

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2018 to 09/30/2021 Posted Before : 01/31/2022

Number of Sales :	48	Median :	67	COV :	19.57	95% Median C.I. :	58.61 to 72.93
Total Sales Price :	44,999,030	Wgt. Mean :	64	STD :	13.17	95% Wgt. Mean C.I. :	59.91 to 68.04
Total Adj. Sales Price :	46,777,851	Mean :	67	Avg.Abs.Dev :	10.98	95% Mean C.I. :	63.58 to 71.04
Total Assessed Value :	29,925,485						
Avg. Adj. Sales Price :	974,539	COD :	16.50	MAX Sales Ratio :	100.76		
Avg. Assessed Value :	623,448	PRD :	105.22	MIN Sales Ratio :	46.27		

Printed : 06/06/2022

**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>											
10/01/2018 To 12/31/2018	2	77.70	77.70	77.86	00.82	99.79	77.06	78.34	N/A	771,000	600,267
01/01/2019 To 03/31/2019	4	70.94	71.00	62.50	18.07	113.60	50.34	91.78	N/A	736,750	460,476
<u>Study Yrs</u>											
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	4	71.77	67.76	56.33	14.74	120.29	46.27	81.21	N/A	1,248,778	703,426
10/01/2019 To 12/31/2019	2	77.96	77.96	77.41	08.40	100.71	71.41	84.51	N/A	1,004,000	777,219
01/01/2020 To 03/31/2020	2	84.70	84.70	84.72	01.92	99.98	83.07	86.32	N/A	863,000	731,107
04/01/2020 To 06/30/2020	3	82.81	80.04	79.56	09.20	100.60	67.23	90.09	N/A	1,063,298	845,931
07/01/2020 To 09/30/2020	1	66.74	66.74	66.74		100.00	66.74	66.74	N/A	577,000	385,072
10/01/2020 To 12/31/2020	10	63.21	67.10	65.14	15.30	103.01	52.69	100.76	55.47 to 81.45	1,011,551	658,892
01/01/2021 To 03/31/2021	8	57.86	59.11	57.74	11.77	102.37	49.40	73.26	49.40 to 73.26	1,074,266	620,271
04/01/2021 To 06/30/2021	7	55.63	60.18	58.06	12.83	103.65	49.43	82.79	49.43 to 82.79	560,583	325,460
07/01/2021 To 09/30/2021	5	60.43	64.63	60.07	12.33	107.59	52.96	77.06	N/A	1,431,824	860,104
<u>Calendar Yrs</u>											
10/01/2018 To 09/30/2019	10	75.66	71.04	61.75	12.97	115.04	46.27	91.78	50.34 to 81.21	948,411	585,614
10/01/2019 To 09/30/2020	8	82.94	79.02	79.18	08.42	99.80	66.74	90.09	66.74 to 90.09	937,612	742,440
10/01/2020 To 09/30/2021	30	58.86	62.94	60.85	14.37	103.43	49.40	100.76	55.63 to 66.38	993,095	604,328
<u>ALL</u>											
01/01/2019 To 12/31/2019	10	73.44	71.09	62.41	14.53	113.91	46.27	91.78	50.34 to 84.51	995,011	621,005
01/01/2020 To 12/31/2020	16	67.11	71.70	70.31	16.60	101.98	52.69	100.76	58.42 to 83.07	975,525	685,875
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

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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	61.86	61.86	65.52	10.07	94.41	55.63	68.08	N/A	684,402	448,440
3659	2	52.15	52.15	51.13	05.22	101.99	49.43	54.87	N/A	450,000	230,069
3661	3	66.02	66.83	66.19	08.71	100.97	58.61	75.85	N/A	751,333	497,283
3663	1	58.61	58.61	58.61		100.00	58.61	58.61	N/A	610,000	357,503
3665	5	63.64	65.56	64.98	10.43	100.89	52.69	81.45	N/A	1,024,200	665,517
3765	3	55.47	53.18	50.94	06.92	104.40	46.27	57.80	N/A	1,877,653	956,437
3769	1	71.00	71.00	71.00		100.00	71.00	71.00	N/A	1,067,500	757,968
3771	1	71.41	71.41	71.41		100.00	71.41	71.41	N/A	1,088,000	776,982
3895	4	63.59	63.24	61.76	10.65	102.40	52.51	73.26	N/A	985,280	608,475
3897	5	50.34	58.35	53.19	16.79	109.70	49.40	75.46	N/A	989,500	526,288
3899	3	66.98	69.40	66.80	12.12	103.89	58.42	82.79	N/A	691,883	462,211
4001	7	77.06	72.59	69.20	11.11	104.90	53.53	90.09	53.53 to 90.09	820,263	567,589
4003	3	72.67	75.46	64.48	21.92	117.03	52.96	100.76	N/A	1,323,283	853,268
4005	1	83.07	83.07	83.07		100.00	83.07	83.07	N/A	851,000	706,928
4007	7	82.81	77.64	73.46	11.13	105.69	57.10	91.78	57.10 to 91.78	1,029,804	756,492
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4000	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

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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	5	73.26	70.17	63.53	18.62	110.45	46.27	90.09	N/A	1,388,403	882,033
2	43	66.38	66.98	64.05	15.83	104.57	49.40	100.76	58.61 to 72.67	926,415	593,380
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	5	55.63	59.47	62.94	11.92	94.49	49.43	71.41	N/A	677,760	426,564
010018											
010090	28	63.21	65.04	61.68	15.84	105.45	46.27	90.09	57.80 to 71.00	1,117,122	689,050
010123	8	77.24	74.19	70.08	14.18	105.86	52.51	91.78	52.51 to 91.78	794,217	556,598
100019											
180501	1	59.10	59.10	59.10		100.00	59.10	59.10	N/A	1,171,211	692,167
400126											
500503											
650005											
910074	6	77.06	76.61	73.16	11.38	104.72	53.53	100.76	53.53 to 100.76	764,114	559,051
<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
30.01 TO 50.00	1	75.46	75.46	75.46		100.00	75.46	75.46	N/A	293,000	221,112
50.01 TO 100.00	17	66.38	66.91	65.74	15.98	101.78	49.43	91.78	55.63 to 77.06	492,174	323,547
100.01 TO 180.00	24	67.11	67.97	65.28	16.29	104.12	49.40	100.76	57.80 to 73.26	1,069,511	698,182
180.01 TO 330.00	6	61.71	64.45	59.82	18.54	107.74	46.27	82.81	46.27 to 82.81	2,074,938	1,241,286
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

**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	2	55.25	55.25	55.25	00.69	100.00	54.87	55.63	N/A	280,803	155,155
GRASS	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	514,112	417,487
GRASS-N/A	2	72.24	72.24	63.49	27.06	113.78	52.69	91.78	N/A	230,750	146,494
IRRGTD	14	72.17	70.98	68.79	10.92	103.18	52.96	86.32	58.42 to 78.34	906,143	623,364
IRRGTD-N/A	29	62.77	65.55	61.98	17.32	105.76	46.27	100.76	57.80 to 72.67	1,122,574	695,780
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

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**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	2	55.25	55.25	55.25	00.69	100.00	54.87	55.63	N/A	280,803	155,155
GRASS	2	86.50	86.50	83.31	06.12	103.83	81.21	91.78	N/A	320,806	267,251
GRASS-N/A	1	52.69	52.69	52.69		100.00	52.69	52.69	N/A	334,000	175,972
IRRGTD	38	66.56	66.29	63.47	13.66	104.44	46.27	86.32	59.10 to 72.67	1,101,598	699,137
IRRGTD-N/A	5	82.79	75.12	69.16	21.48	108.62	49.43	100.76	N/A	675,979	467,499
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

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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	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448
Greater Than 14,999	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448
Greater Than 29,999	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448
<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	1	91.78	91.78	91.78		100.00	91.78	91.78	N/A	127,500	117,015
150,000 TO 249,999											
250,000 TO 499,999	6	65.55	67.15	68.46	19.45	98.09	52.69	82.79	52.69 to 82.79	328,876	225,143
500,000 TO 999,999	21	73.26	73.13	73.45	13.40	99.56	49.43	100.76	66.38 to 81.21	695,347	510,728
1,000,000 +	20	59.44	60.02	58.96	12.23	101.80	46.27	82.81	52.96 to 66.02	1,503,741	886,617
<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
<u>Low \$</u>											
1 TO 4999											
5000 TO 9999											
<u>Total \$</u>											
1 TO 9999											
10000 TO 29999											
30000 TO 59999											
60000 TO 99999											
100000 TO 149999	1	91.78	91.78	91.78		100.00	91.78	91.78	N/A	127,500	117,015
150000 TO 249999	4	55.25	59.66	59.51	10.64	100.25	52.69	75.46	N/A	297,152	176,848
250000 TO 499999	14	69.84	68.83	67.63	13.60	101.77	49.43	82.79	58.42 to 81.21	561,283	379,606
500000 +	29	66.02	66.78	63.26	16.84	105.56	46.27	100.76	57.80 to 72.67	1,296,682	820,227
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448

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	14	72.17	70.98	68.79	10.92	103.18	52.96	86.32	58.42 to 78.34	906,143	623,364
4000	14	72.17	70.98	68.79	10.92	103.18	52.96	86.32	58.42 to 78.34	906,143	623,364
<u>Grass</u>											
County	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	514,112	417,487
4000	1	81.21	81.21	81.21		100.00	81.21	81.21	N/A	514,112	417,487
<u>ALL</u>											
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80%MLU By Market Area

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<u>Irrigated</u>											
County	38	66.56	66.29	63.47	13.66	104.44	46.27	86.32	59.10 to 72.67	1,101,598	699,137
4000	38	66.56	66.29	63.47	13.66	104.44	46.27	86.32	59.10 to 72.67	1,101,598	699,137
<u>Grass</u>											
County	2	86.50	86.50	83.31	06.12	103.83	81.21	91.78	N/A	320,806	267,251
4000	2	86.50	86.50	83.31	06.12	103.83	81.21	91.78	N/A	320,806	267,251
<u>ALL</u>											
10/01/2018 To 09/30/2021	48	66.56	67.31	63.97	16.50	105.22	46.27	100.76	58.61 to 72.93	974,539	623,448