

MINUTES OF THE HOUSE TAXATION COMMITTEE

The meeting was called to order by Chairman John Edmonds at 9:00 a.m. on January 22, 2004 in Room 519-S of the Capitol.

All members were present except:

Representative Scott Schwab- excused
Representative Tom Sawyer- excused

Committee staff present:

Chris Courtwright, Legislative Research Department
Martha Dorsey, Legislative Research Department
Gordon Self, Revisors of Statutes
Carol Doel, Committee Secretary

Conferees appearing before the committee:

Mark Beck, Director of Property Valuation
Pete Davis, Sales Ratio Manager for State of Kansas
Laura Johnson, Attorney for Department of Revenue

Others attending:

See Attached List

Chairman Edmonds opened the floor for bill introductions. Hearing none, he recognized Mark Beck, Director of Property Valuation for the State of Kansas, for continuation of the committee briefing on property tax and appraisal related issues.

Mr. Beck introduced Pete Davis, Sales Ration Manager for the State of Kansas, to talk about the State of Kansas equalization measures.

Mr. Davis presented a background on ratio studies to the committee explaining that a ratio study was the primary mass appraisal performance evaluation tool as well as an exercise in applied statistics. The earliest ratio study was done by the Kansas State Agricultural College in 1924. Information was also provided that gave the Kansas Statutory References. The most important thing measured in a ratio study is the measure of level. We do have a standard here in Kansas that says the county appraiser should be within 90% to 100% of fair market value as the level is measured overall in the county. (Attachment 1)

Each member of the committee was given a ratio study work sheet and a small cup of 8 colors of M&M's totaling about 30 with each color of M&M representing a different ratio count. Each member of the committee was challenged to separate the colors and calculate the ratios. (Attachment 2)

Provided for committee review were statistics regarding appraisal/sales ratio study county by county alphabetically. (Attachment 3)

Next to come before the committee with a briefing on tax appeal was Laura Johnson, Attorney for the Department of Revenue. Mrs. Johnson stated that about half of the people appealing taxes obtain some relief. She explained the method of tax appeal with the first opportunity being in the Spring when the notice of value is received. The county appraiser should be advised of an impending appeal within 30 days. A pamphlet was given to each member of the committee explaining such things as what to take to a meeting or hearing, what to expect and various other aspects of tax appeal. (This pamphlet can be obtained from the Kansas Department of Revenue Division of Property Valuation - 915 SW Harrison - Topeka or Phone 785-296-2365.)

If a person were to call on the telephone regarding tax appeal, they can ask for Laura Johnson, Phil Waters, Larry Reynolds, or Roger Hamm as starting personnel.

With no further business before the committee, Chairman Edmonds adjourned the meeting at 10:45 a.m.

What is a Ratio Study ?

- The primary mass appraisal performance evaluation tool
- An exercise in applied statistics

Statistics

- The science of learning from experience
especially experience that arrives a little bit at a time

– Bradley Efron

Early Ratio Study Research

- **Kansas State Agricultural College**
– *Assessment and Equalization of Farm and City Real Estate in Kansas* - 1924
- **National Association of Tax Administrators**
– *Guide for Assessment-Sales Ratio Studies* - 1954
- **International Assoc. of Assessing Officers**
– *Standard on Ratio Studies* – 1980, 1990, 1999

Kansas Statutory References

- 79-1485 ratio study act
- 79-1486 definitions
- 79-1487 access to county records
- 79-1488 duties of director
- 79-1489 notification & appeals
- 79-1490 publication of study
- 79-1491 rules and regulations
- 79-1444 technical advisory committee

4

Uses of Ratio Studies

PVD

- Performance evaluation

County Appraisers:

- establish reappraisal priorities
- identify appraisal problems
- analyze the market
- adjust values between reappraisals

Introduction

- Market Value and ad Valorem Appraisal
– Sales prices can serve as objective proxies of market value

$\$80,000 \text{ Appraised Value} \div \$100,000 \text{ Sale Price}$
 $= 0.80 \text{ Ratio (may also be expressed as 80\%)}$

HOUSE TAXATION

Attachment 1

Date 1-22-04

Aspects of Appraisal Performance

- **Level (LOA):**

Overall ratio of appraised value to market value.

A measure of appraisal accuracy

Measure of Level

- **Median Ratio (middle ratio)**

Kansas Standard 90 to 110%

Sort the ratios

Find the middle ratio $(n+1)/2$

Measure of Uniformity

- **COD (Coefficient of Dispersion)**

- A measure of equity

- Degree to which different properties are appraised at equal percentages of market value

Kansas Standard 20 or less
(lower number means greater uniformity)

COD Calculation Steps

- Find the median ratio
- Subtract the median ratio from each ratio
- Use the absolute value of the differences
- Add up the absolute deviations
- Find the average of the absolute deviations
- Divide by the median ratio

Level v. Uniformity

County A			County B:			
Appraised Value (\$)	Sale Price (\$)	Ratio A/S	Sale No.	Appraised Value (\$)	Sale Price (\$)	Ratio A/S
21,000	25,000	0.84	1	10,000	25,000	0.40
44,000	50,000	0.88	2	30,000	50,000	0.60
28,000	30,000	0.93	3	22,500	30,000	0.75
60,000	60,000	1.00	4	60,000	60,000	1.00
32,000	30,000	1.07	5	37,500	30,000	1.25
56,000	50,000	1.12	6	70,000	50,000	1.40
29,000	25,000	1.16	7	40,000	25,000	1.60

Median = 100.0

COD = 9.9

Median = 100.0

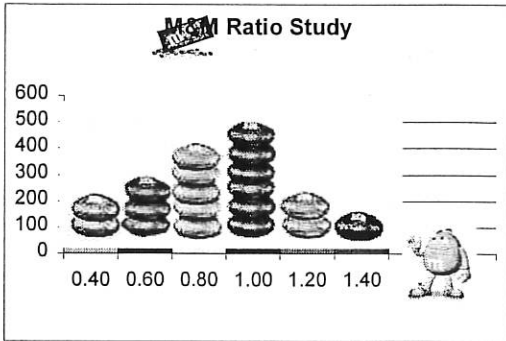
COD = 35.7

Statistical Inference is Serious Business

A lot can ride on whether or not an observed performance measure is **real**.

Bradley Efron

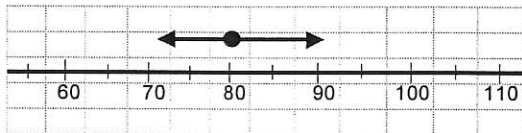
Confidence Interval Demo



What is a Confidence Interval

- Range estimate (low, high)
- It accounts for sampling error
- Estimates population parameter with a degree of reliability (usually 90% or 95%)
- The true measures of performance will **always** be unknown

Confidence Interval Example



Median Ratio 80.5

95% Confidence Interval 70.5 to 90.5

15

Median Ratio Confidence Interval (95%)

Size	Median	Lower	Upper
24	12/13	7	18
25	13	8	18
26	13/14	8	19
27	14	8	20
28	14/15	9	20
29	15	9	21
30	15/16	10	21
31	16	10	22
32	16/17	10	23
33	17	11	23
34	17/18	11	24
35	18	12	24
36	18/19	12	25
37	19	13	25

16

IAAO Standard



“Confidence intervals around the measures of level provide indicators of the reliability of the sample statistics as predictors of the overall level of appraisal of the population .”

Section 7.2

17

IAAO Uniformity Standards

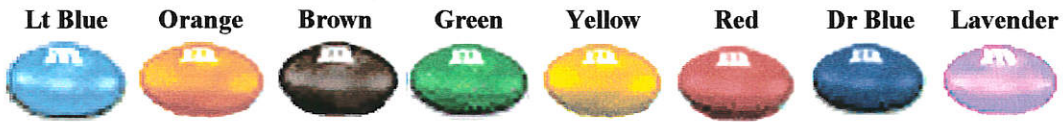


Jurisdictions should not be mandated to reappraise unless the ratio study indicates failure to meet the standards presented in this section with an appropriate degree of statistical confidence.

Section 14.2

18

Ratio Study Worksheet



	Lt Blue	Orange	Brown	Green	Yellow	Red	Dr Blue	Lavender
Ratio	50	60	70	80	90	100	110	120
Count	_____	_____	_____	_____	_____	_____	_____	_____

	Ratio	Absolute Deviation
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____
7	_____	_____
8	_____	_____
9	_____	_____
10	_____	_____
11	_____	_____
12	_____	_____
13	_____	_____
14	_____	_____
15	_____	_____
16	_____	_____
17	_____	_____
18	_____	_____
19	_____	_____
20	_____	_____
21	_____	_____
22	_____	_____
23	_____	_____
24	_____	_____
25	_____	_____
26	_____	_____
27	_____	_____
28	_____	_____
29	_____	_____
30	_____	_____
31	_____	_____
32	_____	_____
33	_____	_____
34	_____	_____
35	_____	_____
36	_____	_____
37	_____	_____
38	_____	_____
39	_____	_____
40	_____	_____

Median Ratio *(Instructions)*

1. Array the ratios in a column (sort from low to high)
2. Count the number ratios in the sample
3. Locate the middle ratio (*Median*) . [n/2 +.5]

_____ **Median**

COD *(instructions)*

1. Subtract the **Median** from each ratio
2. Find the Absolute Value (Remove minus signs)
3. Add up the Absolute Deviations
4. Divide by the number of ratios
5. Divide by the **Median** ratio
6. Multiply by 100 to find the **COD**

Divided by the number of ratios _____ *(Avg. Absolute Deviation)*

Divided by the median ratio _____

Multiply by 100 _____ **COD**

Total _____ *(Sum of Absolute Deviations)*

HOUSE TAXATION
Attachment 2
Date 1-22-04

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals
COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

001 - ALLEN

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.6	92.3 to 98.1	14.3	12.4 to 16.5	1.03	1.01 to 1.05	158	15
Comm/Ind.	95.2	81.8 to 109.2	21.2	13.5 to 33.7	1.06	0.99 to 1.17	16	0
Vac. Lot	53.0	N/A	32.7	N/A	0.99	N/A	11	2
Farm & Home	63.0	N/A	28.3	N/A	1.24	N/A	15	1
Ag. Land Only	18.3	N/A	31.1	N/A	1.01	N/A	15	1
Ag. w/Impr.'s	19.1	N/A	27.1	N/A	1.02	N/A	21	1
Other/Ex./Ut./NP/Mix-Use	69.6	N/A	43.7	N/A	0.76	N/A	13	1
TOTAL w/ AG. & FARM	90.0	N/A	26.7	N/A	1.10	N/A	234	16
TOTAL MARKET	94.6	N/A	17.4	N/A	1.01	N/A	198	21

002 - ANDERSON

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.6	93.3 to 99.6	15.0	12.4 to 18.2	1.03	1.00 to 1.06	95	7
Comm/Ind. S-8	101.8	61.5 to 111.3	27.4	15.2 to 48.5	1.18	0.89 to 1.49	14	0
Vac. Lot	86.3	N/A	33.9	N/A	1.22	N/A	8	1
Farm & Home	62.1	N/A	25.3	N/A	1.01	N/A	13	1
Ag. Land Only	12.9	N/A	56.2	N/A	0.84	N/A	21	0
Ag. w/Impr.'s	15.0	N/A	49.9	N/A	0.87	N/A	28	0
Other/Ex./Ut./NP/Mix-Use	82.8	N/A	42.2	N/A	1.12	N/A	8	0
TOTAL w/ AG. & FARM	89.0	N/A	34.2	N/A	1.14	N/A	166	5
TOTAL MARKET	96.0	N/A	17.7	N/A	1.05	N/A	125	11

003 - ATCHISON

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.7	95.7 to 100.1	10.8	9.5 to 12.4	1.02	1.00 to 1.03	176	22
Comm/Ind.	102.4	87.6 to 117.1	14.4	6.7 to 30.0	1.05	1.00 to 1.23	8	1
Vac. Lot	117.7	N/A	67.3	N/A	1.25	N/A	10	0
Farm & Home	50.8	N/A	32.5	N/A	1.11	N/A	8	0
Ag. Land Only	17.5	N/A	40.7	N/A	0.79	N/A	17	2
Ag. w/Impr.'s	17.5	N/A	49.5	N/A	0.76	N/A	21	2
Other/Ex./Ut./NP/Mix-Use	203.3	N/A	96.2	N/A	2.78	N/A	4	0
TOTAL w/ AG. & FARM	96.2	N/A	13.7	N/A	1.03	N/A	227	44
TOTAL MARKET	98.9	N/A	11.4	N/A	1.02	N/A	198	28

HOUSE TAXATION

Attachment 3

Date 1-22-04

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

004 - BARBER								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.6	96.5 to 104.4	10.6	8.5 to 13.5	1.00	0.96 to 1.03	60	6
Comm/Ind. S-7	97.4	85.2 to 112.4	7.6	3.9 to 12.9	1.02	1.00 to 1.04	9	1
Vac. Lot	107.4	N/A	19.8	N/A	1.19	N/A	3	0
Farm & Home	38.7	N/A	49.7	N/A	1.86	N/A	6	0
Ag. Land Only	12.0	N/A	31.3	N/A	0.98	N/A	14	0
Ag. w/Impr.'s	13.0	N/A	29.9	N/A	0.97	N/A	18	1
Other/Ex./Ut./NP/Mix-Use	127.9	N/A	275.7	N/A	3.17	N/A	6	0
TOTAL w/ AG. & FARM	95.6	N/A	32.0	N/A	1.60	N/A	102	4
TOTAL MARKET	101.4	N/A	11.9	N/A	1.00	N/A	78	9

005 - BARTON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.5	94.2 to 98.4	14.0	12.4 to 15.9	1.03	1.01 to 1.05	235	18
Comm/Ind.	96.1	85.8 to 104.4	17.6	12.8 to 24.8	0.98	0.90 to 1.06	31	2
Vac. Lot	64.4	N/A	44.1	N/A	1.31	N/A	44	5
Farm & Home	52.2	N/A	44.5	N/A	1.00	N/A	15	0
Ag. Land Only	20.6	N/A	31.8	N/A	1.05	N/A	42	1
Ag. w/Impr.'s	21.1	N/A	28.9	N/A	1.04	N/A	49	2
Other/Ex./Ut./NP/Mix-Use	72.4	N/A	62.0	N/A	0.73	N/A	16	2
TOTAL w/ AG. & FARM	91.1	N/A	29.2	N/A	1.14	N/A	390	28
TOTAL MARKET	95.0	N/A	18.2	N/A	1.02	N/A	326	34

006 - BOURBON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.0	94.3 to 100.0	17.5	15.6 to 19.8	1.04	1.02 to 1.06	203	18
Comm/Ind.	74.6	50.3 to 118.9	43.6	27.6 to 75.4	0.99	0.88 to 1.11	10	0
Vac. Lot	67.0	N/A	62.3	N/A	1.40	N/A	29	1
Farm & Home	57.8	N/A	41.8	N/A	1.12	N/A	24	1
Ag. Land Only	12.0	N/A	51.2	N/A	1.09	N/A	40	0
Ag. w/Impr.'s	12.2	N/A	45.9	N/A	0.99	N/A	50	1
Other/Ex./Ut./NP/Mix-Use	74.0	N/A	36.9	N/A	1.26	N/A	9	1
TOTAL w/ AG. & FARM	87.3	N/A	37.5	N/A	1.14	N/A	325	14
TOTAL MARKET	95.6	N/A	22.1	N/A	1.02	N/A	251	21

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.0

007 - BROWN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.0	97.1 to 108.3	24.0	20.4 to 28.1	1.10	1.06 to 1.13	132	14
Comm/Ind. S-9	100.0	78.6 to 124.0	25.5	15.2 to 44.2	1.09	0.89 to 1.32	13	1
Vac. Lot	38.5	N/A	41.3	N/A	1.13	N/A	13	1
Farm & Home	78.9	N/A	32.0	N/A	1.32	N/A	8	1
Ag. Land Only	27.4	N/A	27.7	N/A	0.99	N/A	23	2
Ag. w/Impr.'s	24.6	N/A	31.5	N/A	0.96	N/A	29	2
Other/Ex./Ut./NP/Mix-Use	648.2	N/A	160.6	N/A	7.23	N/A	18	1
TOTAL w/ AG. & FARM	94.4	N/A	42.2	N/A	1.21	N/A	213	22
TOTAL MARKET	100.0	N/A	33.6	N/A	1.08	N/A	176	20

008 - BUTLER								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.9	92.3 to 96.8	12.2	11.2 to 13.3	1.01	1.00 to 1.02	400	33
Comm/Ind.	95.7	89.5 to 103.6	12.8	9.0 to 18.4	0.98	0.94 to 1.01	27	3
Vac. Lot	67.5	N/A	47.5	N/A	1.12	N/A	217	3
Farm & Home	56.9	N/A	29.3	N/A	1.13	N/A	34	1
Ag. Land Only	7.7	N/A	67.9	N/A	0.92	N/A	62	4
Ag. w/Impr.'s	9.3	N/A	70.2	N/A	0.92	N/A	70	3
Other/Ex./Ut./NP/Mix-Use	74.7	N/A	29.8	N/A	1.05	N/A	13	1
TOTAL w/ AG. & FARM	85.7	N/A	33.0	N/A	1.06	N/A	761	12
TOTAL MARKET	89.3	N/A	18.4	N/A	1.03	N/A	657	83

009 - CHASE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.3	92.9 to 108.1	15.3	11.0 to 21.9	1.07	1.04 to 1.13	29	2
Comm/Ind. S-8	92.5	78.3 to 111.7	18.6	8.8 to 40.3	1.04	0.97 to 1.14	10	1
Vac. Lot	100.0	N/A	49.8	N/A	1.02	N/A	3	0
Farm & Home	61.7	N/A	64.6	N/A	1.70	N/A	4	0
Ag. Land Only	13.4	N/A	34.1	N/A	0.94	N/A	15	2
Ag. w/Impr.'s	13.4	N/A	34.1	N/A	0.94	N/A	15	2
Other/Ex./Ut./NP/Mix-Use	88.9	N/A	38.2	N/A	2.69	N/A	3	0
TOTAL w/ AG. & FARM	90.6	N/A	39.0	N/A	1.56	N/A	64	2
TOTAL MARKET	95.6	N/A	15.2	N/A	1.06	N/A	45	6

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

010 - CHAUTAUQUA								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	85.0	80.4 to 92.7	26.9	21.5 to 34.1	1.12	1.06 to 1.19	51	3
Comm./Ind.	79.9	25.3 to 91.3	28.3	12.5 to 125.7	1.26	0.99 to 1.80	9	0
Vac. Lot	69.5	N/A	60.5	N/A	2.24	N/A	5	0
Farm & Home	35.2	N/A	63.1	N/A	1.49	N/A	23	2
Ag. Land Only	12.7	N/A	24.2	N/A	0.90	N/A	18	2
Ag. w/Impr.'s	12.7	N/A	33.2	N/A	0.92	N/A	26	1
Other/Ex./Ut./NP/Mix-Use	48.5	N/A	12.1	N/A	1.03	N/A	6	1
TOTAL w/ AG. & FARM	58.4	N/A	63.7	N/A	1.65	N/A	120	5
TOTAL MARKET	81.8	N/A	32.8	N/A	1.14	N/A	71	3

011 - CHEROKEE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	102.3	99.7 to 107.5	19.8	17.4 to 22.7	1.05	1.02 to 1.08	192	23
Comm./Ind. S-13	95.9	87.1 to 102.9	12.9	8.8 to 19.2	1.06	1.01 to 1.12	20	1
Vac. Lot	53.1	N/A	52.3	N/A	1.04	N/A	26	2
Farm & Home	69.6	N/A	34.2	N/A	0.99	N/A	23	2
Ag. Land Only	22.4	N/A	19.7	N/A	1.01	N/A	19	2
Ag. w/Impr.'s	22.4	N/A	19.9	N/A	1.01	N/A	25	4
Other/Ex./Ut./NP/Mix-Use	91.3	N/A	80.6	N/A	0.98	N/A	14	1
TOTAL w/ AG. & FARM	96.3	N/A	32.0	N/A	1.10	N/A	300	26
TOTAL MARKET	100.0	N/A	24.0	N/A	1.01	N/A	252	29

012 - CHEYENNE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.6	90.6 to 101.6	17.1	12.8 to 22.2	1.04	0.99 to 1.11	48	0
Comm./Ind. S-7	95.9	81.7 to 107.8	9.9	5.0 to 18.0	0.97	0.94 to 1.00	11	1
Vac. Lot	37.6	N/A		N/A		N/A	1	0
Farm & Home	19.3	N/A		N/A		N/A	1	0
Ag. Land Only	21.6	N/A	9.1	N/A	1.01	N/A	17	1
Ag. w/Impr.'s	21.6	N/A	9.1	N/A	1.01	N/A	17	1
Other/Ex./Ut./NP/Mix-Use	66.3	N/A	26.2	N/A	1.20	N/A	2	0
TOTAL w/ AG. & FARM	88.8	N/A	33.8	N/A	1.46	N/A	80	0
TOTAL MARKET	97.0	N/A	17.6	N/A	1.01	N/A	62	1

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

013 - CLARK								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.0	88.8 to 100.0	9.2	6.5 to 13.1	1.07	1.04 to 1.12	23	2
Comm./Ind. S-7	105.2	98.4 to 144.3	29.5	17.8 to 100.1	1.14	0.98 to 1.48	7	0
Vac. Lot	56.8	N/A	2.5	N/A	0.99	N/A	2	0
Farm & Home	48.8	N/A	68.1	N/A	1.81	N/A	2	0
Ag. Land Only	15.9	N/A	6.3	N/A	1.04	N/A	2	0
Ag. w/Impr.'s	15.9	N/A	120.5	N/A	2.43	N/A	4	0
Other/Ex./Ut./NP/Mix-Use	73.8	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	93.8	N/A	16.4	N/A	1.06	N/A	39	5
TOTAL MARKET	97.3	N/A	15.4	N/A	1.05	N/A	33	2

014 - CLAY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.7	91.8 to 100.0	13.5	11.2 to 16.3	1.01	0.99 to 1.04	92	9
Comm./Ind. S-10	104.2	97.1 to 112.2	11.2	7.7 to 18.3	0.99	0.95 to 1.03	17	1
Vac. Lot	110.6	N/A	68.9	N/A	1.21	N/A	6	0
Farm & Home	59.1	N/A	56.5	N/A	2.01	N/A	2	0
Ag. Land Only	18.5	N/A	22.6	N/A	1.01	N/A	11	1
Ag. w/Impr.'s	18.5	N/A	16.7	N/A	0.97	N/A	17	3
Other/Ex./Ut./NP/Mix-Use	112.7	N/A	10.7	N/A	1.08	N/A	4	1
TOTAL w/ AG. & FARM	95.1	N/A	21.3	N/A	1.13	N/A	138	17
TOTAL MARKET	97.6	N/A	13.8	N/A	1.00	N/A	119	15

015 - CLOUD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.1	93.8 to 102.3	16.2	13.9 to 19.1	1.05	1.03 to 1.08	146	18
Comm./Ind.	107.8	89.1 to 179.4	40.4	15.7 to 99.7	1.24	1.03 to 1.67	7	0
Vac. Lot	112.8	N/A	57.5	N/A	1.62	N/A	6	0
Farm & Home	60.5	N/A	36.8	N/A	0.96	N/A	8	1
Ag. Land Only	19.4	N/A	36.3	N/A	1.03	N/A	31	0
Ag. w/Impr.'s	19.6	N/A	36.3	N/A	1.03	N/A	33	2
Other/Ex./Ut./NP/Mix-Use	135.6	N/A	25.9	N/A	1.07	N/A	5	0
TOTAL w/ AG. & FARM	93.4	N/A	27.8	N/A	1.14	N/A	205	29
TOTAL MARKET	97.9	N/A	17.7	N/A	1.06	N/A	164	21

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

016 - COFFEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.2	94.9 to 102.9	15.7	13.5 to 18.3	1.05	1.03 to 1.07	119	10
Comm/Ind.	94.4	86.6 to 108.3	11.9	8.6 to 18.6	1.04	1.01 to 1.11	14	1
Vac. Lot	97.5	N/A	21.6	N/A	1.11	N/A	17	2
Farm & Home	79.6	N/A	24.3	N/A	0.88	N/A	15	0
Ag. Land Only	17.3	N/A	37.2	N/A	1.03	N/A	15	0
Ag. w/Impr.'s	19.2	N/A	37.2	N/A	1.03	N/A	16	1
Other/Ex./Ut./NP/Mix-Use	96.7	N/A	32.1	N/A	0.89	N/A	8	1
TOTAL w/ AG. & FARM	94.5	N/A	19.2	N/A	1.05	N/A	189	26
TOTAL MARKET	98.3	N/A	15.8	N/A	1.04	N/A	158	16

017 - COMANCHE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.5	88.1 to 105.7	16.1	11.0 to 24.6	1.07	1.01 to 1.19	18	0
Comm/Ind. S-11	94.9	94.3 to 113.0	8.7	4.3 to 15.3	0.93	0.87 to 1.00	13	2
Vac. Lot	98.0	N/A	12.9	N/A	1.00	N/A	3	0
Farm & Home	18.4	N/A		N/A		N/A	1	0
Ag. Land Only	14.0	N/A	13.2	N/A	0.95	N/A	3	0
Ag. w/Impr.'s	14.0	N/A	13.2	N/A	0.95	N/A	3	0
Other/Ex./Ut./NP/Mix-Use	137.7	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	95.4	N/A	13.3	N/A	0.99	N/A	39	7
TOTAL MARKET	97.5	N/A	13.3	N/A	0.99	N/A	35	3

018 - COWLEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.1	98.8 to 102.3	14.1	12.6 to 15.7	1.04	1.02 to 1.06	266	22
Comm/Ind.	96.0	68.2 to 110.0	27.6	17.4 to 44.9	0.86	0.77 to 0.99	16	0
Vac. Lot	82.1	N/A	74.7	N/A	1.15	N/A	38	0
Farm & Home	55.3	N/A	36.9	N/A	0.98	N/A	26	0
Ag. Land Only	12.4	N/A	37.0	N/A	0.88	N/A	37	1
Ag. w/Impr.'s	12.4	N/A	36.6	N/A	0.93	N/A	41	3
Other/Ex./Ut./NP/Mix-Use	116.6	N/A	101.0	N/A	1.02	N/A	21	2
TOTAL w/ AG. & FARM	95.7	N/A	30.2	N/A	1.11	N/A	410	27
TOTAL MARKET	99.8	N/A	17.0	N/A	1.02	N/A	343	47

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

019 - CRAWFORD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	93.9	90.9 to 96.1	13.6	12.2 to 15.3	0.99	0.98 to 1.00	248	15
Comm./Ind.	93.2	80.1 to 109.9	24.1	17.6 to 37.9	0.90	0.80 to 1.04	24	1
Vac. Lot	61.8	N/A	55.2	N/A	1.35	N/A	71	4
Farm & Home	57.5	N/A	33.3	N/A	1.00	N/A	14	0
Ag. Land Only	12.2	N/A	58.9	N/A	0.92	N/A	39	0
Ag. w/Impr.'s	14.2	N/A	50.8	N/A	0.91	N/A	47	0
Other/Ex./Ut./NP/Mix-Use	87.4	N/A	35.9	N/A	1.13	N/A	23	1
TOTAL w/ AG. & FARM	86.9	N/A	31.3	N/A	1.05	N/A	427	11
TOTAL MARKET	91.3	N/A	19.5	N/A	0.97	N/A	366	28

020 - DECATUR								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	108.4	105.5 to 111.5	10.5	7.7 to 14.8	1.02	0.99 to 1.05	42	2
Comm./Ind. S-8	94.9	88.4 to 104.1	7.7	4.1 to 13.6	1.03	0.98 to 1.11	10	1
Vac. Lot	26.3	N/A	N/A	N/A	N/A	N/A	1	0
Farm & Home	35.6	N/A	75.7	N/A	1.92	N/A	3	0
Ag. Land Only	17.5	N/A	6.9	N/A	1.00	N/A	12	1
Ag. w/Impr.'s	18.3	N/A	9.4	N/A	1.01	N/A	14	1
Other/Ex./Ut./NP/Mix-Use	81.1	N/A	49.7	N/A	1.00	N/A	2	0
TOTAL w/ AG. & FARM	97.2	N/A	31.4	N/A	1.34	N/A	72	0
TOTAL MARKET	106.9	N/A	11.3	N/A	1.02	N/A	55	4

021 - DICKINSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.1	95.3 to 100.0	16.3	14.4 to 18.3	1.01	1.00 to 1.03	255	24
Comm./Ind.	93.3	43.2 to 104.4	29.9	14.2 to 83.9	1.08	0.85 to 1.65	12	1
Vac. Lot	100.0	N/A	65.3	N/A	1.10	N/A	13	1
Farm & Home	63.3	N/A	28.4	N/A	0.96	N/A	27	2
Ag. Land Only	22.8	N/A	31.3	N/A	1.12	N/A	28	2
Ag. w/Impr.'s	22.4	N/A	31.6	N/A	1.11	N/A	31	2
Other/Ex./Ut./NP/Mix-Use	124.2	N/A	140.3	N/A	0.92	N/A	12	1
TOTAL w/ AG. & FARM	93.1	N/A	24.8	N/A	1.04	N/A	350	42
TOTAL MARKET	98.3	N/A	17.6	N/A	1.01	N/A	292	35

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals
COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

022 - DONIPHAN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	91.5	81.2 to 97.1	15.7	12.8 to 19.4	1.05	1.03 to 1.08	54	4
Comm/Ind. S-6	88.3	81.9 to 107.9	20.7	13.6 to 34.1	0.98	0.91 to 1.07	13	0
Vac. Lot	107.0	N/A	71.4	N/A	1.85	N/A	10	1
Farm & Home	78.4	N/A	42.4	N/A	1.24	N/A	6	0
Ag. Land Only	18.1	N/A	34.5	N/A	0.76	N/A	8	0
Ag. w/Impr.'s	17.9	N/A	41.0	N/A	0.78	N/A	13	1
Other/Ex./Ut./NP/Mix-Use	112.0	N/A	38.8	N/A	1.05	N/A	7	0
TOTAL w/ AG. & FARM	86.4	N/A	32.9	N/A	1.13	N/A	103	8
TOTAL MARKET	91.4	N/A	20.1	N/A	1.06	N/A	84	10

023 - DOUGLAS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.0	96.3 to 97.9	4.9	4.5 to 5.4	1.00	0.99 to 1.00	345	36
Comm/Ind.	96.2	89.5 to 99.7	9.1	5.8 to 13.7	0.97	0.94 to 1.01	23	4
Vac. Lot	93.1	N/A	11.4	N/A	1.00	N/A	259	51
Farm & Home	65.1	N/A	56.7	N/A	1.30	N/A	8	0
Ag. Land Only	5.4	N/A	118.8	N/A	1.28	N/A	28	4
Ag. w/Impr.'s	7.0	N/A	157.4	N/A	1.48	N/A	33	4
Other/Ex./Ut./NP/Mix-Use	76.6	N/A	26.4	N/A	0.95	N/A	12	0
TOTAL w/ AG. & FARM	95.7	N/A	7.9	N/A	1.01	N/A	680	109
TOTAL MARKET	96.4	N/A	7.1	N/A	1.01	N/A	639	88

024 - EDWARDS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	102.5	88.2 to 148.3	48.7	37.2 to 71.2	1.34	1.21 to 1.55	32	1
Comm/Ind. S-9	103.9	92.3 to 110.6	10.8	5.7 to 31.2	0.96	0.87 to 1.00	12	2
Vac. Lot	75.0	N/A		N/A		N/A	1	0
Farm & Home	42.0	N/A	36.8	N/A	1.19	N/A	4	0
Ag. Land Only	14.5	N/A	20.8	N/A	1.09	N/A	20	0
Ag. w/Impr.'s	14.5	N/A	21.1	N/A	1.06	N/A	22	0
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	83.3	N/A	55.2	N/A	1.57	N/A	71	5
TOTAL MARKET	102.4	N/A	40.2	N/A	1.24	N/A	45	2

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

025 - ELK								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.8	88.5 to 112.5	18.1	14.7 to 22.9	1.03	0.98 to 1.08	42	5
Comm/Ind. S-8	102.8	89.7 to 104.4	4.4	1.9 to 7.9	1.01	0.99 to 1.04	12	2
Vac. Lot	70.4	N/A	38.3	N/A	1.47	N/A	4	0
Farm & Home	31.5	N/A	41.0	N/A	1.05	N/A	12	1
Ag. Land Only	14.1	N/A	19.4	N/A	0.95	N/A	18	3
Ag. w/Impr.'s	14.7	N/A	31.1	N/A	0.94	N/A	20	1
Other/Ex./Ut./NP/Mix-Use	54.8	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	79.9	N/A	46.9	N/A	1.61	N/A	91	3
TOTAL MARKET	96.0	N/A	19.7	N/A	1.01	N/A	59	5

026 - ELLIS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.8	94.5 to 97.1	8.5	7.8 to 9.3	0.99	0.98 to 1.00	395	24
Comm/Ind.	90.3	74.6 to 97.7	18.3	12.3 to 28.3	0.96	0.89 to 1.05	23	1
Vac. Lot	86.6	N/A	14.8	N/A	1.10	N/A	36	5
Farm & Home	42.6	N/A	41.5	N/A	1.03	N/A	5	0
Ag. Land Only	8.4	N/A	73.6	N/A	0.81	N/A	29	0
Ag. w/Impr.'s	12.3	N/A	54.6	N/A	0.79	N/A	36	0
Other/Ex./Ut./NP/Mix-Use	52.3	N/A	40.3	N/A	2.09	N/A	3	0
TOTAL w/ AG. & FARM	93.9	N/A	9.4	N/A	0.99	N/A	498	73
TOTAL MARKET	95.3	N/A	8.9	N/A	0.99	N/A	457	41

027 - ELLSWORTH								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.3	89.9 to 99.8	20.8	16.9 to 25.5	1.04	1.00 to 1.10	79	1
Comm/Ind. S-10	95.4	89.9 to 100.5	10.7	6.8 to 17.5	1.06	0.95 to 1.16	15	1
Vac. Lot	63.2	N/A	43.1	N/A	1.18	N/A	7	0
Farm & Home	45.0	N/A	77.2	N/A	1.05	N/A	6	0
Ag. Land Only	12.8	N/A	34.2	N/A	0.99	N/A	13	0
Ag. w/Impr.'s	17.4	N/A	31.3	N/A	1.01	N/A	20	2
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	89.8	N/A	34.2	N/A	1.11	N/A	127	0
TOTAL MARKET	94.1	N/A	20.8	N/A	1.03	N/A	101	3

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

028 - FINNEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.2	96.5 to 99.7	7.9	7.2 to 8.8	1.00	1.00 to 1.01	271	27
Comm/Ind.	99.6	90.4 to 121.9	24.9	15.6 to 38.3	1.00	0.92 to 1.10	22	2
Vac. Lot	52.6	N/A	47.8	N/A	0.97	N/A	53	2
Farm & Home	66.7	N/A	26.0	N/A	1.07	N/A	8	0
Ag. Land Only	14.9	N/A	68.1	N/A	1.19	N/A	26	1
Ag. w/Impr.'s	16.6	N/A	75.7	N/A	1.26	N/A	30	1
Other/Ex./Ut./NP/Mix-Use	106.9	N/A	22.2	N/A	1.13	N/A	6	0
TOTAL w/ AG. & FARM	95.3	N/A	12.1	N/A	1.00	N/A	390	77
TOTAL MARKET	96.7	N/A	9.2	N/A	1.01	N/A	352	70

029 - FORD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.3	93.7 to 97.9	9.3	8.2 to 10.4	1.00	0.99 to 1.02	233	20
Comm/Ind. T	72.4	66.9 to 92.3	20.7	14.3 to 34.0	0.82	0.72 to 1.03	14	1
Vac. Lot	71.4	N/A	39.3	N/A	1.29	N/A	47	3
Farm & Home	72.5	N/A	18.9	N/A	1.08	N/A	13	0
Ag. Land Only	15.9	N/A	25.9	N/A	0.92	N/A	21	1
Ag. w/Impr.'s	15.9	N/A	24.3	N/A	0.93	N/A	22	1
Other/Ex./Ut./NP/Mix-Use	103.8	N/A	39.1	N/A	1.73	N/A	8	0
TOTAL w/ AG. & FARM	91.9	N/A	15.6	N/A	1.00	N/A	337	41
TOTAL MARKET	94.2	N/A	12.8	N/A	0.98	N/A	302	34

030 - FRANKLIN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	92.1	90.2 to 94.9	15.3	14.1 to 16.8	1.00	0.99 to 1.01	349	20
Comm/Ind.	83.5	68.2 to 104.2	27.6	18.8 to 42.8	0.90	0.78 to 1.09	16	0
Vac. Lot	70.9	N/A	29.7	N/A	1.00	N/A	24	0
Farm & Home	45.9	N/A	44.4	N/A	0.92	N/A	50	1
Ag. Land Only	8.0	N/A	81.5	N/A	0.80	N/A	49	0
Ag. w/Impr.'s	8.0	N/A	84.6	N/A	0.85	N/A	55	0
Other/Ex./Ut./NP/Mix-Use	74.2	N/A	40.9	N/A	0.92	N/A	4	0
TOTAL w/ AG. & FARM	85.4	N/A	29.3	N/A	1.00	N/A	498	20
TOTAL MARKET	91.1	N/A	16.5	N/A	0.99	N/A	393	23

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

031 - GEARY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.2	96.3 to 99.1	9.7	8.7 to 11.0	1.02	1.01 to 1.03	239	23
Comm/Ind.	98.2	75.6 to 109.9	12.1	5.2 to 24.3	0.93	0.87 to 1.00	8	1
Vac. Lot	72.7	N/A	32.1	N/A	1.15	N/A	22	3
Farm & Home	68.2	N/A	14.0	N/A	0.99	N/A	3	0
Ag. Land Only	11.1	N/A	63.7	N/A	0.95	N/A	6	0
Ag. w/Impr.'s	12.6	N/A	113.7	N/A	0.63	N/A	7	0
Other/Ex./Ut./NP/Mix-Use	90.6	N/A	60.6	N/A	1.71	N/A	6	0
TOTAL w/ AG. & FARM	96.5	N/A	11.1	N/A	1.02	N/A	285	41
TOTAL MARKET	96.9	N/A	10.9	N/A	1.02	N/A	275	34

032 - GOVE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	108.6	97.4 to 128.6	23.0	17.7 to 32.2	1.10	1.04 to 1.19	37	4
Comm/Ind. S-8	98.3	76.5 to 101.4	7.3	2.4 to 32.1	1.08	1.01 to 1.21	10	1
Vac. Lot	400.0	N/A		N/A		N/A	1	0
Farm & Home	32.7	N/A	10.2	N/A	0.98	N/A	3	0
Ag. Land Only	17.9	N/A	21.0	N/A	1.09	N/A	18	0
Ag. w/Impr.'s	18.2	N/A	21.0	N/A	1.10	N/A	21	0
Other/Ex./Ut./NP/Mix-Use	38.5	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	90.8	N/A	50.6	N/A	1.89	N/A	73	3
TOTAL MARKET	100.9	N/A	19.0	N/A	1.07	N/A	49	7

033 - GRAHAM								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.4	84.3 to 100.3	15.1	10.7 to 21.4	0.99	0.94 to 1.04	29	2
Comm/Ind. S-8	97.0	90.9 to 100.0	5.3	2.0 to 17.4	1.00	0.96 to 1.02	11	2
Vac. Lot	58.5	N/A	62.4	N/A	0.83	N/A	2	0
Farm & Home	70.5	N/A	21.1	N/A	1.02	N/A	3	0
Ag. Land Only	16.3	N/A	19.2	N/A	1.08	N/A	12	1
Ag. w/Impr.'s	18.5	N/A	17.3	N/A	1.03	N/A	16	1
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	84.3	N/A	37.2	N/A	1.23	N/A	61	2
TOTAL MARKET	96.8	N/A	12.1	N/A	1.00	N/A	42	5

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

034 - GRANT								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.0	93.0 to 100.1	12.8	10.5 to 15.5	1.01	0.99 to 1.03	77	3
Comm/Ind. S-8	77.0	58.0 to 93.8	23.3	16.1 to 36.5	1.29	1.00 to 1.59	14	0
Vac. Lot	60.2	N/A	53.6	N/A	1.40	N/A	5	0
Farm & Home	72.0	N/A	47.1	N/A	1.10	N/A	2	0
Ag. Land Only	20.8	N/A	49.3	N/A	1.11	N/A	13	0
Ag. w/Impr.'s	20.8	N/A	41.7	N/A	1.16	N/A	15	1
Other/Ex./Ut./NP/Mix-Use	156.5	N/A	69.3	N/A	2.14	N/A	2	0
TOTAL w/ AG. & FARM	92.7	N/A	25.7	N/A	1.11	N/A	115	2
TOTAL MARKET	95.3	N/A	15.6	N/A	1.02	N/A	98	6

035 - GRAY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.0	92.4 to 101.1	10.5	8.3 to 13.6	1.01	0.99 to 1.03	50	5
Comm/Ind. S-8	108.2	92.8 to 155.8	17.6	8.8 to 28.1	1.02	0.91 to 1.14	9	0
Vac. Lot	69.4	N/A	25.4	N/A	1.07	N/A	16	0
Farm & Home	46.7	N/A	68.0	N/A	2.14	N/A	5	0
Ag. Land Only	18.9	N/A	11.4	N/A	0.98	N/A	9	1
Ag. w/Impr.'s	19.2	N/A	18.8	N/A	0.96	N/A	10	1
Other/Ex./Ut./NP/Mix-Use	83.1	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	91.6	N/A	24.8	N/A	1.05	N/A	91	3
TOTAL MARKET	94.7	N/A	15.3	N/A	0.98	N/A	76	4

036 - GREELEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.8	83.8 to 109.1	16.7	11.8 to 29.0	0.96	0.90 to 1.00	18	1
Comm/Ind. S-4 A-5	98.4	95.2 to 100.2	2.0	1.0 to 3.6	1.00	0.99 to 1.01	10	1
Vac. Lot							0	
Farm & Home	45.1	N/A	45.0	N/A	1.40	N/A	3	0
Ag. Land Only	20.3	N/A	12.5	N/A	1.01	N/A	15	1
Ag. w/Impr.'s	20.4	N/A	12.6	N/A	1.01	N/A	16	1
Other/Ex./Ut./NP/Mix-Use	122.3	N/A	40.0	N/A	1.11	N/A	4	0
TOTAL w/ AG. & FARM	81.2	N/A	43.4	N/A	1.52	N/A	51	1
TOTAL MARKET	99.0	N/A	11.9	N/A	0.98	N/A	32	3

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

037 - GREENWOOD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.0	93.3 to 106.2	19.3	16.5 to 22.9	1.07	1.03 to 1.11	103	10
Comm/Ind.	87.8	69.0 to 109.0	21.9	14.2 to 35.5	1.04	0.93 to 1.25	10	0
Vac. Lot	72.5	N/A	64.7	N/A	1.47	N/A	9	1
Farm & Home	46.9	N/A	43.8	N/A	1.31	N/A	9	0
Ag. Land Only	11.6	N/A	20.1	N/A	0.93	N/A	34	5
Ag. w/Impr.'s	11.9	N/A	28.9	N/A	0.98	N/A	42	2
Other/Ex./Ut./NP/Mix-Use	67.2	N/A	28.6	N/A	1.20	N/A	5	0
TOTAL w/ AG. & FARM	86.6	N/A	46.2	N/A	1.63	N/A	178	7
TOTAL MARKET	96.6	N/A	23.3	N/A	1.08	N/A	127	10

038 - HAMILTON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.9	83.6 to 112.2	19.9	15.5 to 28.1	1.02	0.97 to 1.07	26	2
Comm/Ind. S-5 A-4	96.0	86.8 to 98.4	4.6	2.2 to 9.2	1.01	0.99 to 1.03	10	1
Vac. Lot	268.2	N/A		N/A		N/A	1	0
Farm & Home	45.2	N/A	28.6	N/A	1.14	N/A	5	0
Ag. Land Only	18.6	N/A	15.4	N/A	1.04	N/A	14	0
Ag. w/Impr.'s	18.6	N/A	15.4	N/A	1.04	N/A	14	0
Other/Ex./Ut./NP/Mix-Use	96.4	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	84.2	N/A	38.1	N/A	1.31	N/A	57	3
TOTAL MARKET	96.4	N/A	15.1	N/A	1.08	N/A	38	3

039 - HARPER								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	110.5	100.0 to 119.6	22.1	18.0 to 27.7	1.10	1.05 to 1.16	73	9
Comm/Ind.	111.1	47.8 to 194.8	35.7	19.4 to 117.8	1.17	1.05 to 1.39	8	1
Vac. Lot							0	
Farm & Home	32.2	N/A	40.7	N/A	0.97	N/A	8	0
Ag. Land Only	22.2	N/A	24.7	N/A	1.04	N/A	28	3
Ag. w/Impr.'s	22.1	N/A	28.9	N/A	1.30	N/A	35	1
Other/Ex./Ut./NP/Mix-Use	125.1	N/A	33.5	N/A	0.81	N/A	4	0
TOTAL w/ AG. & FARM	90.1	N/A	50.1	N/A	1.56	N/A	128	7
TOTAL MARKET	110.5	N/A	24.4	N/A	1.07	N/A	85	10

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

040 - HARVEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.0	95.1 to 99.0	10.4	9.4 to 11.5	1.01	1.00 to 1.02	292	28
Comm/Ind.	88.5	67.2 to 119.2	27.5	19.9 to 43.2	1.22	1.13 to 1.36	15	1
Vac. Lot	77.7	N/A	33.0	N/A	1.16	N/A	42	0
Farm & Home	47.0	N/A	55.0	N/A	1.22	N/A	5	0
Ag. Land Only	8.8	N/A	80.1	N/A	0.66	N/A	37	2
Ag. w/Impr.'s	8.8	N/A	80.0	N/A	0.76	N/A	39	2
Other/Ex./Ut./NP/Mix-Use	97.9	N/A	28.9	N/A	0.95	N/A	14	1
TOTAL w/ AG. & FARM	94.1	N/A	13.8	N/A	1.01	N/A	407	68
TOTAL MARKET	95.8	N/A	11.5	N/A	1.01	N/A	363	48

041 - HASKELL								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.8	90.0 to 108.1	20.0	14.9 to 27.9	1.09	1.02 to 1.18	31	2
Comm/Ind. S-8	93.2	70.4 to 98.8	18.5	9.2 to 41.2	1.00	0.95 to 1.06	11	1
Vac. Lot	91.9	N/A	14.5	N/A	1.05	N/A	8	0
Farm & Home	4.7	N/A		N/A		N/A	1	0
Ag. Land Only	15.1	N/A	43.4	N/A	0.76	N/A	11	0
Ag. w/Impr.'s	15.6	N/A	40.5	N/A	0.78	N/A	12	0
Other/Ex./Ut./NP/Mix-Use	42.6	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	89.7	N/A	36.4	N/A	1.91	N/A	64	1
TOTAL MARKET	93.7	N/A	20.5	N/A	1.61	N/A	51	2

042 - HODGEMAN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	86.3	63.0 to 103.8	21.5	14.4 to 31.6	1.06	0.99 to 1.15	14	0
Comm/Ind. S-5 A-4	93.8	88.6 to 112.8	13.0	7.7 to 20.4	1.15	1.07 to 1.28	10	0
Vac. Lot	72.7	N/A	38.9	N/A	1.24	N/A	2	0
Farm & Home	53.7	N/A	22.4	N/A	0.98	N/A	2	0
Ag. Land Only	17.2	N/A	22.4	N/A	0.88	N/A	8	0
Ag. w/Impr.'s	17.7	N/A	16.8	N/A	1.02	N/A	11	1
Other/Ex./Ut./NP/Mix-Use	86.7	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	78.0	N/A	40.6	N/A	1.20	N/A	40	0
TOTAL MARKET	91.6	N/A	18.4	N/A	1.09	N/A	27	0

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

043 - JACKSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	91.0	88.5 to 96.2	14.3	12.4 to 16.5	1.03	1.01 to 1.05	130	13
Comm/Ind. S-4	100.0	53.3 to 109.9	20.4	8.1 to 53.4	0.88	0.72 to 1.03	9	0
Vac. Lot	77.0	N/A	42.2	N/A	1.02	N/A	10	0
Farm & Home	66.2	N/A	25.7	N/A	1.04	N/A	55	1
Ag. Land Only	9.4	N/A	72.4	N/A	0.80	N/A	44	2
Ag. w/Impr.'s	9.9	N/A	75.9	N/A	0.77	N/A	51	3
Other/Ex./Ut./NP/Mix-Use	73.6	N/A	87.2	N/A	0.95	N/A	3	0
TOTAL w/ AG. & FARM	78.4	N/A	38.1	N/A	1.04	N/A	258	7
TOTAL MARKET	91.0	N/A	16.0	N/A	1.02	N/A	152	16

044 - JEFFERSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential T	91.0	89.0 to 93.2	15.0	13.4 to 16.8	1.02	1.00 to 1.03	243	22
Comm/Ind. S-7	90.2	69.9 to 100.5	22.5	13.1 to 41.1	1.03	0.93 to 1.18	13	0
Vac. Lot	88.8	N/A	45.1	N/A	1.19	N/A	72	4
Farm & Home	62.9	N/A	32.4	N/A	1.03	N/A	41	2
Ag. Land Only	6.2	N/A	87.0	N/A	0.83	N/A	35	3
Ag. w/Impr.'s	6.4	N/A	102.2	N/A	0.80	N/A	42	2
Other/Ex./Ut./NP/Mix-Use	87.3	N/A	24.3	N/A	1.03	N/A	15	3
TOTAL w/ AG. & FARM	86.4	N/A	29.8	N/A	1.03	N/A	426	31
TOTAL MARKET	90.4	N/A	19.8	N/A	1.01	N/A	343	32

045 - JEWELL								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	108.8	97.0 to 120.0	18.8	15.4 to 24.8	1.08	1.03 to 1.14	38	4
Comm/Ind. S-8	96.3	88.4 to 110.5	12.1	8.1 to 22.7	1.04	0.96 to 1.17	11	2
Vac. Lot	125.0	N/A	50.8	N/A	4.23	N/A	6	0
Farm & Home	34.6	N/A	118.2	N/A	1.35	N/A	5	0
Ag. Land Only	21.9	N/A	27.9	N/A	1.05	N/A	29	0
Ag. w/Impr.'s	22.1	N/A	28.2	N/A	1.08	N/A	33	0
Other/Ex./Ut./NP/Mix-Use	125.0	N/A	28.6	N/A	1.47	N/A	7	1
TOTAL w/ AG. & FARM	82.5	N/A	51.9	N/A	1.86	N/A	100	5
TOTAL MARKET	107.8	N/A	21.4	N/A	1.11	N/A	62	7

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals
COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

046 - JOHNSON

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.2	96.2 to 98.2	5.9	5.4 to 6.4	0.99	0.99 to 1.00	359	23
Comm/Ind.	89.6	85.8 to 93.2	16.8	14.5 to 19.9	0.98	0.94 to 1.02	114	7
Vac. Lot	90.7	N/A	26.6	N/A	1.18	N/A	214	11
Farm & Home	61.7	N/A	30.2	N/A	1.26	N/A	22	0
Ag. Land Only	0.3	N/A	139.9	N/A	1.01	N/A	94	11
Ag. w/Impr.'s	0.3	N/A	157.1	N/A	1.00	N/A	97	10
Other/Ex./Ut./NP/Mix-Use	66.5	N/A	59.9	N/A	1.15	N/A	36	2
TOTAL w/ AG. & FARM	92.5	N/A	14.3	N/A	1.02	N/A	842	146
TOTAL MARKET	95.2	N/A	11.2	N/A	1.03	N/A	723	88

047 - KEARNY

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.2	91.2 to 103.3	14.6	11.1 to 19.6	1.02	0.99 to 1.04	41	4
Comm/Ind. S-8	100.1	97.1 to 104.5	4.4	2.4 to 7.7	0.99	0.98 to 1.00	10	0
Vac. Lot	210.0	N/A	20.0	N/A	1.07	N/A	2	0
Farm & Home	7.1	N/A		N/A		N/A	1	0
Ag. Land Only	14.9	N/A	62.2	N/A	1.17	N/A	9	0
Ag. w/Impr.'s	15.3	N/A	55.1	N/A	1.02	N/A	10	0
Other/Ex./Ut./NP/Mix-Use	69.9	N/A	30.8	N/A	0.94	N/A	2	0
TOTAL w/ AG. & FARM	97.3	N/A	20.4	N/A	1.25	N/A	66	11
TOTAL MARKET	99.7	N/A	13.1	N/A	1.01	N/A	55	6

048 - KINGMAN

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.9	98.3 to 106.6	13.5	11.1 to 16.9	1.03	1.01 to 1.06	84	11
Comm/Ind. S-8	98.7	84.4 to 104.6	8.3	4.5 to 14.0	1.05	1.01 to 1.11	11	1
Vac. Lot	163.0	N/A	70.1	N/A	1.49	N/A	3	0
Farm & Home	55.1	N/A	66.7	N/A	1.01	N/A	9	1
Ag. Land Only	18.3	N/A	40.7	N/A	1.08	N/A	30	1
Ag. w/Impr.'s	19.5	N/A	38.9	N/A	1.06	N/A	35	1
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	95.7	N/A	36.7	N/A	1.20	N/A	142	7
TOTAL MARKET	101.0	N/A	12.5	N/A	1.03	N/A	98	15

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

049 KIOWA								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	110.5	102.0 to 130.0	21.1	16.5 to 28.3	1.11	1.07 to 1.18	37	2
Comm/Ind. S-5 A-4	97.4	91.3 to 146.0	34.1	16.7 to 62.2	2.88	1.07 to 3.97	10	0
Vac. Lot	64.4	N/A		N/A		N/A	1	0
Farm & Home	64.4	N/A	35.2	N/A	1.08	N/A	7	0
Ag. Land Only	15.2	N/A	13.4	N/A	0.98	N/A	7	1
Ag. w/Impr.'s	15.1	N/A	29.1	N/A	0.96	N/A	8	0
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	99.0	N/A	36.2	N/A	1.71	N/A	63	3
TOTAL MARKET	106.7	N/A	21.9	N/A	1.09	N/A	48	4

050 - LABETTE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.5	98.6 to 104.4	14.6	13.1 to 16.3	1.06	1.04 to 1.08	227	18
Comm/Ind.	94.7	64.0 to 100.4	19.7	11.6 to 35.3	1.04	0.95 to 1.20	15	0
Vac. Lot	75.0	N/A	35.9	N/A	1.22	N/A	25	2
Farm & Home	77.6	N/A	15.4	N/A	0.99	N/A	13	1
Ag. Land Only	20.4	N/A	23.6	N/A	0.97	N/A	29	2
Ag. w/Impr.'s	20.0	N/A	28.7	N/A	0.95	N/A	42	5
Other/Ex./Ut./NP/Mix-Use	64.0	N/A	62.5	N/A	0.94	N/A	13	1
TOTAL w/ AG. & FARM	94.9	N/A	23.0	N/A	1.08	N/A	335	39
TOTAL MARKET	99.3	N/A	16.7	N/A	1.04	N/A	280	28

051 - LANE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.2	84.3 to 115.0	13.6	9.6 to 20.6	1.04	1.00 to 1.11	17	3
Comm/Ind. S-3 A-6	101.0	96.5 to 103.3	2.4	1.4 to 4.7	0.99	0.98 to 1.00	10	2
Vac. Lot	93.5	N/A	58.3	N/A	1.15	N/A	4	0
Farm & Home	70.0	N/A	32.7	N/A	1.99	N/A	3	0
Ag. Land Only	19.6	N/A	8.3	N/A	1.01	N/A	14	0
Ag. w/Impr.'s	19.5	N/A	9.7	N/A	1.03	N/A	16	0
Other/Ex./Ut./NP/Mix-Use	214.8	N/A	83.5	N/A	1.75	N/A	3	0
TOTAL w/ AG. & FARM	86.5	N/A	44.7	N/A	2.07	N/A	53	4
TOTAL MARKET	100.7	N/A	12.9	N/A	1.05	N/A	34	6

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

052 - LEAVENWORTH								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.3	92.8 to 96.4	8.6	7.8 to 9.4	1.01	1.00 to 1.01	290	34
Comm/Ind.	89.6	83.6 to 102.1	16.9	12.8 to 24.0	1.00	0.93 to 1.09	27	1
Vac. Lot	90.2	N/A	22.5	N/A	1.12	N/A	136	12
Farm & Home	66.3	N/A	25.5	N/A	1.04	N/A	64	1
Ag. Land Only	1.4	N/A	112.0	N/A	0.81	N/A	93	9
Ag. w/Impr.'s	1.5	N/A	103.9	N/A	0.80	N/A	100	10
Other/Ex./Ut./NP/Mix-Use	72.2	N/A	35.6	N/A	1.13	N/A	15	1
TOTAL w/ AG. & FARM	87.8	N/A	28.4	N/A	1.05	N/A	632	46
TOTAL MARKET	93.0	N/A	12.6	N/A	1.01	N/A	468	51

053 - LINCOLN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.9	92.9 to 108.3	16.1	11.4 to 22.6	1.09	1.03 to 1.18	36	4
Comm/Ind. S-6	94.6	83.0 to 112.7	16.4	9.9 to 34.6	1.05	0.94 to 1.12	11	0
Vac. Lot	115.9	N/A	30.3	N/A	3.07	N/A	4	0
Farm & Home	34.9	N/A	28.9	N/A	1.20	N/A	3	0
Ag. Land Only	18.6	N/A	28.1	N/A	1.02	N/A	28	0
Ag. w/Impr.'s	18.3	N/A	27.6	N/A	1.02	N/A	31	0
Other/Ex./Ut./NP/Mix-Use	63.2	N/A	78.3	N/A	1.41	N/A	5	0
TOTAL w/ AG. & FARM	78.4	N/A	54.5	N/A	1.71	N/A	90	1
TOTAL MARKET	98.7	N/A	17.1	N/A	1.11	N/A	56	8

054 - LINN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.2	90.0 to 99.1	19.1	16.3 to 22.6	1.04	1.01 to 1.07	120	9
Comm/Ind.	91.7	79.0 to 113.8	19.3	12.5 to 32.9	0.88	0.80 to 1.03	12	1
Vac. Lot	99.6	N/A	46.3	N/A	1.35	N/A	171	19
Farm & Home	40.9	N/A	45.2	N/A	1.13	N/A	24	0
Ag. Land Only	15.4	N/A	34.2	N/A	1.00	N/A	33	2
Ag. w/Impr.'s	15.7	N/A	33.6	N/A	1.03	N/A	40	2
Other/Ex./Ut./NP/Mix-Use	89.4	N/A	37.6	N/A	1.37	N/A	37	2
TOTAL w/ AG. & FARM	87.2	N/A	38.6	N/A	1.44	N/A	404	38
TOTAL MARKET	94.4	N/A	29.5	N/A	1.04	N/A	340	38

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

055 - LOGAN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.7	95.5 to 101.4	9.4	6.5 to 13.4	1.04	1.00 to 1.09	32	3
Comm/Ind. S-5	84.8	51.6 to 103.3	28.9	15.9 to 56.9	1.13	1.00 to 1.29	10	0
Vac. Lot	76.9	N/A	36.9	N/A	0.94	N/A	4	0
Farm & Home	23.6	N/A	8.2	N/A	0.99	N/A	2	0
Ag. Land Only	19.9	N/A	14.3	N/A	1.05	N/A	18	0
Ag. w/Impr.'s	19.8	N/A	16.2	N/A	1.07	N/A	21	0
Other/Ex./Ut./NP/Mix-Use	87.7	N/A	N/A	N/A	N/A	N/A	1	0
TOTAL w/ AG. & FARM	85.5	N/A	42.3	N/A	1.42	N/A	70	0
TOTAL MARKET	99.1	N/A	11.7	N/A	1.03	N/A	47	6

056 - LYON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.4	93.9 to 98.1	12.1	10.8 to 13.6	1.01	0.99 to 1.04	243	15
Comm/Ind.	91.2	79.4 to 101.7	16.9	11.6 to 26.8	0.98	0.87 to 1.10	15	0
Vac. Lot	78.4	N/A	25.7	N/A	1.09	N/A	25	1
Farm & Home	60.8	N/A	33.4	N/A	1.09	N/A	25	0
Ag. Land Only	14.7	N/A	39.1	N/A	0.87	N/A	32	0
Ag. w/Impr.'s	15.5	N/A	39.1	N/A	0.90	N/A	39	2
Other/Ex./Ut./NP/Mix-Use	130.0	N/A	98.9	N/A	2.04	N/A	7	0
TOTAL w/ AG. & FARM	90.8	N/A	17.5	N/A	1.01	N/A	354	43
TOTAL MARKET	95.4	N/A	13.0	N/A	1.00	N/A	290	23

057 - MARION								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.4	96.3 to 100.0	11.9	10.2 to 13.7	1.02	1.00 to 1.04	167	16
Comm/Ind.	105.8	92.3 to 144.4	17.9	11.4 to 29.0	1.03	1.00 to 1.05	6	0
Vac. Lot	95.5	N/A	32.3	N/A	1.08	N/A	14	1
Farm & Home	66.4	N/A	27.9	N/A	1.07	N/A	14	0
Ag. Land Only	20.9	N/A	30.5	N/A	1.20	N/A	35	2
Ag. w/Impr.'s	20.6	N/A	29.5	N/A	1.17	N/A	39	2
Other/Ex./Ut./NP/Mix-Use	94.7	N/A	65.9	N/A	0.49	N/A	4	0
TOTAL w/ AG. & FARM	93.7	N/A	22.0	N/A	1.05	N/A	244	31
TOTAL MARKET	99.1	N/A	13.0	N/A	1.02	N/A	191	20

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

058 - MARSHALL								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	91.3	86.7 to 97.0	15.9	13.6 to 18.6	1.04	1.01 to 1.07	107	13
Comm/Ind.	93.1	53.4 to 101.7	32.1	16.1 to 82.9	0.99	0.84 to 1.44	13	1
Vac. Lot	56.5	N/A	61.1	N/A	1.30	N/A	8	1
Farm & Home	40.0	N/A	29.3	N/A	1.13	N/A	12	1
Ag. Land Only	19.6	N/A	18.3	N/A	0.98	N/A	24	2
Ag. w/Impr.'s	19.6	N/A	15.5	N/A	1.01	N/A	26	3
Other/Ex./Ut./NP/Mix-Use	60.4	N/A	73.7	N/A	0.96	N/A	4	0
TOTAL w/ AG. & FARM	81.2	N/A	37.3	N/A	1.27	N/A	170	8
TOTAL MARKET	89.5	N/A	19.7	N/A	1.02	N/A	132	17

059 - MCPHERSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.9	97.2 to 100.0	7.7	6.9 to 8.7	1.00	1.00 to 1.01	292	32
Comm/Ind.	94.9	87.7 to 106.9	14.0	10.2 to 22.1	1.05	1.00 to 1.14	19	1
Vac. Lot	90.0	N/A	13.1	N/A	0.99	N/A	39	6
Farm & Home	66.9	N/A	31.4	N/A	1.03	N/A	16	0
Ag. Land Only	16.4	N/A	41.8	N/A	0.87	N/A	39	0
Ag. w/Impr.'s	16.5	N/A	40.5	N/A	0.89	N/A	43	1
Other/Ex./Ut./NP/Mix-Use	99.3	N/A	39.2	N/A	1.81	N/A	9	0
TOTAL w/ AG. & FARM	95.6	N/A	11.1	N/A	1.00	N/A	418	68
TOTAL MARKET	98.2	N/A	8.8	N/A	1.00	N/A	359	41

060 - MEADE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	87.5	82.8 to 100.0	22.8	17.9 to 29.6	1.03	0.98 to 1.10	47	3
Comm/Ind. S-4	100.3	85.4 to 116.3	15.1	9.1 to 25.2	1.10	1.02 to 1.22	10	0
Vac. Lot	50.0	N/A	170.5	N/A	1.82	N/A	5	0
Farm & Home	22.7	N/A	49.8	N/A	1.32	N/A	3	0
Ag. Land Only	18.4	N/A	16.4	N/A	1.03	N/A	7	0
Ag. w/Impr.'s	18.5	N/A	14.4	N/A	1.03	N/A	8	0
Other/Ex./Ut./NP/Mix-Use	75.7	N/A	19.4	N/A	0.96	N/A	2	0
TOTAL w/ AG. & FARM	85.5	N/A	34.7	N/A	1.26	N/A	75	4
TOTAL MARKET	90.9	N/A	23.3	N/A	1.03	N/A	64	6

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

061 - MIAMI								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.5	97.8 to 99.5	7.8	7.0 to 8.7	1.00	0.99 to 1.01	286	32
Comm/Ind.	99.8	88.0 to 113.1	10.7	7.9 to 15.2	1.01	0.96 to 1.08	18	2
Vac. Lot	92.2	N/A	18.9	N/A	1.00	N/A	169	15
Farm & Home	68.8	N/A	29.9	N/A	1.00	N/A	34	0
Ag. Land Only	5.2	N/A	79.4	N/A	1.22	N/A	34	4
Ag. w/Impr.'s	5.2	N/A	87.3	N/A	1.11	N/A	42	5
Other/Ex./Ut./NP/Mix-Use	79.6	N/A	26.8	N/A	1.12	N/A	11	1
TOTAL w/ AG. & FARM	96.1	N/A	13.3	N/A	1.02	N/A	561	83
TOTAL MARKET	97.8	N/A	11.4	N/A	0.98	N/A	485	52

062 - MITCHELL								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	109.1	101.9 to 124.2	21.2	17.8 to 26.1	1.11	1.07 to 1.16	69	5
Comm/Ind. S-8	100.9	92.1 to 114.3	12.7	8.5 to 21.7	0.99	0.96 to 1.05	15	1
Vac. Lot	31.7	N/A	487.3	N/A	10.28	N/A	5	0
Farm & Home	42.6	N/A	54.0	N/A	1.00	N/A	2	0
Ag. Land Only	19.0	N/A	16.5	N/A	1.04	N/A	12	1
Ag. w/Impr.'s	17.1	N/A	15.4	N/A	0.99	N/A	14	2
Other/Ex./Ut./NP/Mix-Use	95.8	N/A	24.2	N/A	0.91	N/A	4	0
TOTAL w/ AG. & FARM	100.9	N/A	33.3	N/A	1.23	N/A	109	6
TOTAL MARKET	107.4	N/A	21.7	N/A	1.06	N/A	93	8

063 - MONTGOMERY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.6	95.3 to 102.5	19.2	17.4 to 21.1	1.06	1.04 to 1.08	290	21
Comm/Ind.	94.3	81.8 to 107.0	22.1	15.9 to 32.4	0.83	0.68 to 1.13	29	3
Vac. Lot	99.7	N/A	55.5	N/A	2.05	N/A	43	1
Farm & Home	64.0	N/A	33.2	N/A	1.13	N/A	42	1
Ag. Land Only	13.4	N/A	30.5	N/A	0.92	N/A	34	0
Ag. w/Impr.'s	14.1	N/A	30.3	N/A	0.94	N/A	47	3
Other/Ex./Ut./NP/Mix-Use	120.1	N/A	60.7	N/A	1.00	N/A	28	3
TOTAL w/ AG. & FARM	93.8	N/A	31.7	N/A	1.08	N/A	479	41
TOTAL MARKET	99.3	N/A	22.9	N/A	1.03	N/A	390	38

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals
COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

064 - MORRIS

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.3	98.5 to 109.3	18.6	14.7 to 23.4	1.07	1.04 to 1.12	57	1
Comm/Ind. S-8	92.2	57.2 to 116.1	34.3	20.9 to 62.9	1.33	1.03 to 1.65	12	0
Vac. Lot	64.4	N/A	50.9	N/A	0.83	N/A	2	0
Farm & Home	63.6	N/A	33.7	N/A	1.08	N/A	7	1
Ag. Land Only	15.5	N/A	44.5	N/A	1.02	N/A	15	1
Ag. w/Impr.'s	15.3	N/A	48.9	N/A	0.98	N/A	21	1
Other/Ex./Ut./NP/Mix-Use	68.0	N/A	45.5	N/A	1.91	N/A	3	0
TOTAL w/ AG. & FARM	93.0	N/A	37.9	N/A	1.23	N/A	102	2
TOTAL MARKET	100.7	N/A	21.5	N/A	1.09	N/A	74	2

065 - MORTON

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	96.2	92.3 to 99.1	9.3	6.6 to 13.1	1.02	0.99 to 1.05	37	5
Comm/Ind. S-8	95.1	76.7 to 107.7	14.4	10.2 to 21.6	1.03	0.98 to 1.11	9	0
Vac. Lot	93.3	N/A	33.7	N/A	1.03	N/A	3	0
Farm & Home	53.9	N/A	N/A	N/A	N/A	N/A	1	0
Ag. Land Only	22.6	N/A	16.4	N/A	0.96	N/A	9	1
Ag. w/Impr.'s	22.6	N/A	16.4	N/A	0.96	N/A	9	1
Other/Ex./Ut./NP/Mix-Use	74.7	N/A	N/A	N/A	N/A	N/A	1	0
TOTAL w/ AG. & FARM	93.6	N/A	12.7	N/A	1.00	N/A	60	12
TOTAL MARKET	95.5	N/A	12.1	N/A	1.01	N/A	50	4

066 - NEMAHA

PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.5	96.8 to 104.6	15.1	12.3 to 18.3	1.01	0.99 to 1.04	92	8
Comm/Ind. S-7	92.3	76.8 to 100.0	14.6	8.9 to 29.5	0.96	0.89 to 1.03	12	1
Vac. Lot	38.0	N/A	84.6	N/A	1.50	N/A	9	0
Farm & Home	37.5	N/A	84.6	N/A	1.70	N/A	10	0
Ag. Land Only	14.0	N/A	41.2	N/A	0.80	N/A	14	0
Ag. w/Impr.'s	14.4	N/A	38.3	N/A	0.86	N/A	19	0
Other/Ex./Ut./NP/Mix-Use	102.6	N/A	25.2	N/A	1.11	N/A	6	0
TOTAL w/ AG. & FARM	94.5	N/A	30.1	N/A	1.16	N/A	148	11
TOTAL MARKET	100.0	N/A	15.0	N/A	1.00	N/A	119	16

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

067 - NEOSHO								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.9	90.7 to 98.5	20.5	18.3 to 23.2	1.04	1.00 to 1.07	224	16
Comm./Ind.	98.7	70.8 to 108.4	19.5	9.6 to 35.2	1.09	0.98 to 1.27	10	1
Vac. Lot	61.0	N/A	81.0	N/A	3.06	N/A	14	1
Farm & Home	51.5	N/A	36.8	N/A	1.32	N/A	15	1
Ag. Land Only	20.6	N/A	17.4	N/A	1.01	N/A	20	2
Ag. w/Impr.'s	20.5	N/A	22.9	N/A	1.00	N/A	24	2
Other/Ex./Ut./NP/Mix-Use	67.8	N/A	36.9	N/A	0.75	N/A	11	1
TOTAL w/ AG. & FARM	87.4	N/A	30.4	N/A	1.08	N/A	298	21
TOTAL MARKET	93.4	N/A	22.3	N/A	1.03	N/A	259	25

068 - NESS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	102.0	97.1 to 135.8	32.1	24.3 to 46.1	1.12	1.00 to 1.26	29	1
Comm./Ind. S-11	99.0	80.2 to 113.0	16.4	12.8 to 25.0	1.24	1.03 to 1.42	13	2
Vac. Lot	166.4	N/A		N/A		N/A	1	0
Farm & Home	34.1	N/A		N/A		N/A	1	0
Ag. Land Only	19.7	N/A	11.1	N/A	1.02	N/A	12	0
Ag. w/Impr.'s	19.8	N/A	11.1	N/A	1.02	N/A	14	2
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	89.1	N/A	47.2	N/A	1.42	N/A	58	4
TOTAL MARKET	101.8	N/A	25.9	N/A	1.29	N/A	43	4

069 - NORTON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.8	91.0 to 100.0	14.3	11.7 to 18.1	1.00	0.97 to 1.03	80	10
Comm./Ind.	80.9	68.7 to 93.3	13.1	7.8 to 23.0	0.98	0.92 to 1.03	11	1
Vac. Lot							0	
Farm & Home	69.9	N/A	19.3	N/A	0.90	N/A	4	0
Ag. Land Only	23.4	N/A	26.2	N/A	1.01	N/A	14	0
Ag. w/Impr.'s	23.0	N/A	25.1	N/A	1.00	N/A	15	0
Other/Ex./Ut./NP/Mix-Use	120.0	N/A	39.6	N/A	1.51	N/A	2	0
TOTAL w/ AG. & FARM	89.6	N/A	23.1	N/A	1.03	N/A	112	14
TOTAL MARKET	93.9	N/A	16.4	N/A	1.00	N/A	93	9

3-22

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

070 - OSAGE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.4	97.2 to 100.1	10.0	8.7 to 11.4	1.01	1.00 to 1.02	199	27
Comm./Ind.	108.6	100.4 to 129.8	14.5	9.2 to 23.7	0.84	0.77 to 1.02	16	3
Vac. Lot	100.6	N/A	24.3	N/A	1.18	N/A	38	4
Farm & Home	68.3	N/A	22.1	N/A	1.01	N/A	21	2
Ag. Land Only	15.5	N/A	28.4	N/A	1.12	N/A	24	0
Ag. w/Impr.'s	15.5	N/A	29.2	N/A	1.10	N/A	29	1
Other/Ex./Ut./NP/Mix-Use	82.4	N/A	37.4	N/A	1.14	N/A	6	0
TOTAL w/ AG. & FARM	97.1	N/A	14.8	N/A	1.03	N/A	309	59
TOTAL MARKET	99.6	N/A	12.4	N/A	1.01	N/A	259	33

071 - OSBORNE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	92.2	82.2 to 106.9	24.6	18.9 to 33.7	1.00	0.94 to 1.06	43	5
Comm./Ind. S-7	91.5	73.9 to 105.5	21.4	10.9 to 49.7	1.05	0.95 to 1.32	12	1
Vac. Lot	77.7	N/A	42.1	N/A	1.19	N/A	8	0
Farm & Home	30.6	N/A	18.2	N/A	0.92	N/A	2	0
Ag. Land Only	18.6	N/A	20.3	N/A	1.01	N/A	32	1
Ag. w/Impr.'s	19.2	N/A	19.8	N/A	1.00	N/A	35	1
Other/Ex./Ut./NP/Mix-Use	89.4	N/A	48.0	N/A	2.24	N/A	5	0
TOTAL w/ AG. & FARM	66.9	N/A	59.8	N/A	1.62	N/A	105	5
TOTAL MARKET	90.3	N/A	28.5	N/A	1.06	N/A	68	5

072 - OTTAWA								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.0	90.9 to 100.6	12.8	10.5 to 15.9	1.00	0.98 to 1.03	74	7
Comm./Ind. S-7	100.7	96.1 to 115.2	15.5	8.4 to 31.3	1.19	1.03 to 1.41	13	2
Vac. Lot	134.8	N/A	101.6	N/A	1.36	N/A	9	1
Farm & Home	56.0	N/A	40.7	N/A	1.32	N/A	9	0
Ag. Land Only	16.9	N/A	37.4	N/A	0.95	N/A	31	0
Ag. w/Impr.'s	17.5	N/A	37.8	N/A	0.95	N/A	36	1
Other/Ex./Ut./NP/Mix-Use	108.7	N/A	69.8	N/A	1.56	N/A	4	0
TOTAL w/ AG. & FARM	88.3	N/A	40.7	N/A	1.12	N/A	145	10
TOTAL MARKET	98.2	N/A	14.8	N/A	1.02	N/A	100	16

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

076 - PRATT								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.8	95.8 to 100.0	11.7	10.2 to 13.6	1.03	1.01 to 1.05	178	22
Comm./Ind.	99.4	78.0 to 131.9	17.0	8.1 to 30.4	1.20	0.96 to 1.38	8	1
Vac. Lot	95.5	N/A	26.8	N/A	1.33	N/A	7	0
Farm & Home	74.2	N/A	10.8	N/A	1.04	N/A	3	0
Ag. Land Only	18.0	N/A	13.0	N/A	1.04	N/A	17	3
Ag. w/Impr.'s	18.3	N/A	15.8	N/A	1.04	N/A	18	2
Other/Ex./Ut./NP/Mix-Use	56.9	N/A	76.1	N/A	0.86	N/A	2	0
TOTAL w/ AG. & FARM	96.4	N/A	13.5	N/A	1.04	N/A	216	38
TOTAL MARKET	98.1	N/A	12.0	N/A	1.05	N/A	195	26

077 - RAWLINS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.0	91.4 to 101.7	16.2	11.1 to 22.1	1.06	1.01 to 1.12	30	0
Comm./Ind. S-9	99.0	76.8 to 100.2	15.7	5.3 to 40.6	0.99	0.89 to 1.09	12	0
Vac. Lot	85.1	N/A	39.3	N/A	0.86	N/A	2	0
Farm & Home	38.7	N/A		N/A		N/A	1	0
Ag. Land Only	15.9	N/A	12.5	N/A	1.01	N/A	9	0
Ag. w/Impr.'s	15.9	N/A	13.7	N/A	1.04	N/A	11	0
Other/Ex./Ut./NP/Mix-Use	106.7	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	94.9	N/A	31.5	N/A	1.33	N/A	58	0
TOTAL MARKET	99.5	N/A	10.3	N/A	1.02	N/A	46	8

078 - RENO								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.6	96.6 to 99.5	10.9	9.8 to 12.2	1.02	1.01 to 1.03	289	24
Comm./Ind.	93.3	78.5 to 102.5	24.0	17.1 to 33.9	0.95	0.83 to 1.10	32	1
Vac. Lot	76.9	N/A	51.7	N/A	1.02	N/A	86	9
Farm & Home	62.7	N/A	36.3	N/A	0.98	N/A	18	2
Ag. Land Only	21.4	N/A	39.5	N/A	1.05	N/A	65	3
Ag. w/Impr.'s	21.5	N/A	37.6	N/A	1.05	N/A	71	4
Other/Ex./Ut./NP/Mix-Use	85.8	N/A	27.6	N/A	0.93	N/A	17	1
TOTAL w/ AG. & FARM	92.8	N/A	30.3	N/A	1.01	N/A	513	24
TOTAL MARKET	96.9	N/A	13.1	N/A	1.01	N/A	424	73

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

073 - PAWNEE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.1	97.8 to 104.6	15.3	12.5 to 18.7	1.05	1.02 to 1.09	85	7
Comm./Ind.	72.7	49.2 to 99.3	34.4	21.6 to 61.7	1.38	1.11 to 1.93	10	0
Vac. Lot	190.5	N/A	71.1	N/A	1.13	N/A	3	1
Farm & Home	64.1	N/A	31.3	N/A	1.11	N/A	6	0
Ag. Land Only	21.8	N/A	22.4	N/A	1.05	N/A	29	2
Ag. w/Impr.s	21.7	N/A	22.4	N/A	1.01	N/A	35	3
Other/Ex./Ut./NP/Mix-Use	73.9	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	86.8	N/A	39.9	N/A	1.38	N/A	140	5
TOTAL MARKET	100.0	N/A	16.8	N/A	1.08	N/A	99	11

074 - PHILLIPS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.8	90.4 to 100.0	20.6	16.6 to 26.2	1.02	0.99 to 1.06	63	2
Comm./Ind. S-9	99.1	85.0 to 113.5	19.1	11.8 to 32.0	1.19	1.06 to 1.43	16	1
Vac. Lot	59.9	N/A	81.1	N/A	0.90	N/A	2	0
Farm & Home	48.9	N/A	74.4	N/A	1.46	N/A	4	0
Ag. Land Only	22.1	N/A	21.8	N/A	1.03	N/A	17	1
Ag. w/Impr.s	20.3	N/A	27.4	N/A	1.02	N/A	23	2
Other/Ex./Ut./NP/Mix-Use	570.7	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	86.1	N/A	39.3	N/A	1.22	N/A	109	2
TOTAL MARKET	95.9	N/A	19.5	N/A	1.05	N/A	82	6

075 - POTTAWATOMIE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.3	92.6 to 96.3	10.4	9.3 to 11.7	1.02	1.01 to 1.03	222	19
Comm./Ind.	90.7	67.8 to 111.6	26.0	14.4 to 52.5	1.26	1.12 to 1.46	8	0
Vac. Lot	54.5	N/A	74.9	N/A	1.12	N/A	60	5
Farm & Home	48.4	N/A	42.9	N/A	1.35	N/A	13	1
Ag. Land Only	10.6	N/A	59.9	N/A	1.15	N/A	39	2
Ag. w/Impr.s	11.8	N/A	55.6	N/A	1.03	N/A	44	1
Other/Ex./Ut./NP/Mix-Use	73.0	N/A	60.2	N/A	1.27	N/A	9	0
TOTAL w/ AG. & FARM	88.7	N/A	33.0	N/A	1.07	N/A	356	15
TOTAL MARKET	92.5	N/A	13.8	N/A	1.01	N/A	299	50

3-25

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

079 - REPUBLIC								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	104.2	95.7 to 114.6	18.5	15.1 to 23.6	1.06	1.02 to 1.12	52	4
Comm./Ind. S-5	102.8	94.0 to 189.5	18.2	6.5 to 39.0	0.87	0.78 to 1.00	9	1
Vac. Lot	82.0	N/A	16.5	N/A	0.95	N/A	5	0
Farm & Home	35.9	N/A	55.3	N/A	1.23	N/A	9	0
Ag. Land Only	21.0	N/A	27.3	N/A	1.06	N/A	27	1
Ag. w/Impr.s	21.0	N/A	27.3	N/A	1.06	N/A	27	1
Other/Ex./Ut./NP/Mix-Use	131.8	N/A	53.3	N/A	1.57	N/A	2	0
TOTAL w/ AG. & FARM	87.2	N/A	44.7	N/A	1.42	N/A	104	4
TOTAL MARKET	101.3	N/A	18.3	N/A	1.03	N/A	68	7

080 - RICE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.3	96.7 to 100.9	15.4	13.0 to 18.2	1.01	0.99 to 1.04	136	14
Comm./Ind.	101.7	89.3 to 129.1	18.0	7.1 to 39.1	1.02	0.93 to 1.23	10	1
Vac. Lot	99.8	N/A	126.3	N/A	1.66	N/A	9	1
Farm & Home	52.5	N/A	23.9	N/A	0.89	N/A	11	1
Ag. Land Only	20.5	N/A	22.4	N/A	1.07	N/A	35	1
Ag. w/Impr.s	20.6	N/A	26.0	N/A	1.02	N/A	40	1
Other/Ex./Ut./NP/Mix-Use	78.7	N/A	79.9	N/A	1.55	N/A	6	0
TOTAL w/ AG. & FARM	93.2	N/A	33.8	N/A	1.15	N/A	212	13
TOTAL MARKET	99.3	N/A	16.9	N/A	1.01	N/A	161	19

081 - RILEY								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.6	95.5 to 98.8	6.8	6.2 to 7.5	1.01	1.00 to 1.02	291	25
Comm./Ind.	73.4	61.9 to 129.0	29.7	9.2 to 50.5	1.27	1.04 to 1.57	8	0
Vac. Lot	31.6	N/A	82.5	N/A	1.23	N/A	58	2
Farm & Home	34.7	N/A	48.1	N/A	1.00	N/A	5	0
Ag. Land Only	7.3	N/A	77.4	N/A	1.51	N/A	12	0
Ag. w/Impr.s	11.1	N/A	59.9	N/A	1.36	N/A	21	2
Other/Ex./Ut./NP/Mix-Use	75.9	N/A	44.5	N/A	1.00	N/A	15	1
TOTAL w/ AG. & FARM	94.3	N/A	10.2	N/A	1.03	N/A	398	79
TOTAL MARKET	95.1	N/A	8.1	N/A	1.01	N/A	372	74

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

082 - ROOKS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	104.1	97.5 to 111.4	19.9	16.0 to 25.0	1.06	1.02 to 1.11	60	5
Comm./Ind. S-10	81.8	68.8 to 117.5	27.4	16.6 to 49.8	1.02	0.89 to 1.16	13	2
Vac. Lot	100.4	N/A	41.5	N/A	1.04	N/A	4	0
Farm & Home	30.6	N/A	37.1	N/A	1.36	N/A	4	0
Ag. Land Only	18.7	N/A	25.9	N/A	0.97	N/A	25	0
Ag. w/Impr.s	17.7	N/A	27.3	N/A	0.98	N/A	28	0
Other/Ex./Ut./NP/Mix-Use	108.6	N/A	96.0	N/A	1.83	N/A	3	0
TOTAL w/ AG. & FARM	87.7	N/A	48.1	N/A	1.41	N/A	112	5
TOTAL MARKET	103.3	N/A	22.6	N/A	1.05	N/A	80	8

083 - RUSH								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	111.8	103.6 to 116.8	21.9	14.2 to 34.1	1.10	1.03 to 1.22	34	4
Comm./Ind. S-13	111.2	105.7 to 124.9	13.1	8.7 to 22.5	1.04	1.00 to 1.09	13	0
Vac. Lot	310.0	N/A	26.7	N/A	1.66	N/A	4	0
Farm & Home	32.5	N/A		N/A		N/A	1	0
Ag. Land Only	15.2	N/A	24.0	N/A	0.98	N/A	15	0
Ag. w/Impr.s	14.7	N/A	26.3	N/A	0.98	N/A	19	0
Other/Ex./Ut./NP/Mix-Use	58.7	N/A	76.5	N/A	3.86	N/A	2	0
TOTAL w/ AG. & FARM	103.6	N/A	43.9	N/A	1.55	N/A	73	6
TOTAL MARKET	111.5	N/A	15.3	N/A	1.05	N/A	53	10

084 - RUSSELL								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.8	93.5 to 104.4	23.0	19.6 to 27.5	1.10	1.06 to 1.15	111	4
Comm./Ind.	98.7	91.6 to 112.8	8.6	4.3 to 16.5	1.00	0.98 to 1.03	8	1
Vac. Lot	89.7	N/A	24.3	N/A	0.81	N/A	10	2
Farm & Home	36.4	N/A	81.4	N/A	0.85	N/A	5	0
Ag. Land Only	17.0	N/A	21.9	N/A	1.02	N/A	17	1
Ag. w/Impr.s	17.0	N/A	22.6	N/A	1.05	N/A	21	1
Other/Ex./Ut./NP/Mix-Use	100.9	N/A	43.7	N/A	1.74	N/A	7	0
TOTAL w/ AG. & FARM	93.8	N/A	31.4	N/A	1.13	N/A	162	11
TOTAL MARKET	97.8	N/A	23.1	N/A	1.09	N/A	136	7

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

085 - SALINE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.3	100.0 to 102.3	8.7	7.9 to 9.5	1.01	1.00 to 1.02	342	29
Comm./Ind.	94.6	86.4 to 105.4	16.7	11.9 to 24.3	0.92	0.83 to 1.07	26	3
Vac. Lot	157.3	N/A	33.9	N/A	1.16	N/A	58	1
Farm & Home	74.7	N/A	46.5	N/A	1.04	N/A	13	0
Ag. Land Only	5.8	N/A	148.3	N/A	0.82	N/A	52	1
Ag. w/Impr.'s	5.4	N/A	141.2	N/A	0.87	N/A	57	2
Other/Ex./Ut./NP/Mix-Use	102.3	N/A	8.9	N/A	0.97	N/A	10	2
TOTAL w/ AG. & FARM	100.0	N/A	14.4	N/A	1.02	N/A	506	95
TOTAL MARKET	101.8	N/A	10.2	N/A	1.00	N/A	436	70

086 - SCOTT								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.7	97.7 to 102.9	8.2	6.4 to 10.9	1.02	1.00 to 1.04	71	10
Comm./Ind. S-7	86.4	68.3 to 119.8	30.7	18.6 to 48.3	1.01	0.85 to 1.24	12	0
Vac. Lot	92.4	N/A	24.4	N/A	1.12	N/A	6	0
Farm & Home	41.1	N/A		N/A		N/A	1	0
Ag. Land Only	21.1	N/A	7.2	N/A	0.99	N/A	13	2
Ag. w/Impr.'s	21.1	N/A	7.2	N/A	0.99	N/A	13	2
Other/Ex./Ut./NP/Mix-Use	54.9	N/A	48.7	N/A	0.97	N/A	2	0
TOTAL w/ AG. & FARM	97.1	N/A	14.7	N/A	1.06	N/A	105	21
TOTAL MARKET	98.5	N/A	9.2	N/A	1.02	N/A	91	18

087 - SEDGWICK								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	91.5	89.9 to 92.9	10.5	9.7 to 11.5	1.02	1.00 to 1.03	388	29
Comm./Ind. T	84.8	82.1 to 89.8	23.9	21.1 to 27.3	0.89	0.81 to 1.02	179	6
Vac. Lot	76.6	N/A	86.1	N/A	1.29	N/A	940	23
Farm & Home	59.3	N/A	40.1	N/A	1.05	N/A	67	3
Ag. Land Only	1.3	N/A	187.5	N/A	0.82	N/A	263	22
Ag. w/Impr.'s	1.7	N/A	166.4	N/A	0.80	N/A	282	28
Other/Ex./Ut./NP/Mix-Use	96.0	N/A	49.5	N/A	1.20	N/A	56	4
TOTAL w/ AG. & FARM	79.1	N/A	63.8	N/A	0.98	N/A	1912	50
TOTAL MARKET	88.3	N/A	49.1	N/A	0.99	N/A	1563	75

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

088 - SEWARD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.0	96.0 to 99.4	10.8	9.8 to 12.0	1.01	1.00 to 1.03	281	19
Comm./Ind.	73.6	70.6 to 95.1	21.9	15.5 to 31.7	1.03	0.97 to 1.11	15	0
Vac. Lot	58.3	N/A	45.5	N/A	1.96	N/A	16	2
Farm & Home							0	
Ag. Land Only	9.6	N/A	58.4	N/A	0.92	N/A	7	0
Ag. w/Impr.'s	9.6	N/A	58.4	N/A	0.92	N/A	7	0
Other/Ex./Ut./NP/Mix-Use	122.6	N/A	21.7	N/A	1.10	N/A	4	0
TOTAL w/ AG. & FARM	96.6	N/A	12.5	N/A	1.02	N/A	323	32
TOTAL MARKET	97.1	N/A	12.4	N/A	1.02	N/A	316	26

089 - SHAWNEE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.6	96.0 to 98.8	8.7	8.0 to 9.5	1.00	1.00 to 1.01	381	34
Comm./Ind.	90.6	80.2 to 99.6	24.6	19.3 to 31.6	1.02	0.90 to 1.23	57	3
Vac. Lot	87.8	N/A	43.1	N/A	1.02	N/A	219	21
Farm & Home	86.5	N/A	17.5	N/A	1.00	N/A	28	2
Ag. Land Only	4.7	N/A	115.5	N/A	1.03	N/A	56	3
Ag. w/Impr.'s	4.7	N/A	95.3	N/A	0.94	N/A	60	3
Other/Ex./Ut./NP/Mix-Use	102.5	N/A	70.5	N/A	1.28	N/A	35	4
TOTAL w/ AG. & FARM	93.1	N/A	18.5	N/A	1.01	N/A	780	138
TOTAL MARKET	95.4	N/A	13.3	N/A	1.03	N/A	692	137

090 - SHERIDAN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	105.2	88.7 to 120.0	18.9	12.6 to 28.5	1.10	1.03 to 1.21	16	0
Comm./Ind. S-2 A-6	94.6	80.4 to 101.6	9.0	5.0 to 14.7	1.05	1.00 to 1.10	10	0
Vac. Lot							0	
Farm & Home	48.8	N/A	26.2	N/A	1.61	N/A	3	0
Ag. Land Only	15.8	N/A	21.7	N/A	0.87	N/A	14	0
Ag. w/Impr.'s	15.4	N/A	17.0	N/A	0.93	N/A	16	1
Other/Ex./Ut./NP/Mix-Use	115.4	N/A	40.5	N/A	1.36	N/A	2	0
TOTAL w/ AG. & FARM	76.1	N/A	52.8	N/A	1.79	N/A	47	0
TOTAL MARKET	101.4	N/A	14.1	N/A	1.03	N/A	28	3

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

091 - SHERMAN								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	100.0	97.4 to 101.1	12.0	9.5 to 14.8	1.03	1.00 to 1.05	74	5
Comm/Ind. S-6	97.7	81.9 to 117.9	17.1	9.6 to 30.3	1.02	0.89 to 1.14	10	0
Vac. Lot	72.8	N/A	44.1	N/A	1.34	N/A	7	0
Farm & Home	43.8	N/A		N/A		N/A	1	0
Ag. Land Only	16.2	N/A	9.1	N/A	0.98	N/A	13	1
Ag. w/Impr.'s	16.2	N/A	8.9	N/A	0.98	N/A	15	2
Other/Ex./Ut./NP/Mix-Use	100.2	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	96.5	N/A	17.0	N/A	1.00	N/A	108	15
TOTAL MARKET	99.7	N/A	14.2	N/A	1.02	N/A	92	5

092 - SMITH								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	101.4	91.7 to 114.0	23.3	18.9 to 31.8	1.09	1.04 to 1.16	44	3
Comm/Ind. S-10	96.0	81.7 to 111.3	13.2	9.0 to 18.9	0.91	0.84 to 0.97	13	1
Vac. Lot							0	
Farm & Home	53.9	N/A	47.7	N/A	1.29	N/A	8	1
Ag. Land Only	22.0	N/A	16.4	N/A	0.95	N/A	23	2
Ag. w/Impr.'s	22.0	N/A	16.4	N/A	0.96	N/A	28	3
Other/Ex./Ut./NP/Mix-Use	68.2	N/A	128.4	N/A	1.65	N/A	5	0
TOTAL w/ AG. & FARM	83.2	N/A	48.2	N/A	1.38	N/A	98	4
TOTAL MARKET	97.5	N/A	23.8	N/A	1.06	N/A	62	4

093 - STAFFORD								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	85.6	81.4 to 100.0	25.6	21.0 to 32.6	0.99	0.94 to 1.05	56	3
Comm/Ind. S-7	110.9	83.0 to 130.3	21.2	12.2 to 37.1	1.41	0.98 to 1.72	10	0
Vac. Lot	118.6	N/A	55.7	N/A	1.37	N/A	4	0
Farm & Home	78.7	N/A	21.4	N/A	1.04	N/A	7	0
Ag. Land Only	20.8	N/A	27.8	N/A	1.18	N/A	30	2
Ag. w/Impr.'s	20.9	N/A	29.4	N/A	1.18	N/A	35	3
Other/Ex./Ut./NP/Mix-Use	151.6	N/A	42.4	N/A	1.26	N/A	5	0
TOTAL w/ AG. & FARM	78.7	N/A	45.6	N/A	1.58	N/A	117	6
TOTAL MARKET	97.0	N/A	27.0	N/A	1.04	N/A	75	6

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

A – Supplemental Appraisals

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

094 - STANTON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	107.5	96.0 to 114.6	18.3	13.7 to 27.4	1.04	0.99 to 1.10	24	2
Comm./Ind. S-2 A-6	98.2	94.8 to 101.1	2.0	1.0 to 4.2	1.00	1.00 to 1.01	10	2
Vac. Lot	41.6	N/A	86.3	N/A	1.14	N/A	12	0
Farm & Home	55.0	N/A	45.0	N/A	1.03	N/A	2	0
Ag. Land Only	22.2	N/A	7.5	N/A	0.97	N/A	11	1
Ag. w/Impr.'s	23.5	N/A	25.3	N/A	1.07	N/A	14	1
Other/Ex./Ut./NP/Mix-Use	78.0	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	82.9	N/A	44.8	N/A	1.28	N/A	63	2
TOTAL MARKET	98.4	N/A	19.5	N/A	1.00	N/A	47	7

095 - STEVENS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	92.5	88.7 to 99.8	18.2	14.7 to 23.4	1.03	0.99 to 1.08	58	2
Comm./Ind. S-6	103.8	64.6 to 124.6	24.0	13.6 to 60.6	1.21	1.12 to 1.44	9	0
Vac. Lot	109.9	N/A	36.4	N/A	1.13	N/A	8	0
Farm & Home	42.6	N/A	77.5	N/A	1.76	N/A	2	0
Ag. Land Only	26.2	N/A	21.3	N/A	1.15	N/A	15	0
Ag. w/Impr.'s	26.2	N/A	21.3	N/A	1.15	N/A	15	0
Other/Ex./Ut./NP/Mix-Use	112.3	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	89.9	N/A	32.6	N/A	1.22	N/A	93	2
TOTAL MARKET	96.5	N/A	20.8	N/A	1.05	N/A	76	3

096 - SUMNER								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	98.0	94.3 to 100.8	16.2	14.6 to 18.2	1.03	1.02 to 1.05	238	20
Comm./Ind.	95.0	44.3 to 113.9	38.2	20.4 to 105.1	0.99	0.80 to 1.34	11	0
Vac. Lot	70.9	N/A	43.7	N/A	0.96	N/A	25	4
Farm & Home	55.2	N/A	46.5	N/A	1.01	N/A	14	0
Ag. Land Only	18.5	N/A	32.1	N/A	0.97	N/A	61	1
Ag. w/Impr.'s	18.6	N/A	33.7	N/A	0.96	N/A	70	1
Other/Ex./Ut./NP/Mix-Use	111.7	N/A	45.9	N/A	1.14	N/A	13	1
TOTAL w/ AG. & FARM	90.5	N/A	35.9	N/A	1.07	N/A	372	21
TOTAL MARKET	96.8	N/A	18.6	N/A	1.01	N/A	288	33

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

097 - THOMAS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.3	98.1 to 100.3	8.0	6.7 to 9.4	1.01	1.00 to 1.02	119	9
Comm./Ind.	100.0	84.6 to 110.0	10.7	4.9 to 19.4	0.93	0.86 to 1.14	11	2
Vac. Lot	86.2	N/A	11.0	N/A	1.02	N/A	2	0
Farm & Home							0	
Ag. Land Only	14.3	N/A	9.6	N/A	1.01	N/A	27	2
Ag. w/Impr.'s	14.1	N/A	9.4	N/A	1.01	N/A	28	2
Other/Ex./Ut./NP/Mix-Use	123.0	N/A	36.9	N/A	1.38	N/A	2	0
TOTAL w/ AG. & FARM	97.3	N/A	10.9	N/A	1.02	N/A	162	31
TOTAL MARKET	99.3	N/A	8.2	N/A	0.99	N/A	134	13

098 - TREGO								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.4	91.3 to 109.4	18.9	14.4 to 25.1	1.05	1.01 to 1.10	34	1
Comm./Ind. S-7	76.1	62.3 to 94.2	23.3	15.7 to 37.0	1.06	1.00 to 1.16	10	0
Vac. Lot	73.5	N/A	28.3	N/A	1.16	N/A	7	1
Farm & Home	43.0	N/A		N/A		N/A	1	0
Ag. Land Only	19.1	N/A	21.7	N/A	1.04	N/A	11	0
Ag. w/Impr.'s	20.0	N/A	19.3	N/A	1.05	N/A	20	0
Other/Ex./Ut./NP/Mix-Use	55.3	N/A		N/A		N/A	1	0
TOTAL w/ AG. & FARM	75.2	N/A	46.6	N/A	1.36	N/A	73	2
TOTAL MARKET	93.2	N/A	23.9	N/A	1.06	N/A	52	2

099 - WABAUNSEE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	95.5	91.7 to 101.2	16.3	13.3 to 20.1	1.04	1.01 to 1.08	70	4
Comm./Ind. S-5	105.3	80.8 to 114.7	20.6	10.5 to 48.7	1.01	0.89 to 1.22	12	0
Vac. Lot	63.0	N/A	22.6	N/A	1.07	N/A	9	1
Farm & Home	55.2	N/A	29.1	N/A	0.99	N/A	16	1
Ag. Land Only	12.8	N/A	46.3	N/A	0.93	N/A	23	1
Ag. w/Impr.'s	12.9	N/A	44.9	N/A	0.90	N/A	24	1
Other/Ex./Ut./NP/Mix-Use	88.3	N/A	60.2	N/A	3.77	N/A	6	0
TOTAL w/ AG. & FARM	83.2	N/A	38.9	N/A	1.25	N/A	137	3
TOTAL MARKET	95.1	N/A	18.8	N/A	1.03	N/A	97	7

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales
Median Ratio = 90.0 to 110.0A – Supplemental Appraisals
COD = 20.0 or LessT – Time Trended
PRD = .98 to 1.03

100 - WALLACE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	88.1	75.6 to 121.8	22.3	16.1 to 36.6	1.00	0.92 to 1.10	11	0
Comm/Ind. S-3 A-5	96.4	60.7 to 104.8	20.9	8.9 to 56.2	0.95	0.86 to 1.05	10	0
Vac. Lot							0	
Farm & Home	26.0	N/A	42.6	N/A	0.88	N/A	2	0
Ag. Land Only	18.2	N/A	17.5	N/A	1.02	N/A	4	0
Ag. w/Impr.'s	18.2	N/A	17.5	N/A	1.02	N/A	4	0
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	81.3	N/A	38.0	N/A	1.51	N/A	27	0
TOTAL MARKET	95.7	N/A	17.9	N/A	0.99	N/A	21	1

101 - WASHINGTON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	94.8	86.2 to 99.8	22.7	18.2 to 28.3	1.07	1.03 to 1.11	64	4
Comm/Ind. S-5	83.6	67.4 to 144.1	30.4	15.2 to 69.7	1.26	1.00 to 1.85	10	1
Vac. Lot	81.7	N/A	2.9	N/A	1.01	N/A	2	0
Farm & Home	57.2	N/A		N/A		N/A	1	0
Ag. Land Only	19.0	N/A	19.8	N/A	1.11	N/A	17	0
Ag. w/Impr.'s	19.3	N/A	18.6	N/A	1.10	N/A	18	0
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	84.0	N/A	38.1	N/A	1.39	N/A	95	5
TOTAL MARKET	93.9	N/A	23.2	N/A	1.07	N/A	76	6

102 WICHITA								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	99.8	95.2 to 131.1	18.5	9.9 to 31.9	1.12	1.03 to 1.27	17	1
Comm/Ind. S-6	109.4	88.6 to 131.8	15.9	9.3 to 37.7	1.32	0.98 to 1.75	9	1
Vac. Lot							0	
Farm & Home	83.1	N/A	23.1	N/A	1.04	N/A	3	0
Ag. Land Only	17.5	N/A		N/A		N/A	1	0
Ag. w/Impr.'s	17.5	N/A		N/A		N/A	1	0
Other/Ex./Ut./NP/Mix-Use							0	
TOTAL w/ AG. & FARM	98.7	N/A	15.0	N/A	1.24	N/A	30	5
TOTAL MARKET	99.9	N/A	14.8	N/A	1.27	N/A	26	3

(Confidence Intervals have been calculated only on the Residential and Commercial Subclass)

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

A – Supplemental Appraisals

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

103 - WILSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	97.0	93.9 to 100.8	13.8	11.6 to 16.5	1.01	0.99 to 1.04	115	13
Comm/Ind. S-6	98.9	80.6 to 108.6	14.5	8.8 to 25.8	1.05	0.95 to 1.16	11	0
Vac. Lot	48.1	N/A	60.8	N/A	1.23	N/A	13	1
Farm & Home	55.4	N/A	25.0	N/A	0.97	N/A	7	0
Ag. Land Only	20.6	N/A	32.6	N/A	0.97	N/A	10	0
Ag. w/Impr.'s	20.9	N/A	33.2	N/A	1.00	N/A	11	0
Other/Ex./Ut./NP/Mix-Use	106.3	N/A	39.4	N/A	1.27	N/A	13	1
TOTAL w/ AG. & FARM	93.8	N/A	24.8	N/A	1.06	N/A	170	15
TOTAL MARKET	96.6	N/A	17.0	N/A	1.00	N/A	152	20

104 - WOODSON								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	104.0	94.5 to 126.1	31.5	24.7 to 45.2	1.21	1.12 to 1.33	40	3
Comm/Ind. S-6	95.8	92.0 to 130.1	19.8	10.9 to 33.5	0.99	0.89 to 1.13	11	1
Vac. Lot	184.6	N/A	60.2	N/A	1.87	N/A	2	0
Farm & Home	41.3	N/A	50.3	N/A	1.59	N/A	9	0
Ag. Land Only	16.1	N/A	11.4	N/A	0.90	N/A	7	1
Ag. w/Impr.'s	17.0	N/A	13.7	N/A	0.95	N/A	11	2
Other/Ex./Ut./NP/Mix-Use	150.2	N/A	68.8	N/A	1.27	N/A	10	1
TOTAL w/ AG. & FARM	95.0	N/A	43.7	N/A	1.63	N/A	83	8
TOTAL MARKET	105.3	N/A	33.8	N/A	1.18	N/A	63	7

105 - WYANDOTTE								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential	87.9	84.5 to 91.0	23.8	21.6 to 26.2	1.04	1.00 to 1.06	337	25
Comm/Ind.	90.0	78.9 to 95.5	23.8	19.6 to 29.9	0.98	0.92 to 1.05	81	6
Vac. Lot	75.9	N/A	63.8	N/A	1.23	N/A	116	8
Farm & Home	38.2	N/A	76.6	N/A	1.79	N/A	14	0
Ag. Land Only	0.3	N/A	52.0	N/A	0.65	N/A	49	7
Ag. w/Impr.'s	0.3	N/A	52.0	N/A	0.65	N/A	49	7
Other/Ex./Ut./NP/Mix-Use	92.3	N/A	56.6	N/A	1.33	N/A	26	2
TOTAL w/ AG. & FARM	83.4	N/A	39.0	N/A	1.02	N/A	623	46
TOTAL MARKET	87.0	N/A	27.9	N/A	1.00	N/A	560	61

County Summary – FINAL Ratio Study 2002

STATEWIDE TOTALS								
PROPERTY CLASS	Median Ratio	Confidence Interval	COD	Confidence Interval	PRD	Confidence Interval	Valid Sales	Trim Sales
Residential *	95.9	N/A	11.8	N/A	1.02	N/A	14,098	1,203
Comm./Ind. **	91.8	N/A	20.6	N/A	1.00	N/A	1,744	107
Vac. Lot	82.9	N/A	49.6	N/A	1.11	N/A	3,816	278
Farm & Home	59.3	N/A	37.8	N/A	1.14	N/A	1,179	40
Ag. Land Only	14.2	N/A	57.8	N/A	1.12	N/A	2,763	54
Ag. w/Impr.'s	14.9	N/A	55.2	N/A	1.09	N/A	3,186	98
Other/Ex./Ut./NP/Mix-Use	90.8	N/A	44.8	N/A	1.28	N/A	778	87
TOTAL w/ AG. & FARM	91.6	N/A	30.0	N/A	1.06	N/A	24,801	1,787
TOTAL MARKET	96.1	N/A	16.1	N/A	1.02	N/A	20,436	2,767

Confidence Intervals have not been computed for statewide totals.

*Subclass Weighted by Parcel Count per county

**Approximately 420 supplemental sales and 40 supplemental appraisals included in subclass. Subclass weighted by parcel count.

Time trending

Residential One county
Commercial Two counties