

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	47	Median :	72	COV :	18.92	95% Median C.I. :	63.51 to 78.11
Total Sales Price :	44,444,030	Wgt. Mean :	68	STD :	13.57	95% Wgt. Mean C.I. :	63.99 to 72.74
Total Adj. Sales Price :	46,222,851	Mean :	72	Avg.Abs.Dev :	11.43	95% Mean C.I. :	67.83 to 75.59
Total Assessed Value :	31,601,144						
Avg. Adj. Sales Price :	983,465	COD :	15.86	MAX Sales Ratio :	106.39		
Avg. Assessed Value :	672,365	PRD :	104.89	MIN Sales Ratio :	49.67		

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	83.53	83.53	83.41	00.60	100.14	83.03	84.03	N/A	771,000	643,084
01/01/2019 To 03/31/2019	4	76.41	74.62	66.83	16.01	111.66	53.90	91.78	N/A	736,750	492,397
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	4	77.45	71.49	60.00	12.67	119.15	49.67	81.39	N/A	1,248,778	749,298
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	10	67.86	71.61	69.82	15.74	102.56	52.69	106.39	59.53 to 87.86	1,011,551	706,217
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	7	61.56	66.73	64.16	11.71	104.01	57.43	90.72	57.43 to 90.72	560,583	359,653
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
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	10	81.30	75.15	65.93	11.41	113.98	49.67	91.78	53.90 to 84.03	948,411	625,295
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	30	63.52	67.79	65.37	14.61	103.70	50.91	106.39	61.50 to 72.47	993,095	649,226
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	10	79.18	75.29	66.79	12.92	112.73	49.67	91.78	53.90 to 91.28	995,011	664,585
01/01/2020 To 12/31/2020	15	72.22	75.51	74.76	15.70	101.00	52.69	106.39	63.09 to 89.25	1,003,560	750,301
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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Total Assessed Value :	31,601,144						
Avg. Adj. Sales Price :	983,465	COD :	15.86	MAX Sales Ratio :	106.39		
Avg. Assessed Value :	672,365	PRD :	104.89	MIN Sales Ratio :	49.67		

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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	68.60	68.60	71.59	07.42	95.82	63.51	73.68	N/A	684,402	489,980
3659	2	60.06	60.06	60.60	02.41	99.11	58.61	61.50	N/A	450,000	272,682
3661	3	70.89	71.46	70.79	09.58	100.95	61.56	81.92	N/A	751,333	531,891
3663	1	62.74	62.74	62.74		100.00	62.74	62.74	N/A	610,000	382,727
3665	5	68.36	69.70	69.56	11.72	100.20	52.69	87.86	N/A	1,024,200	712,470
3765	3	59.53	57.06	54.66	06.90	104.39	49.67	61.99	N/A	1,877,653	1,026,325
3769	1	76.37	76.37	76.37		100.00	76.37	76.37	N/A	1,067,500	815,285
3771	1	77.14	77.14	77.14		100.00	77.14	77.14	N/A	1,088,000	839,280
3895	4	68.48	67.93	66.28	10.81	102.49	56.18	78.58	N/A	985,280	653,069
3897	5	54.27	62.84	56.86	18.56	110.52	50.91	81.39	N/A	989,500	562,637
3899	3	72.47	75.43	72.42	12.71	104.16	63.09	90.72	N/A	691,883	501,077
4001	6	81.28	75.26	72.13	10.38	104.34	57.43	84.03	57.43 to 84.03	864,474	623,563
4003	3	78.11	80.37	68.84	21.25	116.75	56.60	106.39	N/A	1,323,283	910,897
4005	1	89.25	89.25	89.25		100.00	89.25	89.25	N/A	851,000	759,494
4007	7	89.64	81.20	78.23	11.78	103.80	57.10	93.28	57.10 to 93.28	1,029,804	805,611
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4000	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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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	70.25	65.95	19.58	106.52	49.67	89.64	N/A	1,596,754	1,052,980
2	43	72.08	71.84	68.76	15.54	104.48	50.91	106.39	63.51 to 78.11	926,415	636,959
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	5	63.51	66.33	69.55	08.79	95.37	58.61	77.14	N/A	677,760	471,390
010018											
010090	27	67.36	68.72	65.59	16.03	104.77	49.67	93.28	59.53 to 76.37	1,137,942	746,345
010123	8	79.90	78.15	74.70	12.80	104.62	56.18	91.78	56.18 to 91.78	794,217	593,258
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	6	83.53	82.41	78.58	10.87	104.87	57.43	106.39	57.43 to 106.39	764,114	600,471
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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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	81.39	81.39	81.39		100.00	81.39	81.39	N/A	293,000	238,467
50.01 TO 100.00	17	72.08	72.15	71.21	15.73	101.32	52.69	91.78	61.50 to 84.03	492,174	350,465
100.01 TO 180.00	23	72.22	71.85	69.42	15.58	103.50	50.91	106.39	61.99 to 78.11	1,091,881	757,988
180.01 TO 330.00	6	66.25	68.27	64.03	17.31	106.62	49.67	89.64	49.67 to 89.64	2,074,938	1,328,510
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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	61.06	61.06	61.06	04.01	100.00	58.61	63.51	N/A	280,803	171,458
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	78.33	76.38	73.96	11.39	103.27	56.60	93.28	63.09 to 84.03	906,143	670,172
IRRGTD-N/A	28	66.12	69.75	66.14	16.67	105.46	49.67	106.39	61.56 to 76.37	1,142,844	755,905
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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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	61.06	61.06	61.06	04.01	100.00	58.61	63.51	N/A	280,803	171,458
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	72.15	71.25	68.15	14.14	104.55	49.67	93.28	63.52 to 78.11	1,101,598	750,777
IRRGTD-N/A	4	76.11	78.70	71.44	26.09	110.16	56.18	106.39	N/A	706,224	504,554
<u>ALL</u>											
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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	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365
Greater Than 14,999	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365
Greater Than 29,999	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365
<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	72.45	72.46	73.79	19.59	98.20	52.69	90.72	52.69 to 90.72	328,876	242,678
500,000 TO 999,999	20	79.05	77.73	78.27	12.22	99.31	57.10	106.39	72.08 to 84.03	702,364	549,749
1,000,000 +	20	63.83	64.45	63.29	12.61	101.83	49.67	89.64	56.60 to 70.89	1,503,741	951,654
<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	61.06	64.05	63.72	13.76	100.52	52.69	81.39	N/A	297,152	189,339
250000 TO 499999	14	76.64	74.37	73.04	12.81	101.82	57.10	90.72	61.56 to 84.03	561,283	409,963
500000 +	28	69.63	70.75	67.44	16.60	104.91	49.67	106.39	61.99 to 77.14	1,323,171	892,403
<u>ALL</u>											
10/01/2018 To 09/30/2021	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365

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	78.33	76.38	73.96	11.39	103.27	56.60	93.28	63.09 to 84.03	906,143	670,172
4000	14	78.33	76.38	73.96	11.39	103.27	56.60	93.28	63.09 to 84.03	906,143	670,172
<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	72.15	71.25	68.15	14.14	104.55	49.67	93.28	63.52 to 78.11	1,101,598	750,777
4000	38	72.15	71.25	68.15	14.14	104.55	49.67	93.28	63.52 to 78.11	1,101,598	750,777
<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	47	72.08	71.71	68.37	15.86	104.89	49.67	106.39	63.51 to 78.11	983,465	672,365