

AG STATS 2018

AGLAND SALES		MEAN RATIO CONFIDENCE INTERVAL			
Valuation					
	\$32,660,572				
Selling price		Number of Sales	62		
	\$41,174,292	Degrees of freedom	61		
Median		t value =	2.00		
	74.45%	Mean ratio	78.59%		
Mean		Standard Deviation	37.83%		
	78.59%	Confidence Interval	0.7	to	0.9
Weighted Mean / Aggregate		MEDIAN RATIO CONFIDENCE INTERVAL			
	79.32%				
Average Absolute Deviation		Number of Sales	62		
	105.56%	Median ratio	0.74		
Coefficient of Dispersion		Distance	9		
	141.77	Confidence Interval #		23.00	to 40
Variance of the ratios for SD-		WEIGHTED MEAN RATIO CONFIDENCE INTERVAL			
	14.31%				
Standard Deviation		Wtd. mean ratio	0.79		
	37.83%	Number of Sales	62		
Coefficient of Variation		Degrees of Freedom	61		
	48.14	t value =	1.999		
Price Related Differential		+/-	0.000		
	99.08%	Confidence Interval		0.79	to 0.79
Number of Sales		SALES RATIO STUDY 3 YEARS 10-1-2014 TO 9-30-2017			
	62 less 1				
		61			

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BOOK	PAGE	SALE DATE	PARCEL ID	ADDITIONAL PARCEL ID'S	PRICE PAID PER ACRE	2017 TOTAL LAND VALUE	2017 IMPROVEMENT VALUE	TOTAL VALUATION FOR 2017	2018 TOTAL LAND VALUE	2018 IMPROVEMENT VALUE	TOTAL VALUATION FOR 2018	SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT PER SALE REVIEW	ADJUSTED SELLING PRICE
2014	2226	10/6/2014	12136		\$3,507	\$195,315	\$0	\$195,315	\$194,165	\$0	\$194,165	\$282,000	\$0		\$282,000
2014	2593	12/26/2014	19110		\$2,485	\$279,880	\$0	\$279,880	\$289,697	\$0	\$289,697	\$400,000	\$0		\$400,000
2015	109	12/30/2014	23040		\$998	\$201,690	\$0	\$201,690	\$225,606	\$0	\$225,606	\$160,000	\$0		\$160,000
2015	131	1/15/2015	22060		\$2,377	\$189,260	\$0	\$189,260	\$183,042	\$0	\$183,042	\$280,500	\$0		\$280,500
2015	285	2/6/2015	13088		\$2,504	\$203,580	\$0	\$203,580	\$222,001	\$0	\$222,001	\$400,000	\$0		\$400,000
2015	301	2/10/2015	17147		\$6,113	\$610,235	\$0	\$610,235	\$595,666	\$0	\$595,666	\$883,000	\$0		\$883,000
2015	396	2/20/2015	25054		\$3,301	\$203,420	\$0	\$203,420	\$202,816	\$0	\$202,816	\$291,280	\$0		\$291,280
2015	419	2/28/2015	16030		\$2,024	\$202,275	\$0	\$202,275	\$219,707	\$0	\$219,707	\$320,000	\$0		\$320,000
2015	561	3/17/2015	16086	16084	\$2,831	\$637,055	\$0	\$637,055	\$636,988	\$0	\$636,988	\$800,000	\$0		\$800,000
2015	970	3/17/2015	24110		\$3,150	\$181,330	\$0	\$181,330	\$181,332	\$0	\$181,332	\$250,000	\$0		\$250,000
2015	656	3/30/2015	17092	17195	\$3,305	\$478,330	\$110	\$478,440	\$478,296	\$110	\$478,406	\$652,000	\$0		\$652,000
2015	752	4/15/2015	10041		\$2,889	\$245,890	\$21,060	\$266,950	\$220,973	\$21,060	\$242,033	\$210,000	\$0		\$210,000
2015	1096	6/2/2015	16086	16084	\$2,831	\$636,980	\$0	\$636,980	\$636,988	\$0	\$636,988	\$800,000	\$0		\$800,000
2015	1275	7/16/2015	16084	1608600	\$3,536	\$460,460	\$0	\$460,460	\$460,411	\$0	\$460,411	\$713,889	\$0		\$713,889
2015	1442	8/21/2015	1101200		\$3,725	\$229,155	\$0	\$229,155	\$229,156	\$0	\$229,156	\$367,500	\$0		\$367,500
2015	1876	10/9/2015	16084		\$2,766	\$269,865	\$0	\$269,865	\$269,849	\$0	\$269,849	\$335,000	\$0		\$335,000
2015	2012	11/2/2015	20032	20014	\$1,904	\$304,600	\$0	\$304,600	\$332,552	\$0	\$332,552	\$450,000	\$0		\$450,000
2015	2451	12/11/2015	1707900		\$2,722	\$335,670	\$0	\$335,670	\$352,504	\$0	\$352,504	\$432,000	\$0		\$432,000
2015	2502	12/15/2015	2001100		\$3,783	\$213,695	\$0	\$213,695	\$211,057	\$0	\$211,057	\$300,000	\$0		\$300,000
2017	25	1/6/2016	1406400		\$2,624	\$234,655	\$4,625	\$239,280	\$230,032	\$4,625	\$234,657	\$421,000			\$421,000
2015	43	1/14/2016	1002500		\$3,048	\$146,010	\$107,520	\$253,530	\$161,249	\$107,520	\$268,769	\$240,000	\$0		\$240,000
2016	73	1/15/2016	1208700	1208600	\$2,505	\$198,360	\$0	\$198,360	\$220,647	\$0	\$220,647	\$397,800	\$0		\$397,800
2016	371	2/2/2016	1557600		\$1,744	\$219,670	\$0	\$219,670	\$194,433	\$0	\$194,433	\$240,000	\$0		\$240,000
2016	309	2/18/2016	2102600		\$2,833	\$371,920	\$1,080	\$373,000	\$397,850	\$1,080	\$398,930	\$455,000	\$0		\$455,000
2016	341	2/26/2016	23022		\$5,730	\$724,740	\$0	\$724,740	\$683,394	\$0	\$683,394	\$958,000	\$39,000		\$919,000
2016	343	2/26/2016	2005600	002014300, 001900900	\$5,764	\$2,882,110	\$0	\$2,882,110	\$2,733,908	\$0	\$2,733,908	\$3,832,000	\$148,000		\$3,684,000
2016	352	2/29/2016	1414400	14145	\$1,871	\$809,820	\$0	\$809,820	\$894,559	\$0	\$894,559	\$1,200,000	\$0		\$1,200,000
2016	375	2/29/2016	1802800	18025 18036 18029	\$3,599	\$1,427,520	\$0	\$1,427,520	\$830,714	\$0	\$830,714	\$1,137,000	\$0		\$1,137,000
2016	353	3/1/2016	1906800		\$5,401	\$671,635	\$0	\$671,635	\$628,711	\$0	\$628,711	\$875,000	\$55,000		\$820,000
2016	364	3/1/2016	2208502		\$2,094	\$480,875	\$0	\$480,875	\$524,347	\$0	\$524,347	\$660,000	\$0		\$660,000
2016	365	3/1/2016	2208500	002208700, 002208300	\$2,027	\$761,525	\$0	\$761,525	\$799,073	\$0	\$799,073	\$1,020,000	\$0		\$1,020,000
2016	372	3/1/2016	1556700	001557700, 001557300	\$5,452	\$2,184,490	\$0	\$2,184,490	\$2,014,264	\$0	\$2,014,264	\$2,760,000	\$180,000		\$2,580,000
2016	530	3/11/2016	1807600		\$1,947	\$621,365	\$0	\$621,365	\$669,498	\$0	\$669,498	\$928,800	\$0		\$928,800
2016	539	3/11/2016	1400200		\$2,510	\$207,450	\$0	\$207,450	\$210,373	\$0	\$210,373	\$375,000	\$0		\$375,000
2016	552	3/14/2016	1550900		\$6,346	\$722,860	\$0	\$722,860	\$662,146	\$0	\$662,146	\$1,024,000	\$0		\$1,024,000
2016	529	3/15/2016	2005800		\$5,159	\$699,500	\$0	\$699,500	\$663,406	\$0	\$663,406	\$875,000	\$55,000		\$820,000

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2016	722	4/7/2016	1906600		\$4,161	\$359,100	\$0	\$359,100	\$478,161	\$0	\$478,161	\$658,000	\$0		\$658,000
2016	863	4/29/2016	1815400		\$1,841	\$921,735	\$5,815	\$927,550	\$795,469	\$5,815	\$801,284	\$537,301	\$0		\$537,301
2016	1092	5/26/2016	2013400		\$6,024	\$708,550	\$0	\$708,550	\$666,906	\$0	\$666,906	\$961,280	\$0		\$961,280
2016	1101	5/26/2016	18121	18122 20132 14132	\$2,345	\$2,099,055	\$0	\$2,099,055	\$2,294,543	\$0	\$2,294,543	\$3,066,712	\$0		\$3,066,712
2016	1230	6/2/2016	2300800		\$2,514	\$156,845	\$0	\$156,845	\$160,305	\$0	\$160,305	\$200,000	\$0		\$200,000
2016	1294	6/8/2016	1800000		\$3,864	\$896,570	\$128,750	\$1,025,320	\$500,726	\$128,750	\$629,476	\$900,000	\$0		\$900,000
2016	1492	6/15/2016	1602800		\$1,972	\$276,230	\$0	\$276,230	\$292,776	\$0	\$292,776	\$320,000	\$0	\$8,000	\$312,000
2016	1556	6/24/2016	1904700		\$5,579	\$727,155	\$0	\$727,155	\$699,595	\$0	\$699,595	\$961,280	\$60,000		\$901,280
2016	1605	6/24/2016	1310201	1312000	\$4,626	\$180,390	\$212,860	\$393,250	\$252,908	\$57,310	\$310,218	\$730,000	\$0	\$3,000	\$727,000
2016	2499	10/18/2016	13144		\$1,996	\$214,975	\$0	\$214,975	\$214,976	\$0	\$214,976	\$305,000			\$305,000
2016	2723	12/12/2016	1313700		\$2,125	\$55,045		\$55,045	\$55,048		\$55,048	\$85,000			\$85,000
2017	22	1/4/2017	1602000		\$3,500	\$421,225		\$421,225	\$421,225		\$421,225	\$644,000			\$644,000
2017	173	1/13/2017	2205500		\$3,306	\$572,000		\$572,000	\$241,458		\$241,458	\$572,000			\$572,000
2017	300	2/22/2017	210000		\$5,361	\$158,830		\$158,830	\$158,830	\$0	\$158,830	\$179,050			\$179,050
2017	1034	3/15/2017	1707800		\$4,696	\$682,200		\$682,200	\$682,193		\$682,193	\$750,000			\$750,000
2017	566	3/24/2017	2502300		\$2,065	\$425,300	\$3,695	\$428,995	\$400,093	\$3,695	\$403,788	\$330,000			\$330,000
2017	585	3/27/2017	1013400		\$2,255	\$24,110		\$24,110	\$241,207		\$241,207	\$257,400			\$257,400
2017	718	4/5/2017	1410200		\$1,250	\$102,195		\$102,195	\$102,195		\$102,195	\$100,000			\$100,000
2017	821	4/24/2017	1603900	1600600	\$5,973	\$417,760	\$4,215	\$421,975	\$416,262	\$4,215	\$420,477	\$484,000			\$484,000
2017	1079	5/25/2017	1900300	001900800&00 1900801	\$3,266	\$2,848,465	\$92,115	\$2,940,580	\$2,846,865	\$92,115	\$2,938,980	\$2,100,000			\$2,100,000
2017	1306	6/15/2017	1719500	1709200	\$3,092	\$478,305	\$110	\$478,415	\$478,296	\$110	\$478,406	\$610,000			\$610,000
2017	1314	6/22/2017	1315803		\$2,022	\$116,875		\$116,875	\$116,872		\$116,872	\$125,000			\$125,000
2017	1434	6/27/2017	2305700		\$2,621	\$345,000		\$345,000	\$344,996		\$344,996	\$370,000		-\$23,000	\$393,000
2017	2308	7/26/2017	2209200		\$2,081	\$105,765	\$0	\$490,200	\$99,285	\$0	\$99,285	\$166,500			\$166,500
2017	2878	9/14/2017	2209100		\$1,328	\$490,200	\$0	\$490,200	\$490,200	\$0	\$490,200	\$425,000	\$0		\$425,000
2017	2253	9/18/2017	1014300		\$1,704	\$121,380		\$121,380	\$121,373		\$121,373	\$136,000			\$136,000