

91 Webster

Market Area 1

91.1

# of Sales = 97

Current Values	5440	5440	5440	5230	4990	4990	4990	4990	2600	2600	2600	2285	2285	0	1630	1630	1400	1400	1400	1400	1400	1400	1000	1000
Proposed Values	5765	5765	5765	5545	5290	5290	5290	5290	2750	2750	2750	2750	2750	0	2750	2750	1550	1550	1450	1450	1450	1450	1300	1300
% adjustment	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	20%	20%	0%	69%	69%	11%	11%	4%	4%	4%	4%	30%	30%

Preliminary Statistics:

Median	65.77%	AAD	13.77%
Mean	67.88%	PRD	102.07%
W/ Mean	66.50%	COD	20.93%

What If Statistics:

Median	73.66%	AAD	15.22%
Mean	76.56%	PRD	103.55%
W/ Mean	73.94%	COD	20.67%

Majority Land Use Proportionality

	Irrigated	Dry	Grass	CRP
Yr 1	2	4	8	0
Yr 2	8	7	9	0
Yr 3	5	7	9	0
Total	15	18	26	0

county number	book	page	sale date	location id	legal	1A1	1A	2A1	2A	3A1	3A	4A1	4A	1D1	1D	2D1	2D	3D1	3D	4D1	4D	1G1	1G	2G1	2G	3G1	3G	4G1	4G	Reported Agrand	sale amt	adjustment	adj sale price	Per Acre sales price	total current year land value	total ag acres	non ag acres	ratio	absolute difference	What if Land Value	adj sales price	New Ratio	absolute difference	Total Ag Acres	% of acres Irrig	% of acres Dry	% of acres Grass	Sale Yr	
91	2020	2993	11/10/2020	1006700	14-01-09 GOV LOTS 5, 6, 7 & 8 IN NE1/4 & NW1/4 LESS U.S.A. TRACTS 14-1-9	6	1.09	0.37	0	0	0	0	0	8.75	2.14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350025	505000	-10000	495000	2716	350025	182.22	3.95	70.71%	4.94%	354081	495000	71.53%	2.13%	182.22	35.39%	5.98%	0.00%	1
91	2020	3148	12/4/2020	1315301	PT OF NW1/4 22-4-9 05-02-09 WEST 1/2 4' OF THE NE1/4 5-2-9	0	0	0	0	0	0	0	0	0	0	5.5	16.9	32.53	0	0	36.08	0.11	0	0	0	0.01	0	0	0	0	186230	265050	0	265050	2908	186230	91.13	2.81	70.26%	4.49%	250463	265050	94.50%	20.84%	91.13	0.00%	99.87%	0.13%	1
91	2020	3357	12/29/2020	1102201	THE NE1/4 5-2-9 11-02-11 E1/2SW1/4 11-2-11	0	0	0	0	0	0	0	0	1.28	0	27.11	0	0	0	0.88	20.79	18.27	29.88	0	0.66	0	0	0	0	164150	200000	0	200000	2023	164150	98.87	1.25	82.08%	16.30%	185319	200000	92.66%	19.00%	98.87	0.00%	29.60%	70.40%	1	
91	2021	303	1/1/2021	1901300	11	0	0	0	0	0	0	0	0	6.01	24.54	49.93	0	0	0	49.65	2.08	0.82	1.01	0	0	0	4.05	0	293120	412500	0	412500	2611	293120	157.97	2.01	71.06%	5.29%	379022	412500	91.88%	18.23%	157.97	0.00%	82.38%	5.04%	1		
91	2021	168	1/5/2021	2010500	16-03-11 NW1/4 16-3-11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	0	47	6	0	0	0	0	0	218400	205000	0	205000	1314	218400	156	4	106.54%	40.76%	236500	205000	115.37%	41.71%	156	0.00%	0.00%	100.00%	1	
91	2021	88	1/19/2021	2212300	33-01-12 NE1/4 33-1-12	0	0	0	0	0	0	0	0	11.25	0	90.99	0	0	0	98.39	118.61	0	0	0	0	0	0	0	0	590870	800000	0	800000	2506	590870	319.24	2	73.86%	8.09%	877910	800000	109.74%	36.08%	319.24	0.00%	100.00%	0.00%	1	
91	2021	211	2/2/2021	1904700	04-02-11 NE1/4 4-2-11	0	33.59	0	30.62	13.14	0	4.44	49.15	0	1.66	0	3.44	13.69	0	1.08	8.71	0	0	0	0	0	0	0	0	735270	1033000	0	1033000	6476	735270	159.52	2.03	71.18%	5.41%	795031	1033000	76.96%	3.31%	159.52	82.08%	17.92%	0.00%	1	
91	2021	381	2/5/2021	1912800	34-02-11 THE SOUTH 52 ACRES (LOT 2) N1/2NE1/4 34-2-11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9.13	19.32	24.07	0	0	0	0	0	0	73530	107000	0	107000	2037	73530	52.52	0.66	68.72%	2.95%	78999	107000	73.83%	0.17%	52.52	0.00%	0.00%	100.00%	1	
91	2021	331	2/12/2021	1413800	33-01-10 E1/2NE1/4 33-1-10	0	0	0	0	0	0	0	0	21.48	0	17.12	0	0	0	12.46	0	0	0.97	2.68	0	0	0	0	0	131955	200000	0	200000	2569	131955	77.84	2	65.98%	0.20%	152723	200000	78.64%	4.98%	77.84	0.00%	65.60%	4.69%	1	
91	2021	390	2/12/2021	1611600	29-03-10 W140 ACRES OF NW1/4 29-3-10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51.43	4.7	16.85	0	0	0	59.5	0	0	164430	248000	0	248000	1797	164430	137.99	2.02	66.30%	0.53%	191539	248000	77.23%	3.58%	137.99	0.00%	0.00%	96.01%	1	
91	2021	445	2/22/2021	2510500	16-04-12 SE1/4 LESS 7.12 ACRE TRACT 16-4-12	0	0	0	0	0	0	0	0	8.9	0	18.93	2.66	0	23.09	4.39	34.46	22.43	29.9	0	3.57	0	0	0	0	244560	330000	0	330000	2054	244560	160.64	2.01	74.11%	8.34%	296914	330000	89.97%	16.32%	160.64	0.00%	36.09%	56.25%	1	
91	2021	534	3/4/2021	1109200	19-02-09 S1/2S1/2NE1/4 & SE1/4 & PT SW1/4 AKA TRACT B 19-2-9	11.21	21.78	2.39	63.3	0	0	0	16.29	33.92	0.11	0.62	0	0.39	0	0	6.1	0	46.44	0	3.1	0	0	0	0	0	862970	1149000	-65000	1084000	4713	862970	229.99	2.5	79.61%	13.84%	929077	1084000	85.71%	12.05%	229.99	64.74%	3.14%	21.54%	1
91	2021	810	3/6/2021	1100700	02-02-09 W1/2NW1/4 2-2-9	0	0	0	0	0	0	0	0	21.58	0	26.98	0	0	0	0	6.34	13.06	8.59	0.85	0	0	0	0	0	195995	190000	0	190000	2455	195995	77.4	2.99	84.00%	18.22%	185765	190000	97.77%	24.11%	77.4	0.00%	70.93%	29.07%	1	
91	2021	650	3/24/2021	1105900	13-02-09 SW1/4NE1/4 & S1/2NW1/4 13-2-9	0	0	0	0	0	0	0	0	14.1	51.63	0	37.52	0	0	24.23	67.78	36.95	43.51	0	0	0	0	0	0	503670	760000	0	760000	2756	503670	275.72	1.22	66.27%	0.50%	575991	760000	75.79%	2.13%	275.72	0.00%	46.24%	53.76%	1	
91	2021	927	4/10/2021	1013301	32-01-09 N1/2SE1/4 32-1-9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48.87	2.16	27.13	0	0.4	0	0	0	0	109985	124000	0	124000	1578	109985	78.56	1	88.70%	22.92%	119015	124000	95.98%	22.32%	78.56	0.00%	0.00%	100.00%	1	
91	2021	879	4/12/2021	1013200	32-01-09 S1/2SW1/4 32-1-9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89.6	9	33.7	6.6	16.1	0	0	0	0	217000	248000	0	248000	1600	217000	155	5	87.50%	21.73%	234610	248000	94.60%	20.94%	155	0.00%	0.00%	100.00%	1	
91	2021	904	4/19/2021	1700900	03-04-10 NE1/4 3-4-10	0	0	0	0	0	0	0	0	101.96	12.98	0	25.13	0	0	0.5	26.91	0	0	0	0	0	0	0	0	400945	536000	0	536000	3200	400945	167.48	4.15	74.80%	9.03%	460570	536000	85.93%	12.27%	167.48	0.00%	100.00%	0.00%	1	
91	2021	1113	4/28/2021	1601200	03-01-10 SE1/4 3-1-10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42.44	21.76	75.35	0	0	0	0	0	0	200330	325400	0	325400	2177	200330	149.46	3.88	61.56%	4.21%	213723	325400	65.68%	7.98%	149.46	0.00%	0.00%	93.37%	1	
91	2021	1123	5/4/2021	1000301	1-9	2.51	33.36	29.71	12.78	12.96	0	14.79	24.99	0	1.16	1.09	1.3	0.33	0	0	1.97	0.08	0	0	0	0.1	0	0	0	703845	875000	-25000	850000	5608	703845	151.56	1.65	82.81%	17.03%	751500	850000	88.41%	14.75%	151.56	86.50%	3.86%	0.12%	1	
91	2021	1316	5/18/2021	1555100	12-02-10 NW1/4 12-2-10	0	0	0	0	0	0	0	0	79	0	43.78	0	0	0	0	0.32	7.73	7.82	0	0	0	0	0	0	343535	300000	0	300000	1908	343535	157.21	4	114.51%	48.74%	381302	300000	127.10%	53.44%	157.21	0.00%	78.10%	18.49%	1	
91	2021	1426	6/1/2021	2303400	22-02-12 NE1/4 22-2-12 SW1/4 & S1/2NW1/4 LESS A TRACT 23-4-10	72.33	73.71	0	13.04	12.52	0	0	35.92	33.76	50.26	0	7.65	0	0	0.07	25.93	41.72	8.9	0.38	0	0	0	0	0	0	1454085	1650000	0	1650000	4386	1454085	376.19	6.49	88.13%	22.35%	1573080	1650000	95.34%	21.68%	376.19	55.16%	31.28%	13.56%	1
91	2021	2013	7/26/2021	1210900	25-03-09 NW1/4 25-3-9	0	0																																										

