.20	N/A	1,195,000	514,670
3665	6	67.86	67.63	66.69	12.56	101.41	53.24	87.86	53.24 to 87.86	1,065,797	710,751
3765	3	59.53	59.26	59.79	03.21	99.11	56.26	61.99	N/A	1,080,120	645,783
3767	3	45.27	45.09	45.32	02.23	99.49	43.48	46.52	N/A	974,452	441,580
3769	3	56.24	61.13	60.84	15.17	100.48	50.79	76.37	N/A	1,042,833	634,505
3771	3	59.00	59.90	60.72	18.97	98.65	43.56	77.14	N/A	1,069,792	649,542
3895	4	68.48	67.93	66.28	10.81	102.49	56.18	78.58	N/A	985,280	653,069
3897	3	54.27	59.64	55.81	14.02	106.86	50.91	73.75	N/A	1,154,667	644,362
3899	3	72.47	75.43	72.42	12.71	104.16	63.09	90.72	N/A	691,883	501,077
4001	4	71.52	71.13	67.36	14.89	105.60	57.43	84.03	N/A	911,211	613,802
4003	3	78.11	80.37	68.84	21.25	116.75	56.60	106.39	N/A	1,323,283	910,897
4005	2	67.23	67.23	59.68	32.77	112.65	45.20	89.25	N/A	1,294,213	772,430
4007	8	69.83	68.02	70.83	27.80	96.03	30.75	93.28	30.75 to 93.28	1,134,627	803,654
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4000	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536
<u>ALL</u>											
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STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	4	70.84	70.53	72.65	19.18	97.08	50.79	89.64	N/A	1,147,004	833,284
2	55	61.99	63.68	60.80	21.76	104.74	30.75	106.39	56.60 to 68.36	1,012,884	615,791
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	11	55.17	58.62	55.97	27.10	104.73	30.75	102.98	41.58 to 77.14	948,943	531,169
010018											
010090	33	61.56	61.84	60.51	19.27	102.20	32.93	93.28	56.26 to 67.36	1,091,965	660,719
010123	9	72.08	69.91	67.10	17.29	104.19	45.20	91.28	56.18 to 89.25	1,023,283	686,601
100019											
180501	1	63.52	63.52	63.52		100.00	63.52	63.52	N/A	1,171,211	743,975
400126											
500503											
650005											
910074	5	79.52	81.22	76.44	13.64	106.25	57.43	106.39	N/A	688,536	526,326
<u>ALL</u>											
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AG ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
50.01 TO 100.00	26	61.53	60.73	58.18	20.41	104.38	30.75	90.72	55.17 to 72.08	644,136	374,761
100.01 TO 180.00	28	64.20	67.27	62.84	22.71	107.05	32.93	106.39	56.18 to 76.37	1,171,914	736,479
180.01 TO 330.00	5	64.14	64.41	63.68	18.12	101.15	43.29	89.64	N/A	2,147,103	1,367,286
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
DRY-N/A	1	30.75	30.75	30.75		100.00	30.75	30.75	N/A	610,000	187,577
IRRGTD	18	65.78	67.94	66.98	16.84	101.43	41.58	93.28	56.75 to 77.14	961,959	644,365
IRRGTD-N/A	40	61.53	63.27	59.98	22.85	105.49	32.93	106.39	54.27 to 67.36	1,059,285	635,387
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
DRY-N/A	1	30.75	30.75	30.75		100.00	30.75	30.75	N/A	610,000	187,577
IRRGTD	49	63.20	64.79	62.86	20.55	103.07	32.93	102.98	57.10 to 72.22	1,036,532	651,590
IRRGTD-N/A	9	59.00	64.32	57.17	22.98	112.51	43.29	106.39	46.18 to 90.72	988,506	565,125
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536
Greater Than 14,999	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536
Greater Than 29,999	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	3	87.86	85.77	85.57	04.54	100.23	78.74	90.72	N/A	394,883	337,895
500,000 TO 999,999	32	62.55	65.22	65.08	23.98	100.22	30.75	106.39	56.24 to 73.75	727,068	473,141
1,000,000 +	24	59.27	60.01	58.72	16.99	102.20	32.93	89.64	50.91 to 67.36	1,493,576	876,976
<u>ALL</u>											
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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____ Low \$ _____											
1 TO 4999											
5000 TO 9999											
_____ Total \$ _____											
1 TO 9999											
10000 TO 29999											
30000 TO 59999											
60000 TO 99999											
100000 TO 149999											
150000 TO 249999	1	30.75	30.75	30.75		100.00	30.75	30.75	N/A	610,000	187,577
250000 TO 499999	25	61.56	61.93	59.22	19.20	104.58	36.17	90.72	56.24 to 72.08	645,501	382,248
500000 +	33	64.14	66.83	63.05	22.03	106.00	32.93	106.39	56.60 to 75.51	1,319,670	832,056
_____ ALL _____											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____ Irrigated _____											
County	18	65.78	67.94	66.98	16.84	101.43	41.58	93.28	56.75 to 77.14	961,959	644,365
4000	18	65.78	67.94	66.98	16.84	101.43	41.58	93.28	56.75 to 77.14	961,959	644,365
_____ ALL _____											
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80%MLU By Market Area

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<u>Irrigated</u>											
County	49	63.20	64.79	62.86	20.55	103.07	32.93	102.98	57.10 to 72.22	1,036,532	651,590
4000	49	63.20	64.79	62.86	20.55	103.07	32.93	102.98	57.10 to 72.22	1,036,532	651,590
<u>ALL</u>											
10/01/2019 To 09/30/2022	59	62.36	64.14	61.70	21.70	103.95	30.75	106.39	56.75 to 68.36	1,021,977	630,536