

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	56	Median :	69	COV :	24.83	95% Median C.I. :	64.53 to 79.32
Total Sales Price :	56,895,644	Wgt. Mean :	70	STD :	17.93	95% Wgt. Mean C.I. :	64.52 to 74.62
Total Adj. Sales Price :	56,895,644	Mean :	72	Avg.Abs.Dev :	13.99	95% Mean C.I. :	67.52 to 76.92
Total Assessed Value :	39,582,836						
Avg. Adj. Sales Price :	1,015,994	COD :	20.14	MAX Sales Ratio :	116.30		
Avg. Assessed Value :	706,836	PRD :	103.81	MIN Sales Ratio :	32.80		

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	92.62	92.62	91.97	08.39	100.71	84.85	100.39	N/A	1,004,000	923,358
01/01/2020 To 03/31/2020	2	100.06	100.06	100.09	02.27	99.97	97.79	102.32	N/A	863,000	863,767
04/01/2020 To 06/30/2020	2	88.87	88.87	91.71	10.75	96.90	79.32	98.42	N/A	1,317,448	1,208,269
07/01/2020 To 09/30/2020	1	79.28	79.28	79.28		100.00	79.28	79.28	N/A	577,000	457,466
10/01/2020 To 12/31/2020	9	79.51	82.01	79.16	13.39	103.60	65.27	116.30	69.40 to 96.48	1,086,834	860,296
01/01/2021 To 03/31/2021	8	65.78	68.71	67.23	13.50	102.20	55.62	86.21	55.62 to 86.21	1,074,266	722,210
04/01/2021 To 06/30/2021	5	67.59	75.48	70.82	14.54	106.58	62.89	98.55	N/A	672,496	476,247
07/01/2021 To 09/30/2021	5	71.09	76.63	70.91	13.19	108.07	62.13	92.22	N/A	1,431,824	1,015,295
10/01/2021 To 12/31/2021	7	68.42	66.16	63.24	14.76	104.62	47.85	82.88	47.85 to 82.88	946,811	598,791
01/01/2022 To 03/31/2022	8	52.87	54.64	50.75	13.83	107.67	38.31	69.05	38.31 to 69.05	1,165,689	591,611
04/01/2022 To 06/30/2022	6	59.39	62.18	61.94	27.53	100.39	32.80	113.06	32.80 to 113.06	783,221	485,126
07/01/2022 To 09/30/2022	1	80.34	80.34	80.34		100.00	80.34	80.34	N/A	400,000	321,349
<u>_____Study Yrs_____</u>											
10/01/2019 To 09/30/2020	7	97.79	91.77	92.84	08.43	98.85	79.28	102.32	79.28 to 102.32	992,271	921,179
10/01/2020 To 09/30/2021	27	71.09	75.86	72.60	15.18	104.49	55.62	116.30	67.42 to 83.92	1,070,268	776,965
10/01/2021 To 09/30/2022	22	61.24	61.53	57.74	20.40	106.56	32.80	113.06	49.63 to 69.05	956,932	552,569
<u>_____Calendar Yrs_____</u>											
01/01/2020 To 12/31/2020	14	80.01	85.37	83.86	13.95	101.80	65.27	116.30	72.95 to 98.42	1,051,386	881,729
01/01/2021 To 12/31/2021	25	68.86	70.93	67.69	14.23	104.79	47.85	98.55	62.89 to 80.32	1,029,736	697,077
<u>_____ALL_____</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

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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	74.38	74.38	73.22	08.01	101.58	68.42	80.34	N/A	496,940	363,840
3659	6	64.04	70.21	64.90	26.12	108.18	49.39	113.06	49.39 to 113.06	907,582	589,044
3661	2	68.32	68.32	68.30	01.07	100.03	67.59	69.05	N/A	607,500	414,906
3663	3	68.86	58.89	48.73	15.10	120.85	38.31	69.50	N/A	1,195,000	582,286
3665	6	76.54	75.10	75.09	13.51	100.01	58.11	96.48	58.11 to 96.48	1,065,797	800,360
3765	3	65.27	66.68	67.55	05.68	98.71	61.82	72.95	N/A	1,080,120	729,644
3767	2	52.87	52.87	53.23	03.12	99.32	51.22	54.52	N/A	1,111,678	591,751
3769	2	72.89	72.89	74.74	15.15	97.52	61.85	83.92	N/A	913,750	682,968
3771	3	64.53	65.74	66.63	19.11	98.66	47.85	84.85	N/A	1,069,792	712,781
3895	4	75.19	74.53	72.70	10.92	102.52	61.55	86.21	N/A	985,280	716,261
3897	3	59.44	65.33	61.09	14.20	106.94	55.62	80.93	N/A	1,154,667	705,357
3899	3	79.51	82.49	79.36	12.22	103.94	69.40	98.55	N/A	691,883	549,093
4001	4	78.48	78.02	73.87	14.95	105.62	62.89	92.22	N/A	911,211	673,087
4003	3	85.60	88.01	75.46	21.10	116.63	62.13	116.30	N/A	1,323,283	998,538
4005	2	73.71	73.71	65.47	32.67	112.59	49.63	97.79	N/A	1,294,213	847,288
4007	8	76.67	74.57	77.72	27.96	95.95	32.80	102.32	32.80 to 102.32	1,134,627	881,803
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4000	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836
<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	3	86.21	84.68	89.27	11.22	94.86	69.40	98.42	N/A	1,095,672	978,062
2	53	69.05	71.51	68.36	20.14	104.61	32.80	116.30	62.69 to 79.32	1,011,484	691,484
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	9	67.42	67.48	65.45	25.29	103.10	32.80	113.06	49.39 to 84.85	859,708	562,647
010018											
010090	32	68.96	69.93	68.10	17.39	102.69	38.31	102.32	62.13 to 79.32	1,104,214	751,920
010123	9	79.28	76.74	73.64	17.26	104.21	49.63	100.39	61.55 to 97.79	1,023,283	753,564
100019											
180501	1	69.68	69.68	69.68		100.00	69.68	69.68	N/A	1,171,211	816,101
400126											
500503											
650005											
910074	5	87.27	87.80	83.06	14.97	105.71	62.89	116.30	N/A	688,536	571,879
<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	25	68.42	68.52	65.79	17.54	104.15	32.80	98.55	61.85 to 79.28	641,901	422,300
100.01 TO 180.00	26	73.36	75.75	70.87	21.09	106.89	38.31	116.30	62.89 to 84.85	1,158,177	820,765
180.01 TO 330.00	5	70.46	72.38	71.59	18.85	101.10	50.38	98.42	N/A	2,147,103	1,537,088
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

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	32.80	32.80	32.80		100.00	32.80	32.80	N/A	610,000	200,090
IRRGTD	18	76.12	75.43	74.86	15.74	100.76	49.39	102.32	62.42 to 84.85	961,959	720,100
IRRGTD-N/A	37	68.86	71.73	67.80	20.52	105.80	38.31	116.30	62.89 to 79.32	1,053,254	714,080
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

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	32.80	32.80	32.80		100.00	32.80	32.80	N/A	610,000	200,090
IRRGTD	47	70.46	72.90	70.65	18.82	103.18	38.31	113.06	65.27 to 80.32	1,038,066	733,394
IRRGTD-N/A	8	65.98	73.16	65.54	22.01	111.63	50.38	116.30	50.38 to 116.30	937,070	614,151
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

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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	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836
Greater Than 14,999	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836
Greater Than 29,999	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836
<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	96.48	91.79	91.60	06.29	100.21	80.34	98.55	N/A	394,883	361,709
500,000 TO 999,999	31	69.05	73.44	73.12	22.06	100.44	32.80	116.30	62.42 to 80.93	727,941	532,303
1,000,000 +	22	67.48	67.83	66.36	16.42	102.22	38.31	98.42	59.44 to 79.51	1,506,583	999,833
<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	32.80	32.80	32.80		100.00	32.80	32.80	N/A	610,000	200,090
250000 TO 499999	22	68.01	68.21	65.19	14.82	104.63	46.57	98.55	61.82 to 79.28	647,297	422,000
500000 +	33	73.76	76.09	71.59	20.70	106.29	38.31	116.30	64.53 to 84.85	1,274,094	912,084
_____ ALL _____											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836

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	76.12	75.43	74.86	15.74	100.76	49.39	102.32	62.42 to 84.85	961,959	720,100
4000	18	76.12	75.43	74.86	15.74	100.76	49.39	102.32	62.42 to 84.85	961,959	720,100
_____ ALL _____											
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80%MLU By Market Area

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<u>Irrigated</u>											
County	47	70.46	72.90	70.65	18.82	103.18	38.31	113.06	65.27 to 80.32	1,038,066	733,394
4000	47	70.46	72.90	70.65	18.82	103.18	38.31	113.06	65.27 to 80.32	1,038,066	733,394
<u>ALL</u>											
10/01/2019 To 09/30/2022	56	69.45	72.22	69.57	20.14	103.81	32.80	116.30	64.53 to 79.32	1,015,994	706,836