

KANSAS DEPARTMENT OF REVENUE

DIVISION OF PROPERTY VALUATION



2010

KANSAS REAL ESTATE RATIO STUDY

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ABBREVIATIONS

| | |
|--------|---|
| Ag. | Agricultural |
| BMed. | Broadened Median Ratio |
| C/I | Commercial/Industrial |
| COD | Coefficient of Dispersion |
| Comm. | Commercial |
| COTA | Court of Tax Appeals |
| Ex. | Exempt |
| IAAO | International Association of Assessing Officers |
| Impr. | Improvement |
| Ind. | Industrial |
| K.S.A. | Kansas Statutes Annotated |
| N/A | Not applicable |
| NP | Not-for-profit |
| PRD | Price-Related Differential |
| PVD | Property Valuation Division |
| Res. | Residential |
| S | Supplemental sales |
| T | Time trended |
| Ut. | Utility |
| w | With |

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INTRODUCTION

This publication contains the Official 2010 Kansas Appraisal/Sales Ratio Study that is based upon real estate transfers occurring from January 1, 2010, through December 31, 2010. This study is conducted annually by the Kansas Department of Revenue, Division of Property Valuation for all 105 Kansas Counties.

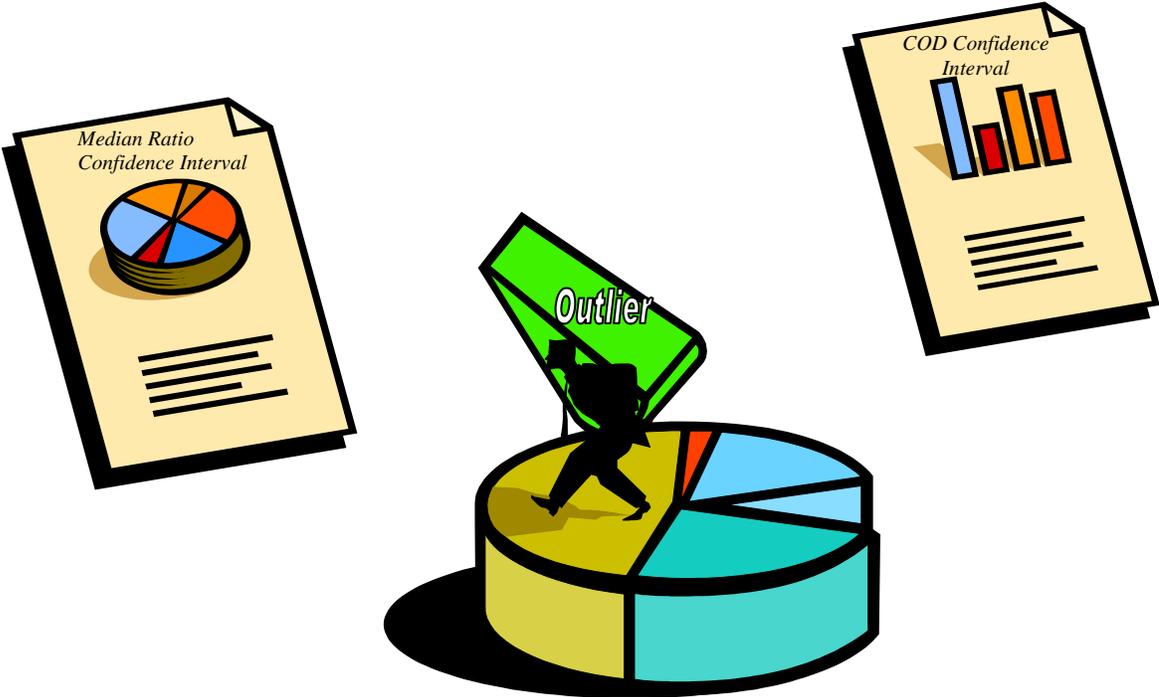


Historical ratio study results (1993-2008) are located on the Kansas Department of Revenue's Website



<http://www.ksrevenue.org/pvdratiostats.htm>

Section 1
Year 2010
Official Appraisal/Sales Ratio Study



Purpose and Overview

Fundamental to the administration of the property tax is the concept that all property should be appraised and assessed on a uniform basis. The Kansas Constitution requires that all taxable property be appraised and assessed uniformly as to class. Uniformity of like property assures an equitable distribution of the property tax burden.

The *purpose* of the 2010 Official *Kansas Appraisal/Sales Ratio Study* is to meet the requirements pursuant to K.S.A. 79-1489. It also provides statistical information used to evaluate appraisal *level* and *uniformity* for substantial statutory compliance as set forth in Property Valuation's Directive #92-002 pursuant to the provisions of L. 1992, ch. 249, §1. A copy of the Kansas Statutes and Directives is located in Section IV of this publication.

The study includes sales that are *valid arm's-length* transactions. Supplemental sales from the four prior years have been included for the commercial/industrial subclass if less than six valid commercial sales were available in the year 2010. In addition, the sales were trimmed of outliers prior to the computation of some statistical measures. A further explanation of the validation and trimming procedures are discussed in Section III of this publication.

In 1994, changes in statute permitted the use of a sampling process for the residential subclass of property in counties with a total parcel count in excess of 15,000 parcels. These counties must also have experienced at least 200 valid residential sales based on previous studies to be considered for sampling. The 2010 ratio study has used a

representative sampling for those counties meeting the aforementioned criteria. A brief explanation of the sampling process is included in Section III of this publication.

The letter *T* denotes the subclass (residential or commercial/industrial) where sale prices have been *trended back* to January 1, 2010, the date of appraisal, where inflation or deflationary market trends were identifiable and documented by the county.

The ratios analyzed in this study are appraisal/sales ratios computed by dividing the appraised value of real estate as determined by the county appraiser by the total selling price of the real property. A perfect ratio would be 100.0. Care should be taken when reviewing the agricultural subclass. Agricultural land is appraised according to its *use* value; therefore, for *Agricultural Land Only* and *Agricultural with/Improvements* no ideal ratio exists. The statistical measures can be misleading because the ratios for agricultural land are combined with the ratios of all subclasses to determine the county *TOTAL with/Agricultural & Farm* category.

We are grateful to the Kansas County Appraisers and their professional organization for their cooperation shown in this effort. Our appreciation further extends to our support staff at the Department of Revenue, our associates within the Division and to the Ratio Study Technical Advisory Committee for their service and guidance.

| <i>2010 Ratio Study Technical Advisory Committee</i> | | | |
|--|---|--|--|
| Dr. Glenn W. Fisher Regent's Prof. Emeritus Hugo Wall School of Public Affairs, Box 155 Wichita State University Wichita, KS 67260-0155 | Dr. John Boyer Prof. of Statistics Dickens Hall Kansas State University Manhattan, KS 66506 | Dr. Ronald L. Wasserstein Executive Director American Statistical Assn. 732 N Washington St. Alexandria, Virginia 22314-3402 | Dr. Paul Byrne Asst. Prof. of Economics Washburn University School of Business Henderson 310-P 1700 SW College Ave. Topeka, KS 66621 |

| <i>2010 County Appraiser's Ratio Study Committee</i> | |
|--|--|
| Chairman: Truette McQueen, Chairman, Ottawa County Appraiser | |
| Members: | |
| Barry Porter Republic-Cloud County Appraiser | Jerry Denny Gray County Appraiser |
| Sue Poltera Reno County | Judy Wallis Bourbon County Appraiser |



2010 Kansas Appraisal/Sales Ratio Study

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 98.9 | 92.5 to 101.2 | 16.1 | 13.6 to 18.9 | 1.03 | 1.00 to 1.06 | 99 | 5 |
| Comm./Ind. | 120.9 | 77.3 to 128.6 | 19.1 | 8.4 to 44.2 | 0.93 | 0.81 to 1.00 | 9 | 0 |
| Vac. Lot | 101.1 | N/A | 95.1 | N/A | 2.28 | N/A | 6 | 0 |
| Farm & Home | 62.8 | N/A | 38.2 | N/A | 0.99 | N/A | 9 | 0 |
| Ag. Land Only | 8.0 | N/A | 32.0 | N/A | 0.93 | N/A | 8 | 0 |
| Ag. w/Impr.'s | 8.0 | N/A | 31.4 | N/A | 0.94 | N/A | 9 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 94.9 | N/A | 21.0 | N/A | 1.04 | N/A | 132 | 13 |
| TOTAL MARKET | 99.6 | N/A | 18.5 | N/A | 1.02 | N/A | 114 | 6 |

| 002 - ANDERSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 104.4 | 99.3 to 111.8 | 13.9 | 10.9 to 17.5 | 1.02 | 1.00 to 1.05 | 51 | 4 |
| Comm./Ind. S-2 | 89.8 | 81.5 to 124.1 | 23.0 | 14.8 to 59.8 | 1.07 | 0.92 to 1.24 | 7 | 0 |
| Vac. Lot | 112.7 | N/A | 58.8 | N/A | 0.85 | N/A | 7 | 0 |
| Farm & Home | 49.5 | N/A | 47.3 | N/A | 0.96 | N/A | 13 | 0 |
| Ag. Land Only | 8.9 | N/A | 30.0 | N/A | 1.06 | N/A | 22 | 1 |
| Ag. w/Impr.'s | 8.8 | N/A | 30.4 | N/A | 1.15 | N/A | 29 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 121.1 | N/A | 56.5 | N/A | 0.78 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 88.1 | N/A | 51.3 | N/A | 1.43 | N/A | 109 | 0 |
| TOTAL MARKET | 104.4 | N/A | 16.9 | N/A | 1.02 | N/A | 67 | 8 |

| 003 - ATCHISON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 102.5 | 100.3 to 105.7 | 10.6 | 8.8 to 12.8 | 1.00 | 0.98 to 1.02 | 106 | 15 |
| Comm./Ind. | 99.6 | 72.6 to 113.7 | 17.8 | 9.0 to 34.7 | 1.43 | 1.06 to 1.64 | 11 | 0 |
| Vac. Lot | 384.0 | N/A | 53.2 | N/A | 2.49 | N/A | 5 | 0 |
| Farm & Home | 77.6 | N/A | 39.7 | N/A | 1.21 | N/A | 10 | 0 |
| Ag. Land Only | 6.7 | N/A | 21.7 | N/A | 0.91 | N/A | 10 | 1 |
| Ag. w/Impr.'s | 6.6 | N/A | 13.4 | N/A | 0.95 | N/A | 14 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 75.9 | N/A | 92.4 | N/A | 0.86 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 100.1 | N/A | 15.6 | N/A | 1.13 | N/A | 148 | 29 |
| TOTAL MARKET | 102.0 | N/A | 12.0 | N/A | 1.13 | N/A | 124 | 19 |

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

S – Supplemental Sales

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

| 004 - BARBER | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.3 | 94.9 to 103.6 | 11.7 | 8.2 to 16.7 | 1.06 | 1.02 to 1.11 | 36 | 4 |
| Comm./Ind. S-7 | 99.1 | 70.7 to 101.6 | 14.7 | 6.3 to 31.3 | 1.00 | 0.91 to 1.13 | 11 | 1 |
| Vac. Lot | 80.0 | N/A | 71.7 | N/A | 1.00 | N/A | 4 | 0 |
| Farm & Home | 46.3 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 7.4 | N/A | 36.7 | N/A | 1.03 | N/A | 4 | 0 |
| Ag. w/Impr.'s | 8.5 | N/A | 25.9 | N/A | 1.06 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 97.5 | N/A | 17.0 | N/A | 1.04 | N/A | 57 | 8 |
| TOTAL MARKET | 98.2 | N/A | 11.7 | N/A | 1.04 | N/A | 51 | 8 |

| 005 - BARTON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 94.1 | 91.0 to 99.6 | 14.2 | 12.5 to 16.1 | 1.04 | 1.01 to 1.06 | 166 | 11 |
| Comm./Ind. | 83.3 | 68.8 to 98.4 | 21.2 | 13.9 to 30.5 | 1.02 | 0.95 to 1.10 | 16 | 0 |
| Vac. Lot | 136.5 | N/A | 70.7 | N/A | 1.36 | N/A | 10 | 0 |
| Farm & Home | 61.7 | N/A | 37.5 | N/A | 0.95 | N/A | 11 | 0 |
| Ag. Land Only | 12.6 | N/A | 36.4 | N/A | 1.08 | N/A | 17 | 1 |
| Ag. w/Impr.'s | 13.2 | N/A | 44.6 | N/A | 1.07 | N/A | 21 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 78.0 | N/A | 20.9 | N/A | 1.08 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 90.3 | N/A | 18.1 | N/A | 1.04 | N/A | 227 | 34 |
| TOTAL MARKET | 93.1 | N/A | 15.3 | N/A | 1.04 | N/A | 195 | 20 |

| 006 - BOURBON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.1 | 92.4 to 101.3 | 13.4 | 11.3 to 15.7 | 1.03 | 1.01 to 1.06 | 102 | 7 |
| Comm./Ind. | 95.8 | 82.0 to 98.2 | 9.6 | 4.1 to 26.9 | 1.01 | 0.96 to 1.08 | 9 | 1 |
| Vac. Lot | 103.7 | N/A | 39.2 | N/A | 1.00 | N/A | 14 | 2 |
| Farm & Home | 63.1 | N/A | 48.0 | N/A | 0.95 | N/A | 27 | 2 |
| Ag. Land Only | 3.3 | N/A | 39.7 | N/A | 0.91 | N/A | 17 | 1 |
| Ag. w/Impr.'s | 3.9 | N/A | 37.6 | N/A | 0.85 | N/A | 28 | 3 |
| Other/Ex./Ut./NP/Mix-Use | 89.3 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 89.3 | N/A | 34.8 | N/A | 1.10 | N/A | 181 | 11 |
| TOTAL MARKET | 97.9 | N/A | 14.3 | N/A | 1.02 | N/A | 126 | 13 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

| 007 - BROWN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 105.6 | 100.0 to 116.2 | 23.9 | 19.3 to 30.2 | 1.11 | 1.06 to 1.17 | 75 | 5 |
| Comm./Ind. S-6 | 77.7 | 67.5 to 100.0 | 17.4 | 13.1 to 20.4 | 1.06 | 0.99 to 1.17 | 8 | 0 |
| Vac. Lot | 52.9 | N/A | 97.1 | N/A | 1.30 | N/A | 5 | 0 |
| Farm & Home | 48.7 | N/A | 93.9 | N/A | 2.15 | N/A | 7 | 0 |
| Ag. Land Only | 7.7 | N/A | 12.7 | N/A | 0.93 | N/A | 6 | 1 |
| Ag. w/Impr.'s | 7.7 | N/A | 12.7 | N/A | 0.93 | N/A | 6 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 82.5 | N/A | 6.8 | N/A | 0.95 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 100.0 | N/A | 29.0 | N/A | 1.31 | N/A | 103 | 10 |
| TOTAL MARKET | 102.5 | N/A | 25.9 | N/A | 1.11 | N/A | 90 | 5 |

| 008 - BUTLER | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.2 | 97.2 to 100.2 | 9.4 | 8.4 to 10.4 | 1.01 | 1.00 to 1.02 | 277 | 33 |
| Comm./Ind. | 97.3 | 86.1 to 110.7 | 18.3 | 13.3 to 26.9 | 1.05 | 0.94 to 1.17 | 20 | 1 |
| Vac. Lot | 76.5 | N/A | 38.5 | N/A | 1.09 | N/A | 75 | 4 |
| Farm & Home | 59.6 | N/A | 46.9 | N/A | 1.18 | N/A | 29 | 0 |
| Ag. Land Only | 1.8 | N/A | 145.3 | N/A | 0.87 | N/A | 28 | 2 |
| Ag. w/Impr.'s | 2.0 | N/A | 141.2 | N/A | 0.89 | N/A | 30 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 102.2 | N/A | 31.4 | N/A | 1.18 | N/A | 5 | 0 |
| TOTAL w/ AG. & FARM | 94.1 | N/A | 16.5 | N/A | 1.03 | N/A | 436 | 68 |
| TOTAL MARKET | 97.5 | N/A | 12.1 | N/A | 1.00 | N/A | 377 | 55 |

| 009 - CHASE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.6 | 91.2 to 113.4 | 12.3 | 8.1 to 17.0 | 1.07 | 1.01 to 1.15 | 18 | 1 |
| Comm./Ind. S-6 | 91.4 | 43.4 to 104.9 | 26.5 | 9.7 to 69.9 | 0.82 | 0.61 to 0.97 | 8 | 1 |
| Vac. Lot | 128.8 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 53.5 | N/A | 19.3 | N/A | 1.06 | N/A | 2 | 0 |
| Ag. Land Only | 8.2 | N/A | 20.7 | N/A | 1.07 | N/A | 5 | 0 |
| Ag. w/Impr.'s | 6.8 | N/A | 33.7 | N/A | 1.15 | N/A | 6 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 92.0 | N/A | 35.8 | N/A | 1.35 | N/A | 35 | 1 |
| TOTAL MARKET | 99.0 | N/A | 15.2 | N/A | 1.04 | N/A | 27 | 3 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 98.3 | 86.7 to 107.7 | 19.9 | 15.0 to 27.8 | 1.05 | 1.00 to 1.12 | 30 | 1 |
| Comm./Ind. | 94.6 | 79.0 to 132.3 | 22.4 | 12.3 to 32.0 | 1.07 | 0.97 to 1.22 | 6 | 0 |
| Vac. Lot | 62.5 | N/A | 104.9 | N/A | 1.68 | N/A | 4 | 0 |
| Farm & Home | 29.5 | N/A | 74.2 | N/A | 1.44 | N/A | 8 | 0 |
| Ag. Land Only | 2.5 | N/A | 52.0 | N/A | 1.04 | N/A | 13 | 1 |
| Ag. w/Impr.'s | 2.6 | N/A | 51.0 | N/A | 1.04 | N/A | 16 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 128.8 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 71.0 | N/A | 56.7 | N/A | 1.73 | N/A | 65 | 1 |
| TOTAL MARKET | 96.0 | N/A | 23.6 | N/A | 1.03 | N/A | 41 | 1 |

| 011 - CHEROKEE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.0 | 97.4 to 106.3 | 19.5 | 16.2 to 23.5 | 1.06 | 1.02 to 1.10 | 100 | 8 |
| Comm./Ind. | 112.0 | 73.6 to 147.8 | 35.8 | 24.0 to 58.1 | 0.92 | 0.83 to 1.05 | 11 | 1 |
| Vac. Lot | 48.5 | N/A | 59.8 | N/A | 1.30 | N/A | 7 | 1 |
| Farm & Home | 78.0 | N/A | 36.8 | N/A | 1.02 | N/A | 11 | 0 |
| Ag. Land Only | 8.8 | N/A | 47.5 | N/A | 1.10 | N/A | 8 | 0 |
| Ag. w/Impr.'s | 8.8 | N/A | 54.8 | N/A | 1.10 | N/A | 10 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 93.6 | N/A | 37.0 | N/A | 0.85 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 97.7 | N/A | 27.3 | N/A | 1.05 | N/A | 141 | 14 |
| TOTAL MARKET | 99.5 | N/A | 23.1 | N/A | 1.03 | N/A | 120 | 10 |

| 012 - CHEYENNE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.4 | 95.1 to 102.1 | 6.3 | 4.4 to 9.1 | 1.01 | 0.99 to 1.03 | 27 | 4 |
| Comm./Ind. S-6 | 99.3 | 72.7 to 130.0 | 24.0 | 11.8 to 59.1 | 1.08 | 0.89 to 1.28 | 7 | 1 |
| Vac. Lot | 162.8 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 20.3 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 5.1 | N/A | 17.9 | N/A | 0.97 | N/A | 8 | 0 |
| Ag. w/Impr.'s | 5.4 | N/A | 10.3 | N/A | 1.02 | N/A | 13 | 2 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 94.7 | N/A | 40.4 | N/A | 1.48 | N/A | 49 | 1 |
| TOTAL MARKET | 99.4 | N/A | 7.7 | N/A | 1.01 | N/A | 35 | 7 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 101.4 | 89.7 to 109.3 | 13.4 | 7.9 to 22.3 | 0.99 | 0.94 to 1.04 | 19 | 3 |
| Comm./Ind. S-3 | 87.0 | 64.2 to 102.2 | 15.0 | 7.0 to 24.2 | 0.96 | 0.91 to 0.99 | 6 | 0 |
| Vac. Lot | 120.0 | N/A | 15.1 | N/A | 1.09 | N/A | 3 | 0 |
| Farm & Home | 11.7 | N/A | 95.5 | N/A | 0.72 | N/A | 3 | 0 |
| Ag. Land Only | 3.5 | N/A | 69.5 | N/A | 1.23 | N/A | 3 | 0 |
| Ag. w/Impr.'s | 6.6 | N/A | 47.7 | N/A | 1.19 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 89.7 | N/A | 38.2 | N/A | 1.44 | N/A | 36 | 0 |
| TOTAL MARKET | 100.6 | N/A | 14.9 | N/A | 0.98 | N/A | 28 | 4 |

| 014 - CLAY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.5 | 94.2 to 100.0 | 8.4 | 6.6 to 10.5 | 1.00 | 0.98 to 1.02 | 86 | 13 |
| Comm./Ind. | 88.1 | 61.2 to 100.0 | 22.2 | 11.3 to 42.8 | 0.96 | 0.92 to 1.00 | 8 | 0 |
| Vac. Lot | 64.0 | N/A | 63.7 | N/A | 1.21 | N/A | 5 | 0 |
| Farm & Home | 45.7 | N/A | 42.2 | N/A | 0.86 | N/A | 4 | 0 |
| Ag. Land Only | 8.9 | N/A | 29.6 | N/A | 1.01 | N/A | 12 | 0 |
| Ag. w/Impr.'s | 9.5 | N/A | 28.9 | N/A | 1.01 | N/A | 14 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 74.4 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 93.9 | N/A | 14.7 | N/A | 1.00 | N/A | 118 | 20 |
| TOTAL MARKET | 97.1 | N/A | 11.0 | N/A | 1.00 | N/A | 100 | 12 |

| 015 - CLOUD | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.9 | 97.1 to 102.7 | 13.4 | 11.2 to 15.8 | 1.05 | 1.03 to 1.08 | 102 | 4 |
| Comm./Ind. S-11 | 92.6 | 58.9 to 104.4 | 29.4 | 19.7 to 47.6 | 1.12 | 0.93 to 1.45 | 15 | 1 |
| Vac. Lot | 97.7 | N/A | 36.3 | N/A | 1.25 | N/A | 7 | 0 |
| Farm & Home | 61.9 | N/A | 31.8 | N/A | 1.18 | N/A | 6 | 0 |
| Ag. Land Only | 7.4 | N/A | 35.1 | N/A | 1.00 | N/A | 10 | 1 |
| Ag. w/Impr.'s | 7.9 | N/A | 47.0 | N/A | 1.09 | N/A | 11 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 135.0 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 97.3 | N/A | 16.8 | N/A | 1.09 | N/A | 142 | 17 |
| TOTAL MARKET | 99.4 | N/A | 15.1 | N/A | 1.07 | N/A | 125 | 8 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 016 - COFFEY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.0 | 98.2 to 104.4 | 14.1 | 11.4 to 17.1 | 1.03 | 1.00 to 1.06 | 77 | 6 |
| Comm./Ind. | 102.3 | 76.3 to 132.0 | 22.4 | 13.6 to 54.7 | 1.00 | 0.92 to 1.25 | 7 | 0 |
| Vac. Lot | 92.9 | N/A | 31.7 | N/A | 1.39 | N/A | 13 | 1 |
| Farm & Home | 78.6 | N/A | 35.5 | N/A | 0.96 | N/A | 3 | 0 |
| Ag. Land Only | 9.7 | N/A | 10.3 | N/A | 0.99 | N/A | 9 | 1 |
| Ag. w/Impr.'s | 9.7 | N/A | 11.7 | N/A | 1.00 | N/A | 11 | 2 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 99.1 | N/A | 18.0 | N/A | 1.03 | N/A | 111 | 17 |
| TOTAL MARKET | 100.0 | N/A | 16.3 | N/A | 1.03 | N/A | 97 | 8 |

| 017 - COMANCHE | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.6 | 83.1 to 106.5 | 16.7 | 11.8 to 23.2 | 0.98 | 0.94 to 1.02 | 25 | 1 |
| Comm./Ind. S-5 | 78.9 | 38.5 to 96.8 | 29.3 | 11.3 to 236.4 | 0.93 | 0.74 to 1.07 | 6 | 0 |
| Vac. Lot | 112.5 | N/A | 160.1 | N/A | 5.27 | N/A | 3 | 0 |
| Farm & Home | 42.6 | N/A | 17.1 | N/A | 1.04 | N/A | 2 | 0 |
| Ag. Land Only | 8.4 | N/A | 39.6 | N/A | 1.10 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 8.7 | N/A | 46.2 | N/A | 1.06 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 89.7 | N/A | 37.5 | N/A | 1.37 | N/A | 43 | 2 |
| TOTAL MARKET | 94.9 | N/A | 18.8 | N/A | 0.98 | N/A | 34 | 3 |

| 018 - COWLEY | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.2 | 98.9 to 106.7 | 16.6 | 14.1 to 19.3 | 1.07 | 1.05 to 1.10 | 160 | 14 |
| Comm./Ind. | 110.8 | 80.7 to 124.0 | 24.7 | 13.9 to 51.5 | 1.09 | 0.98 to 1.45 | 14 | 1 |
| Vac. Lot | 78.1 | N/A | 58.0 | N/A | 1.38 | N/A | 14 | 2 |
| Farm & Home | 62.7 | N/A | 33.8 | N/A | 1.07 | N/A | 19 | 0 |
| Ag. Land Only | 3.2 | N/A | 146.3 | N/A | 1.02 | N/A | 13 | 0 |
| Ag. w/Impr.'s | 3.2 | N/A | 135.6 | N/A | 1.02 | N/A | 15 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 89.1 | N/A | 0.1 | N/A | 1.00 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 97.6 | N/A | 18.4 | N/A | 1.09 | N/A | 224 | 44 |
| TOTAL MARKET | 100.6 | N/A | 17.6 | N/A | 1.06 | N/A | 190 | 22 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 019 - CRAWFORD | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.0 | 96.4 to 99.6 | 12.4 | 10.8 to 14.1 | 1.01 | 1.00 to 1.03 | 213 | 28 |
| Comm./Ind. | 95.8 | 90.3 to 111.7 | 17.1 | 11.9 to 30.3 | 0.97 | 0.89 to 1.04 | 18 | 1 |
| Vac. Lot | 95.4 | N/A | 34.0 | N/A | 1.00 | N/A | 20 | 2 |
| Farm & Home | 43.9 | N/A | 41.4 | N/A | 0.97 | N/A | 14 | 1 |
| Ag. Land Only | 5.1 | N/A | 62.9 | N/A | 0.88 | N/A | 20 | 0 |
| Ag. w/Impr.'s | 5.4 | N/A | 56.5 | N/A | 0.92 | N/A | 29 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 59.4 | N/A | 82.8 | N/A | 1.17 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 95.0 | N/A | 17.3 | N/A | 1.02 | N/A | 296 | 53 |
| TOTAL MARKET | 98.0 | N/A | 14.1 | N/A | 1.00 | N/A | 253 | 31 |

| 020 - DECATUR | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.9 | 98.9 to 109.7 | 18.2 | 13.8 to 24.3 | 1.10 | 1.00 to 1.25 | 40 | 3 |
| Comm./Ind. S-4 | 95.1 | 83.1 to 115.1 | 12.5 | 6.3 to 25.8 | 1.00 | 0.95 to 1.05 | 8 | 1 |
| Vac. Lot | 252.4 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 4.2 | N/A | 13.8 | N/A | 1.07 | N/A | 8 | 0 |
| Ag. w/Impr.'s | 4.5 | N/A | 13.8 | N/A | 1.07 | N/A | 9 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 122.4 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 99.3 | N/A | 31.4 | N/A | 1.38 | N/A | 59 | 4 |
| TOTAL MARKET | 101.6 | N/A | 17.8 | N/A | 1.08 | N/A | 50 | 5 |

| 021 - DICKINSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.3 | 97.8 to 100.6 | 12.3 | 10.6 to 13.9 | 1.01 | 0.99 to 1.02 | 220 | 22 |
| Comm./Ind. | 94.7 | 59.6 to 105.8 | 27.6 | 15.8 to 45.1 | 1.08 | 0.85 to 1.45 | 12 | 0 |
| Vac. Lot | 85.8 | N/A | 28.2 | N/A | 1.08 | N/A | 24 | 1 |
| Farm & Home | 77.5 | N/A | 55.3 | N/A | 0.90 | N/A | 12 | 1 |
| Ag. Land Only | 13.6 | N/A | 34.6 | N/A | 1.05 | N/A | 17 | 1 |
| Ag. w/Impr.'s | 13.9 | N/A | 34.1 | N/A | 1.06 | N/A | 18 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 88.6 | N/A | 13.4 | N/A | 0.96 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 97.8 | N/A | 15.3 | N/A | 1.00 | N/A | 289 | 42 |
| TOTAL MARKET | 98.9 | N/A | 14.2 | N/A | 1.00 | N/A | 259 | 24 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 100.2 | 93.1 to 106.5 | 14.4 | 11.1 to 18.6 | 1.03 | 1.00 to 1.07 | 41 | 1 |
| Comm./Ind. S-4 | 99.6 | 72.3 to 201.2 | 49.8 | 28.8 to 81.3 | 0.77 | 0.62 to 0.92 | 7 | 0 |
| Vac. Lot | 47.6 | N/A | 38.3 | N/A | 1.07 | N/A | 7 | 1 |
| Farm & Home | 21.0 | N/A | 88.7 | N/A | 1.19 | N/A | 3 | 0 |
| Ag. Land Only | 11.8 | N/A | 45.7 | N/A | 0.81 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 11.2 | N/A | 52.2 | N/A | 0.76 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 93.1 | N/A | 32.8 | N/A | 1.10 | N/A | 65 | 3 |
| TOTAL MARKET | 99.3 | N/A | 16.2 | N/A | 1.00 | N/A | 55 | 8 |

| 023 - DOUGLAS | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.2 | 100.2 to 102.1 | 6.2 | 5.5 to 6.8 | 1.01 | 1.00 to 1.01 | 295 | 30 |
| Comm./Ind. | 84.2 | 77.2 to 104.4 | 15.2 | 9.1 to 26.8 | 1.02 | 0.93 to 1.11 | 12 | 1 |
| Vac. Lot | 102.6 | N/A | 13.5 | N/A | 0.99 | N/A | 68 | 5 |
| Farm & Home | 70.2 | N/A | 32.0 | N/A | 1.17 | N/A | 15 | 0 |
| Ag. Land Only | 3.2 | N/A | 102.3 | N/A | 0.76 | N/A | 19 | 0 |
| Ag. w/Impr.'s | 3.3 | N/A | 95.3 | N/A | 0.77 | N/A | 21 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 97.4 | N/A | 40.9 | N/A | 1.10 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 100.3 | N/A | 7.8 | N/A | 1.01 | N/A | 414 | 65 |
| TOTAL MARKET | 101.1 | N/A | 7.2 | N/A | 1.00 | N/A | 378 | 44 |

| 024 - EDWARDS | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.2 | 88.4 to 113.0 | 15.3 | 11.5 to 20.6 | 0.99 | 0.95 to 1.04 | 26 | 2 |
| Comm./Ind. S-9 | 96.8 | 73.1 to 126.7 | 31.6 | 19.9 to 57.3 | 0.87 | 0.78 to 1.03 | 11 | 0 |
| Vac. Lot | 144.7 | N/A | 0.9 | N/A | 1.00 | N/A | 2 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 7.8 | N/A | 34.5 | N/A | 0.99 | N/A | 9 | 0 |
| Ag. w/Impr.'s | 7.6 | N/A | 31.0 | N/A | 0.99 | N/A | 12 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 90.6 | N/A | 43.8 | N/A | 2.00 | N/A | 51 | 0 |
| TOTAL MARKET | 102.7 | N/A | 18.0 | N/A | 1.02 | N/A | 39 | 4 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 025 - ELK | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.1 | 81.6 to 121.3 | 22.6 | 16.0 to 33.8 | 1.05 | 0.98 to 1.19 | 17 | 0 |
| Comm./Ind. S-11 | 72.8 | 66.1 to 96.1 | 21.8 | 14.1 to 39.2 | 0.98 | 0.87 to 1.15 | 12 | 1 |
| Vac. Lot | 360.0 | N/A | 53.7 | N/A | 2.63 | N/A | 3 | 0 |
| Farm & Home | 22.4 | N/A | 23.0 | N/A | 1.17 | N/A | 5 | 0 |
| Ag. Land Only | 2.2 | N/A | 17.7 | N/A | 1.09 | N/A | 5 | 0 |
| Ag. w/Impr.'s | 2.2 | N/A | 17.7 | N/A | 1.09 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 212.9 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 81.3 | N/A | 46.6 | N/A | 2.43 | N/A | 43 | 3 |
| TOTAL MARKET | 94.2 | N/A | 26.9 | N/A | 1.01 | N/A | 33 | 3 |

| 026 - ELLIS | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.1 | 95.8 to 98.3 | 7.8 | 7.1 to 8.5 | 1.01 | 1.00 to 1.01 | 321 | 26 |
| Comm./Ind. | 98.7 | 72.8 to 109.4 | 22.9 | 13.1 to 52.2 | 1.18 | 1.03 to 1.38 | 13 | 0 |
| Vac. Lot | 86.7 | N/A | 26.7 | N/A | 1.30 | N/A | 32 | 1 |
| Farm & Home | 33.7 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| Ag. Land Only | 3.9 | N/A | 82.9 | N/A | 1.04 | N/A | 15 | 1 |
| Ag. w/Impr.'s | 3.9 | N/A | 74.4 | N/A | 1.03 | N/A | 17 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 96.3 | N/A | 8.4 | N/A | 1.00 | N/A | 384 | 55 |
| TOTAL MARKET | 96.9 | N/A | 8.4 | N/A | 1.00 | N/A | 366 | 38 |

| 027 - ELLSWORTH | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 93.2 | 91.1 to 98.6 | 15.8 | 13.1 to 19.3 | 1.05 | 1.03 to 1.09 | 74 | 5 |
| Comm./Ind. | 67.9 | 46.5 to 182.6 | 42.9 | 11.1 to 110.6 | 0.78 | 0.59 to 1.04 | 8 | 1 |
| Vac. Lot | 516.9 | N/A | 89.6 | N/A | 8.97 | N/A | 2 | 0 |
| Farm & Home | 75.4 | N/A | 58.2 | N/A | 1.99 | N/A | 6 | 0 |
| Ag. Land Only | 9.8 | N/A | 34.7 | N/A | 0.92 | N/A | 13 | 0 |
| Ag. w/Impr.'s | 9.4 | N/A | 32.9 | N/A | 0.92 | N/A | 16 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 90.3 | N/A | 33.3 | N/A | 1.29 | N/A | 106 | 6 |
| TOTAL MARKET | 91.9 | N/A | 17.4 | N/A | 1.04 | N/A | 84 | 9 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 95.7 | 94.6 to 97.4 | 6.8 | 5.9 to 7.6 | 0.99 | 0.98 to 1.00 | 176 | 16 |
| Comm./Ind. | 102.1 | 90.2 to 106.9 | 9.0 | 5.1 to 15.3 | 0.96 | 0.91 to 1.01 | 16 | 1 |
| Vac. Lot | 87.6 | N/A | 29.2 | N/A | 1.02 | N/A | 26 | 0 |
| Farm & Home | 47.9 | N/A | 46.0 | N/A | 1.24 | N/A | 5 | 0 |
| Ag. Land Only | 5.4 | N/A | 45.9 | N/A | 0.93 | N/A | 10 | 1 |
| Ag. w/Impr.'s | 5.9 | N/A | 41.0 | N/A | 0.95 | N/A | 11 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 95.3 | N/A | 8.6 | N/A | 0.99 | N/A | 234 | 35 |
| TOTAL MARKET | 95.7 | N/A | 8.0 | N/A | 0.99 | N/A | 218 | 25 |

| 029 - FORD | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 94.3 | 92.3 to 96.3 | 11.2 | 9.8 to 12.7 | 1.01 | 1.00 to 1.03 | 196 | 19 |
| Comm./Ind. | 82.8 | 69.0 to 100.0 | 24.5 | 15.4 to 36.0 | 1.00 | 0.95 to 1.07 | 19 | 1 |
| Vac. Lot | 79.5 | N/A | 36.2 | N/A | 1.06 | N/A | 14 | 0 |
| Farm & Home | 40.2 | N/A | 61.7 | N/A | 1.19 | N/A | 5 | 0 |
| Ag. Land Only | 4.7 | N/A | 36.1 | N/A | 0.73 | N/A | 12 | 0 |
| Ag. w/Impr.'s | 4.6 | N/A | 39.9 | N/A | 0.72 | N/A | 13 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 100.0 | N/A | 4.5 | N/A | 0.97 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 92.2 | N/A | 12.4 | N/A | 1.01 | N/A | 250 | 42 |
| TOTAL MARKET | 93.7 | N/A | 12.2 | N/A | 1.01 | N/A | 232 | 27 |

| 030 - FRANKLIN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 102.5 | 100.0 to 108.2 | 15.1 | 13.3 to 17.2 | 1.02 | 1.00 to 1.03 | 162 | 8 |
| Comm./Ind. | 101.9 | 82.5 to 120.1 | 23.7 | 12.5 to 48.1 | 1.37 | 1.02 to 1.68 | 12 | 1 |
| Vac. Lot | 130.7 | N/A | 37.2 | N/A | 1.08 | N/A | 11 | 1 |
| Farm & Home | 64.9 | N/A | 26.0 | N/A | 1.01 | N/A | 28 | 0 |
| Ag. Land Only | 4.6 | N/A | 55.3 | N/A | 0.84 | N/A | 15 | 0 |
| Ag. w/Impr.'s | 4.9 | N/A | 55.7 | N/A | 0.87 | N/A | 18 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 99.6 | N/A | 19.0 | N/A | 1.06 | N/A | 231 | 30 |
| TOTAL MARKET | 103.3 | N/A | 15.9 | N/A | 1.01 | N/A | 185 | 13 |

2010 Kansas Appraisal/Sales Ratio Study

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 98.5 | 96.9 to 100.1 | 8.5 | 7.5 to 9.5 | 1.01 | 1.00 to 1.01 | 214 | 21 |
| Comm./Ind. | 99.2 | 78.8 to 137.1 | 34.6 | 23.0 to 58.5 | 0.85 | 0.73 to 1.39 | 12 | 0 |
| Vac. Lot | 98.9 | N/A | 24.3 | N/A | 1.54 | N/A | 33 | 2 |
| Farm & Home | 57.3 | N/A | 57.7 | N/A | 1.37 | N/A | 2 | 0 |
| Ag. Land Only | 3.0 | N/A | 42.5 | N/A | 0.72 | N/A | 2 | 0 |
| Ag. w/Impr.'s | 5.0 | N/A | 75.3 | N/A | 0.99 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 61.3 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 97.8 | N/A | 9.7 | N/A | 1.02 | N/A | 269 | 41 |
| TOTAL MARKET | 98.5 | N/A | 9.5 | N/A | 1.02 | N/A | 260 | 35 |

| 032 - GOVE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 107.2 | 95.5 to 126.6 | 21.2 | 15.2 to 29.0 | 1.10 | 1.03 to 1.23 | 24 | 1 |
| Comm./Ind. S-5 | 95.4 | 79.6 to 100.8 | 12.9 | 5.7 to 32.4 | 0.96 | 0.87 to 1.06 | 7 | 0 |
| Vac. Lot | 103.4 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 5.4 | N/A | 21.1 | N/A | 1.03 | N/A | 12 | 0 |
| Ag. w/Impr.'s | 5.0 | N/A | 22.8 | N/A | 1.03 | N/A | 13 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 16.7 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 88.5 | N/A | 50.0 | N/A | 1.61 | N/A | 46 | 0 |
| TOTAL MARKET | 99.5 | N/A | 20.4 | N/A | 1.07 | N/A | 33 | 2 |

| 033 - GRAHAM | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 93.5 | 85.2 to 105.0 | 17.1 | 11.6 to 26.4 | 1.00 | 0.94 to 1.06 | 21 | 2 |
| Comm./Ind. S-3 | 93.1 | 76.8 to 100.0 | 10.4 | 5.8 to 17.8 | 1.07 | 0.98 to 1.17 | 8 | 0 |
| Vac. Lot | | | | | | | 0 | |
| Farm & Home | 19.9 | N/A | 67.1 | N/A | 1.22 | N/A | 4 | 0 |
| Ag. Land Only | 4.8 | N/A | 44.8 | N/A | 1.08 | N/A | 7 | 1 |
| Ag. w/Impr.'s | 4.8 | N/A | 44.6 | N/A | 0.98 | N/A | 9 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 84.7 | N/A | 42.1 | N/A | 1.25 | N/A | 42 | 0 |
| TOTAL MARKET | 93.5 | N/A | 15.1 | N/A | 1.03 | N/A | 29 | 2 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 95.3 | 92.7 to 98.3 | 7.4 | 6.0 to 8.9 | 1.00 | 0.99 to 1.01 | 63 | 5 |
| Comm./Ind. S-7 | 86.9 | 70.1 to 103.3 | 21.8 | 12.9 to 43.7 | 1.03 | 0.87 to 1.16 | 11 | 0 |
| Vac. Lot | 73.3 | N/A | 104.5 | N/A | 1.45 | N/A | 6 | 0 |
| Farm & Home | 23.0 | N/A | 21.4 | N/A | 0.98 | N/A | 2 | 0 |
| Ag. Land Only | 2.4 | N/A | 57.8 | N/A | 0.88 | N/A | 2 | 0 |
| Ag. w/Impr.'s | 2.8 | N/A | 32.3 | N/A | 0.90 | N/A | 3 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 93.8 | N/A | 8.8 | N/A | 1.01 | N/A | 85 | 15 |
| TOTAL MARKET | 94.8 | N/A | 8.8 | N/A | 1.01 | N/A | 80 | 10 |

| 035 - GRAY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 91.1 | 84.5 to 96.0 | 16.1 | 13.4 to 19.3 | 1.03 | 1.00 to 1.07 | 71 | 3 |
| Comm./Ind. S-2 | 84.9 | 57.7 to 114.3 | 29.8 | 16.7 to 39.3 | 1.08 | 1.00 to 1.20 | 6 | 0 |
| Vac. Lot | 115.9 | N/A | 58.2 | N/A | 1.09 | N/A | 2 | 0 |
| Farm & Home | 83.3 | N/A | 87.5 | N/A | 2.14 | N/A | 4 | 0 |
| Ag. Land Only | 6.2 | N/A | 72.8 | N/A | 0.89 | N/A | 12 | 0 |
| Ag. w/Impr.'s | 6.2 | N/A | 69.7 | N/A | 0.90 | N/A | 13 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 86.3 | N/A | 22.9 | N/A | 1.08 | N/A | 96 | 12 |
| TOTAL MARKET | 91.1 | N/A | 18.7 | N/A | 1.05 | N/A | 79 | 2 |

| 036 - GREELEY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.8 | 83.2 to 107.4 | 18.0 | 12.5 to 24.9 | 1.04 | 0.98 to 1.12 | 20 | 0 |
| Comm./Ind. S-5 | 101.4 | 67.9 to 144.1 | 27.0 | 15.2 to 52.6 | 1.10 | 0.88 to 1.40 | 6 | 0 |
| Vac. Lot | 172.8 | N/A | 49.4 | N/A | 1.40 | N/A | 4 | 0 |
| Farm & Home | 17.8 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 3.4 | N/A | 14.2 | N/A | 1.06 | N/A | 19 | 1 |
| Ag. w/Impr.'s | 3.4 | N/A | 14.2 | N/A | 1.06 | N/A | 19 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 70.1 | N/A | 70.2 | N/A | 2.37 | N/A | 50 | 1 |
| TOTAL MARKET | 99.6 | N/A | 21.5 | N/A | 1.06 | N/A | 30 | 2 |

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

Supplemental Sales

T – Time Trended

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

PRD = .98 to 1.03

| 037 - GREENWOOD | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.8 | 91.7 to 104.0 | 16.1 | 12.7 to 19.9 | 1.05 | 1.01 to 1.09 | 61 | 8 |
| Comm./Ind. | 47.2 | 37.5 to 93.8 | 34.1 | 20.8 to 51.2 | 1.00 | 0.91 to 1.10 | 7 | 1 |
| Vac. Lot | 153.4 | N/A | 79.7 | N/A | 2.08 | N/A | 6 | 0 |
| Farm & Home | 68.8 | N/A | 30.1 | N/A | 1.19 | N/A | 6 | 0 |
| Ag. Land Only | 2.0 | N/A | 41.0 | N/A | 1.11 | N/A | 15 | 2 |
| Ag. w/Impr.'s | 2.1 | N/A | 82.8 | N/A | 1.07 | N/A | 16 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 84.5 | N/A | 23.1 | N/A | 0.91 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 90.7 | N/A | 38.1 | N/A | 1.51 | N/A | 99 | 10 |
| TOTAL MARKET | 98.1 | N/A | 21.9 | N/A | 1.02 | N/A | 77 | 11 |

| 038 - HAMILTON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 95.7 | 89.5 to 108.8 | 17.7 | 13.3 to 25.7 | 1.01 | 0.97 to 1.08 | 24 | 1 |
| Comm./Ind. S-4 | 98.1 | 60.2 to 139.3 | 32.9 | 16.7 to 46.7 | 1.38 | 1.10 to 1.83 | 6 | 0 |
| Vac. Lot | 98.3 | N/A | 98.1 | N/A | 2.16 | N/A | 3 | 0 |
| Farm & Home | 11.7 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 5.9 | N/A | 6.8 | N/A | 1.03 | N/A | 7 | 2 |
| Ag. w/Impr.'s | 6.1 | N/A | 26.7 | N/A | 0.99 | N/A | 8 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 90.4 | N/A | 39.6 | N/A | 1.49 | N/A | 42 | 1 |
| TOTAL MARKET | 98.3 | N/A | 22.6 | N/A | 1.10 | N/A | 33 | 1 |

| 039 - HARPER | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 104.5 | 91.5 to 115.0 | 22.8 | 18.0 to 28.4 | 1.10 | 1.05 to 1.17 | 47 | 2 |
| Comm./Ind. S-10 | 96.3 | 86.6 to 106.1 | 11.0 | 6.0 to 19.6 | 1.03 | 0.95 to 1.13 | 13 | 2 |
| Vac. Lot | 75.6 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 21.4 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 4.2 | N/A | 80.2 | N/A | 1.06 | N/A | 9 | 0 |
| Ag. w/Impr.'s | 5.8 | N/A | 51.8 | N/A | 1.07 | N/A | 15 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 486.4 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 93.6 | N/A | 40.7 | N/A | 1.70 | N/A | 78 | 4 |
| TOTAL MARKET | 101.2 | N/A | 22.6 | N/A | 1.08 | N/A | 62 | 4 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

| 040 - HARVEY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.4 | 95.0 to 99.2 | 11.4 | 10.2 to 12.7 | 1.01 | 1.00 to 1.02 | 230 | 20 |
| Comm./Ind. | 73.6 | 37.3 to 95.3 | 38.7 | 14.9 to 104.4 | 1.17 | 0.98 to 1.40 | 8 | 0 |
| Vac. Lot | 99.4 | N/A | 39.4 | N/A | 2.84 | N/A | 20 | 1 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 6.2 | N/A | 53.7 | N/A | 0.94 | N/A | 24 | 0 |
| Ag. w/Impr.'s | 6.2 | N/A | 54.5 | N/A | 0.90 | N/A | 36 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 94.4 | N/A | 13.7 | N/A | 1.02 | N/A | 294 | 55 |
| TOTAL MARKET | 97.2 | N/A | 12.1 | N/A | 1.01 | N/A | 258 | 28 |

| 041 - HASKELL | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 88.0 | 79.6 to 94.5 | 14.2 | 10.4 to 20.4 | 1.01 | 0.97 to 1.07 | 27 | 0 |
| Comm./Ind. S-5 | 73.5 | 68.9 to 91.1 | 22.2 | 12.3 to 62.4 | 1.23 | 1.02 to 1.61 | 7 | 0 |
| Vac. Lot | 60.0 | N/A | 22.8 | N/A | 0.96 | N/A | 2 | 0 |
| Farm & Home | 85.9 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | | | | | | | 0 | |
| Ag. w/Impr.'s | 4.0 | N/A | 68.3 | N/A | 0.64 | N/A | 2 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 79.4 | N/A | 10.8 | N/A | 1.03 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 85.9 | N/A | 16.3 | N/A | 1.02 | N/A | 41 | 2 |
| TOTAL MARKET | 87.0 | N/A | 16.6 | N/A | 1.02 | N/A | 38 | 0 |

| * 70% Confidence Level | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| 042 - HODGEMAN | | | | | | | | |
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.5 | 72.7 to 109.9 | 18.0 | 9.8 to 48.6 | 1.03 | 0.98 to 1.24 | 8 | 1 |
| Comm./Ind.* S-3 | 102.1 | 93.9 to 113.5 | 6.8 | 3.5 to 7.5 | 1.00 | 1.00 to 1.01 | 3 | 0 |
| Vac. Lot | 86.5 | N/A | 28.9 | N/A | 1.12 | N/A | 4 | 0 |
| Farm & Home | 32.9 | N/A | 15.8 | N/A | 1.23 | N/A | 3 | 0 |
| Ag. Land Only | 5.1 | N/A | 38.7 | N/A | 1.02 | N/A | 8 | 0 |
| Ag. w/Impr.'s | 4.9 | N/A | 36.5 | N/A | 1.03 | N/A | 9 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 64.8 | N/A | 68.3 | N/A | 2.48 | N/A | 27 | 0 |
| TOTAL MARKET | 100.0 | N/A | 18.3 | N/A | 1.06 | N/A | 15 | 1 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

| 043 - JACKSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.1 | 94.4 to 102.8 | 13.8 | 11.2 to 17.2 | 1.01 | 0.98 to 1.04 | 58 | 2 |
| Comm./Ind. S-10 | 79.2 | 62.8 to 96.3 | 19.1 | 13.2 to 25.8 | 0.97 | 0.92 to 1.04 | 14 | 0 |
| Vac. Lot | 129.7 | N/A | 44.5 | N/A | 1.59 | N/A | 2 | 0 |
| Farm & Home | 73.5 | N/A | 32.4 | N/A | 1.02 | N/A | 28 | 1 |
| Ag. Land Only | 6.0 | N/A | 46.7 | N/A | 1.05 | N/A | 26 | 0 |
| Ag. w/Impr.'s | 6.4 | N/A | 45.6 | N/A | 1.05 | N/A | 31 | 2 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 79.6 | N/A | 44.3 | N/A | 1.03 | N/A | 133 | 0 |
| TOTAL MARKET | 95.6 | N/A | 15.3 | N/A | 1.00 | N/A | 74 | 3 |

| 044 - JEFFERSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.6 | 97.6 to 103.2 | 10.4 | 8.6 to 12.5 | 1.02 | 1.01 to 1.04 | 104 | 16 |
| Comm./Ind. | 91.3 | 76.0 to 140.2 | 36.3 | 25.8 to 53.9 | 1.08 | 0.99 to 1.24 | 15 | 0 |
| Vac. Lot | 77.9 | N/A | 37.3 | N/A | 1.01 | N/A | 78 | 7 |
| Farm & Home | 77.4 | N/A | 22.8 | N/A | 1.10 | N/A | 24 | 0 |
| Ag. Land Only | 3.1 | N/A | 67.4 | N/A | 0.83 | N/A | 27 | 0 |
| Ag. w/Impr.'s | 3.3 | N/A | 70.9 | N/A | 0.84 | N/A | 29 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 90.9 | N/A | 34.3 | N/A | 1.05 | N/A | 250 | 13 |
| TOTAL MARKET | 95.9 | N/A | 24.5 | N/A | 0.98 | N/A | 197 | 13 |

| 045 - JEWELL | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 81.0 | 58.7 to 89.5 | 23.4 | 16.8 to 35.0 | 1.02 | 0.94 to 1.13 | 24 | 0 |
| Comm./Ind. S-10 | 80.1 | 55.7 to 130.8 | 42.8 | 27.3 to 79.1 | 1.17 | 0.98 to 1.51 | 10 | 0 |
| Vac. Lot | 50.0 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 20.4 | N/A | 13.5 | N/A | 1.04 | N/A | 6 | 1 |
| Ag. Land Only | 6.7 | N/A | 35.7 | N/A | 0.99 | N/A | 12 | 1 |
| Ag. w/Impr.'s | 7.4 | N/A | 35.2 | N/A | 1.06 | N/A | 17 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 36.8 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 55.1 | N/A | 62.5 | N/A | 2.41 | N/A | 59 | 0 |
| TOTAL MARKET | 79.5 | N/A | 28.2 | N/A | 1.05 | N/A | 36 | 1 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 99.6 | 98.2 to 100.0 | 7.2 | 6.4 to 7.7 | 1.01 | 1.00 to 1.01 | 391 | 24 |
| Comm./Ind. | 89.7 | 79.8 to 94.7 | 20.8 | 17.2 to 24.8 | 1.13 | 1.04 to 1.23 | 84 | 3 |
| Vac. Lot | 74.8 | N/A | 43.8 | N/A | 0.95 | N/A | 90 | 3 |
| Farm & Home | 67.4 | N/A | 33.4 | N/A | 0.99 | N/A | 12 | 0 |
| Ag. Land Only | . | N/A | 25.8 | N/A | 1.09 | N/A | 237 | 17 |
| Ag. w/Impr.'s | . | N/A | 25.8 | N/A | 1.09 | N/A | 242 | 21 |
| Other/Ex./Ut./NP/Mix-Use | 60.3 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 90.5 | N/A | 43.0 | N/A | 0.86 | N/A | 820 | 2 |
| TOTAL MARKET | 98.0 | N/A | 10.2 | N/A | 1.06 | N/A | 566 | 70 |

| 047 - KEARNY | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 93.9 | 85.0 to 99.7 | 16.4 | 12.4 to 21.9 | 1.06 | 1.02 to 1.12 | 39 | 2 |
| Comm./Ind. S-6 | 131.0 | 67.3 to 148.5 | 36.4 | 13.1 to 79.6 | 1.29 | 1.06 to 1.70 | 7 | 0 |
| Vac. Lot | 342.8 | N/A | 137.6 | N/A | 1.73 | N/A | 4 | 1 |
| Farm & Home | 59.9 | N/A | 21.0 | N/A | 1.14 | N/A | 3 | 0 |
| Ag. Land Only | 3.3 | N/A | 50.5 | N/A | 0.83 | N/A | 13 | 0 |
| Ag. w/Impr.'s | 3.7 | N/A | 51.3 | N/A | 0.85 | N/A | 14 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 85.8 | N/A | 42.3 | N/A | 1.19 | N/A | 67 | 3 |
| TOTAL MARKET | 95.9 | N/A | 19.0 | N/A | 1.08 | N/A | 50 | 5 |

| 048 - KINGMAN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.2 | 95.1 to 107.8 | 15.9 | 12.4 to 20.4 | 1.04 | 1.01 to 1.08 | 55 | 5 |
| Comm./Ind. S-8 | 102.7 | 98.6 to 116.0 | 11.3 | 5.4 to 23.7 | 1.08 | 1.03 to 1.24 | 13 | 2 |
| Vac. Lot | 137.9 | N/A | 21.5 | N/A | 1.00 | N/A | 2 | 0 |
| Farm & Home | 59.6 | N/A | 38.2 | N/A | 1.20 | N/A | 9 | 0 |
| Ag. Land Only | 4.3 | N/A | 49.9 | N/A | 0.96 | N/A | 13 | 1 |
| Ag. w/Impr.'s | 4.5 | N/A | 51.9 | N/A | 0.94 | N/A | 15 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 96.4 | N/A | 34.5 | N/A | 1.29 | N/A | 94 | 5 |
| TOTAL MARKET | 101.8 | N/A | 15.0 | N/A | 1.05 | N/A | 70 | 8 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 049 - KIOWA | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 88.9 | 74.9 to 108.3 | 17.5 | 13.7 to 23.4 | 1.04 | 1.00 to 1.10 | 10 | 0 |
| Comm./Ind. S-5 | 91.0 | 38.8 to 117.6 | 31.2 | 14.6 to 168.4 | 2.53 | 1.12 to 3.19 | 7 | 0 |
| Vac. Lot | 85.0 | N/A | 46.4 | N/A | 1.32 | N/A | 14 | 1 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 8.0 | N/A | 10.5 | N/A | 1.02 | N/A | 10 | 2 |
| Ag. w/Impr.'s | 7.8 | N/A | 10.5 | N/A | 1.03 | N/A | 11 | 2 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 73.6 | N/A | 55.5 | N/A | 2.36 | N/A | 42 | 1 |
| TOTAL MARKET | 88.1 | N/A | 33.1 | N/A | 1.54 | N/A | 31 | 1 |

| 050 - LABETTE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.2 | 97.0 to 101.5 | 13.9 | 12.0 to 15.8 | 1.03 | 1.01 to 1.05 | 185 | 20 |
| Comm./Ind. | 121.4 | 103.6 to 132.9 | 12.9 | 7.4 to 22.7 | 1.20 | 0.96 to 1.45 | 11 | 1 |
| Vac. Lot | 63.6 | N/A | 56.2 | N/A | 0.94 | N/A | 11 | 2 |
| Farm & Home | 40.8 | N/A | 58.8 | N/A | 1.21 | N/A | 11 | 0 |
| Ag. Land Only | 5.3 | N/A | 42.6 | N/A | 1.06 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 6.0 | N/A | 58.0 | N/A | 1.36 | N/A | 8 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 89.6 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 98.0 | N/A | 16.5 | N/A | 1.04 | N/A | 227 | 35 |
| TOTAL MARKET | 99.4 | N/A | 15.2 | N/A | 1.04 | N/A | 208 | 25 |

| 051 - LANE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 90.2 | 52.8 to 99.4 | 21.0 | 8.8 to 49.7 | 0.97 | 0.90 to 1.04 | 11 | 1 |
| Comm./Ind. S-5 | 93.1 | 77.3 to 117.1 | 14.9 | 8.7 to 23.0 | 0.98 | 0.92 to 1.07 | 6 | 0 |
| Vac. Lot | 150.0 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 46.8 | N/A | 8.0 | N/A | 1.04 | N/A | 2 | 0 |
| Ag. Land Only | 4.8 | N/A | 17.1 | N/A | 0.99 | N/A | 7 | 0 |
| Ag. w/Impr.'s | 4.9 | N/A | 17.1 | N/A | 0.99 | N/A | 8 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 74.5 | N/A | 54.7 | N/A | 1.50 | N/A | 28 | 0 |
| TOTAL MARKET | 92.3 | N/A | 15.2 | N/A | 1.03 | N/A | 18 | 3 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 052 - LEAVENWORTH | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.0 | 99.3 to 101.5 | 7.6 | 6.7 to 8.4 | 1.01 | 1.00 to 1.01 | 231 | 25 |
| Comm./Ind. | 112.0 | 100.0 to 116.6 | 9.4 | 6.4 to 18.4 | 0.94 | 0.88 to 0.99 | 13 | 2 |
| Vac. Lot | 98.6 | N/A | 16.1 | N/A | 1.06 | N/A | 39 | 4 |
| Farm & Home | 74.1 | N/A | 24.9 | N/A | 1.08 | N/A | 40 | 0 |
| Ag. Land Only | 0.4 | N/A | 299.3 | N/A | 1.18 | N/A | 11 | 0 |
| Ag. w/Impr.'s | 0.4 | N/A | 342.0 | N/A | 0.84 | N/A | 19 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 95.9 | N/A | 33.5 | N/A | 1.13 | N/A | 9 | 0 |
| TOTAL w/ AG. & FARM | 98.5 | N/A | 10.9 | N/A | 1.01 | N/A | 351 | 54 |
| TOTAL MARKET | 100.0 | N/A | 9.2 | N/A | 1.00 | N/A | 292 | 31 |

| 053 - LINCOLN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 106.2 | 101.3 to 116.1 | 10.1 | 8.1 to 13.8 | 1.00 | 0.98 to 1.03 | 34 | 3 |
| Comm./Ind. S-6 | 98.6 | 84.4 to 244.4 | 7.2 | 4.0 to 11.1 | 0.99 | 0.92 to 1.05 | 6 | 1 |
| Vac. Lot | 62.0 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 24.6 | N/A | 66.2 | N/A | 1.33 | N/A | 3 | 0 |
| Ag. Land Only | 7.5 | N/A | 71.3 | N/A | 1.15 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 8.2 | N/A | 57.2 | N/A | 1.13 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 100.1 | N/A | 27.7 | N/A | 1.20 | N/A | 51 | 1 |
| TOTAL MARKET | 104.0 | N/A | 11.0 | N/A | 1.02 | N/A | 41 | 4 |

| 054 - LINN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.4 | 95.6 to 111.1 | 19.7 | 16.7 to 23.5 | 1.07 | 1.03 to 1.11 | 76 | 2 |
| Comm./Ind. S-4 | 95.6 | 67.9 to 106.0 | 16.1 | 8.7 to 32.2 | 1.10 | 1.02 to 1.20 | 9 | 0 |
| Vac. Lot | 114.3 | N/A | 59.0 | N/A | 1.48 | N/A | 137 | 19 |
| Farm & Home | 50.5 | N/A | 55.1 | N/A | 1.12 | N/A | 19 | 1 |
| Ag. Land Only | 7.2 | N/A | 37.1 | N/A | 0.95 | N/A | 22 | 1 |
| Ag. w/Impr.'s | 8.4 | N/A | 36.2 | N/A | 0.96 | N/A | 27 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 62.0 | N/A | 40.6 | N/A | 0.69 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 100.0 | N/A | 44.6 | N/A | 1.41 | N/A | 271 | 37 |
| TOTAL MARKET | 110.4 | N/A | 32.2 | N/A | 1.05 | N/A | 225 | 36 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 055 - LOGAN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 95.6 | 88.2 to 99.4 | 8.9 | 6.3 to 13.0 | 1.00 | 0.99 to 1.02 | 24 | 2 |
| Comm./Ind. S-5 | 64.5 | 53.5 to 111.5 | 42.7 | 24.2 to 82.4 | 1.35 | 1.13 to 1.88 | 8 | 0 |
| Vac. Lot | 27.1 | N/A | 34.7 | N/A | 0.78 | N/A | 2 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 3.4 | N/A | 18.5 | N/A | 1.06 | N/A | 10 | 0 |
| Ag. w/Impr.'s | 3.5 | N/A | 16.2 | N/A | 1.06 | N/A | 11 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 83.0 | N/A | 42.6 | N/A | 1.93 | N/A | 45 | 0 |
| TOTAL MARKET | 90.0 | N/A | 17.9 | N/A | 1.10 | N/A | 34 | 2 |

| 056 - LYON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.2 | 99.6 to 103.5 | 11.7 | 10.2 to 13.3 | 1.02 | 1.01 to 1.03 | 181 | 12 |
| Comm./Ind. | 93.7 | 73.8 to 107.2 | 21.3 | 14.9 to 32.9 | 1.01 | 0.97 to 1.08 | 17 | 0 |
| Vac. Lot | 91.2 | N/A | 29.8 | N/A | 1.10 | N/A | 8 | 0 |
| Farm & Home | 84.8 | N/A | 25.5 | N/A | 1.04 | N/A | 14 | 1 |
| Ag. Land Only | 6.8 | N/A | 23.8 | N/A | 1.04 | N/A | 19 | 3 |
| Ag. w/Impr.'s | 7.0 | N/A | 29.8 | N/A | 1.06 | N/A | 21 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 299.4 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 99.4 | N/A | 13.6 | N/A | 1.02 | N/A | 242 | 35 |
| TOTAL MARKET | 100.0 | N/A | 12.6 | N/A | 1.02 | N/A | 207 | 15 |

| 057 - MARION | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 105.9 | 100.2 to 109.6 | 13.1 | 11.2 to 15.4 | 1.04 | 1.02 to 1.06 | 121 | 10 |
| Comm./Ind. S-4 | 108.6 | 72.3 to 244.3 | 48.7 | 26.5 to 96.9 | 0.91 | 0.75 to 1.07 | 9 | 0 |
| Vac. Lot | 101.9 | N/A | 20.5 | N/A | 1.01 | N/A | 6 | 0 |
| Farm & Home | 68.0 | N/A | 28.6 | N/A | 1.16 | N/A | 23 | 1 |
| Ag. Land Only | 7.5 | N/A | 47.4 | N/A | 0.99 | N/A | 21 | 0 |
| Ag. w/Impr.'s | 7.3 | N/A | 44.1 | N/A | 1.01 | N/A | 28 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 42.2 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 97.8 | N/A | 31.6 | N/A | 1.18 | N/A | 188 | 9 |
| TOTAL MARKET | 105.9 | N/A | 14.3 | N/A | 1.04 | N/A | 137 | 12 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 96.2 | 89.0 to 99.7 | 15.6 | 13.0 to 18.7 | 1.06 | 1.02 to 1.12 | 90 | 4 |
| Comm./Ind. | 87.3 | 54.2 to 145.7 | 58.2 | 27.7 to 263.0 | 1.34 | 0.97 to 2.23 | 7 | 0 |
| Vac. Lot | 54.1 | N/A | 44.2 | N/A | 1.23 | N/A | 2 | 0 |
| Farm & Home | 38.4 | N/A | 48.1 | N/A | 1.35 | N/A | 3 | 0 |
| Ag. Land Only | 5.0 | N/A | 33.0 | N/A | 0.93 | N/A | 7 | 0 |
| Ag. w/Impr.'s | 5.0 | N/A | 33.0 | N/A | 0.93 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 86.3 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 90.9 | N/A | 18.7 | N/A | 1.06 | N/A | 110 | 11 |
| TOTAL MARKET | 95.6 | N/A | 16.6 | N/A | 1.06 | N/A | 100 | 6 |

| 059 - MCPHERSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.0 | 96.7 to 101.2 | 9.4 | 8.2 to 10.6 | 1.02 | 1.01 to 1.03 | 189 | 20 |
| Comm./Ind. | 94.1 | 92.8 to 107.7 | 13.1 | 5.6 to 31.1 | 1.72 | 0.96 to 2.01 | 13 | 2 |
| Vac. Lot | 86.5 | N/A | 56.8 | N/A | 1.15 | N/A | 13 | 0 |
| Farm & Home | 72.7 | N/A | 29.3 | N/A | 1.03 | N/A | 15 | 1 |
| Ag. Land Only | 9.1 | N/A | 38.5 | N/A | 1.08 | N/A | 32 | 2 |
| Ag. w/Impr.'s | 9.1 | N/A | 41.7 | N/A | 1.06 | N/A | 35 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 43.7 | N/A | 58.3 | N/A | 0.66 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 95.2 | N/A | 13.5 | N/A | 1.11 | N/A | 267 | 53 |
| TOTAL MARKET | 99.2 | N/A | 9.7 | N/A | 1.02 | N/A | 217 | 30 |

| 060 - MEADE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 85.1 | 75.5 to 93.7 | 21.5 | 16.3 to 28.5 | 1.05 | 1.00 to 1.12 | 40 | 1 |
| Comm./Ind. | 79.9 | 59.2 to 110.8 | 22.6 | 8.8 to 49.1 | 1.10 | 1.03 to 1.24 | 6 | 0 |
| Vac. Lot | 174.1 | N/A | 61.4 | N/A | 1.82 | N/A | 2 | 0 |
| Farm & Home | 63.7 | N/A | 10.6 | N/A | 0.95 | N/A | 4 | 0 |
| Ag. Land Only | 5.1 | N/A | 19.8 | N/A | 0.99 | N/A | 3 | 0 |
| Ag. w/Impr.'s | 5.4 | N/A | 16.8 | N/A | 0.98 | N/A | 4 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 101.7 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 80.5 | N/A | 22.3 | N/A | 1.05 | N/A | 57 | 6 |
| TOTAL MARKET | 85.0 | N/A | 22.2 | N/A | 1.05 | N/A | 49 | 2 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 102.9 | 101.4 to 104.9 | 8.0 | 6.9 to 9.1 | 1.01 | 1.00 to 1.02 | 173 | 17 |
| Comm./Ind. | 124.1 | 112.7 to 206.8 | 35.5 | 16.1 to 71.7 | 1.49 | 1.20 to 2.23 | 7 | 0 |
| Vac. Lot | 99.9 | N/A | 29.7 | N/A | 1.15 | N/A | 19 | 1 |
| Farm & Home | 74.3 | N/A | 39.1 | N/A | 1.27 | N/A | 20 | 0 |
| Ag. Land Only | 1.4 | N/A | 187.3 | N/A | 1.02 | N/A | 11 | 0 |
| Ag. w/Impr.'s | 3.8 | N/A | 63.9 | N/A | 1.04 | N/A | 21 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 101.2 | N/A | 10.6 | N/A | 1.02 | N/A | 240 | 47 |
| TOTAL MARKET | 103.1 | N/A | 8.8 | N/A | 1.01 | N/A | 199 | 24 |

| 062 - MITCHELL | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 93.8 | 88.8 to 100.0 | 16.9 | 14.1 to 20.4 | 1.03 | 1.00 to 1.06 | 88 | 4 |
| Comm./Ind. S-6 | 127.0 | 91.6 to 282.0 | 50.2 | 26.3 to 87.6 | 1.20 | 0.98 to 1.75 | 8 | 0 |
| Vac. Lot | 101.1 | N/A | 117.3 | N/A | 3.07 | N/A | 5 | 0 |
| Farm & Home | 52.8 | N/A | 31.9 | N/A | 1.15 | N/A | 8 | 0 |
| Ag. Land Only | 9.8 | N/A | 26.9 | N/A | 1.14 | N/A | 9 | 1 |
| Ag. w/Impr.'s | 11.0 | N/A | 40.2 | N/A | 1.22 | N/A | 10 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 91.6 | N/A | 20.8 | N/A | 1.05 | N/A | 119 | 17 |
| TOTAL MARKET | 98.5 | N/A | 17.5 | N/A | 1.03 | N/A | 101 | 9 |

| 063 - MONTGOMERY | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 106.8 | 103.2 to 111.8 | 20.5 | 17.6 to 23.6 | 1.07 | 1.03 to 1.10 | 166 | 17 |
| Comm./Ind. | 97.7 | 76.9 to 102.7 | 17.4 | 10.8 to 29.3 | 0.95 | 0.88 to 1.02 | 19 | 1 |
| Vac. Lot | 107.3 | N/A | 122.4 | N/A | 2.22 | N/A | 25 | 0 |
| Farm & Home | 77.0 | N/A | 37.2 | N/A | 1.10 | N/A | 22 | 0 |
| Ag. Land Only | 3.2 | N/A | 74.4 | N/A | 0.95 | N/A | 21 | 0 |
| Ag. w/Impr.'s | 3.4 | N/A | 74.4 | N/A | 0.94 | N/A | 24 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 421.5 | N/A | 23.5 | N/A | 1.12 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 101.2 | N/A | 32.9 | N/A | 1.11 | N/A | 258 | 27 |
| TOTAL MARKET | 105.2 | N/A | 23.3 | N/A | 1.05 | N/A | 212 | 27 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

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 | 110.9 | 98.7 to 122.0 | 20.0 | 15.7 to 25.5 | 1.06 | 1.00 to 1.13 | 48 | 3 |
| Comm./Ind. S-5 | 90.9 | 74.6 to 139.5 | 43.5 | 28.2 to 141.5 | 1.24 | 1.05 to 1.61 | 7 | 0 |
| Vac. Lot | 63.3 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 59.9 | N/A | 33.0 | N/A | 0.98 | N/A | 6 | 0 |
| Ag. Land Only | 7.6 | N/A | 29.8 | N/A | 0.87 | N/A | 11 | 1 |
| Ag. w/Impr.'s | 7.1 | N/A | 31.8 | N/A | 0.99 | N/A | 14 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 46.5 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 96.8 | N/A | 43.2 | N/A | 1.32 | N/A | 77 | 1 |
| TOTAL MARKET | 110.3 | N/A | 25.5 | N/A | 1.12 | N/A | 57 | 2 |

| 065 - MORTON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 87.0 | 77.5 to 96.5 | 17.1 | 12.6 to 23.7 | 1.03 | 1.00 to 1.08 | 21 | 0 |
| Comm./Ind. S-10 | 78.3 | 68.1 to 106.5 | 26.5 | 16.8 to 49.7 | 1.20 | 1.04 to 1.45 | 10 | 0 |
| Vac. Lot | 42.5 | N/A | 72.8 | N/A | 2.04 | N/A | 4 | 0 |
| Farm & Home | 14.8 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 4.0 | N/A | 18.0 | N/A | 1.03 | N/A | 13 | 1 |
| Ag. w/Impr.'s | 4.0 | N/A | 18.0 | N/A | 1.03 | N/A | 13 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 49.0 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 71.6 | N/A | 48.2 | N/A | 1.32 | N/A | 50 | 0 |
| TOTAL MARKET | 81.5 | N/A | 19.3 | N/A | 1.05 | N/A | 36 | 3 |

| 066 - NEMAHA | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.3 | 91.3 to 101.1 | 16.1 | 13.2 to 19.3 | 1.02 | 0.99 to 1.05 | 74 | 6 |
| Comm./Ind. S-8 | 77.1 | 61.6 to 98.4 | 21.9 | 14.8 to 35.7 | 1.34 | 1.02 to 1.76 | 13 | 0 |
| Vac. Lot | 69.9 | N/A | 41.1 | N/A | 1.17 | N/A | 6 | 0 |
| Farm & Home | 31.6 | N/A | 66.2 | N/A | 1.15 | N/A | 15 | 0 |
| Ag. Land Only | 4.9 | N/A | 32.0 | N/A | 0.94 | N/A | 21 | 1 |
| Ag. w/Impr.'s | 5.1 | N/A | 33.1 | N/A | 0.96 | N/A | 26 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 81.1 | N/A | 67.9 | N/A | 1.58 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 79.9 | N/A | 46.3 | N/A | 1.45 | N/A | 137 | 3 |
| TOTAL MARKET | 94.5 | N/A | 18.5 | N/A | 1.07 | N/A | 96 | 10 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 067 - NEOSHO | | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|--|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales | |
| Residential | 100.3 | 97.1 to 108.4 | 20.9 | 18.0 to 24.0 | 1.09 | 1.06 to 1.13 | 128 | 8 | |
| Comm./Ind. | 98.8 | 65.8 to 128.0 | 24.5 | 12.9 to 46.1 | 0.92 | 0.82 to 1.01 | 10 | 1 | |
| Vac. Lot | 61.0 | N/A | 42.4 | N/A | 1.21 | N/A | 5 | 0 | |
| Farm & Home | 30.5 | N/A | 104.4 | N/A | 1.30 | N/A | 9 | 0 | |
| Ag. Land Only | 4.6 | N/A | 31.3 | N/A | 0.90 | N/A | 15 | 0 | |
| Ag. w/Impr.'s | 4.6 | N/A | 25.5 | N/A | 0.99 | N/A | 20 | 1 | |
| Other/Ex./Ut./NP/Mix-Use | 151.7 | N/A | 57.0 | N/A | 1.11 | N/A | 4 | 0 | |
| TOTAL w/ AG. & FARM | 95.1 | N/A | 34.4 | N/A | 1.16 | N/A | 176 | 10 | |
| TOTAL MARKET | 100.0 | N/A | 22.2 | N/A | 1.07 | N/A | 147 | 11 | |

| 068 - NESS | | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|--|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales | |
| Residential | 80.6 | 76.0 to 98.0 | 27.3 | 20.5 to 37.6 | 1.09 | 1.02 to 1.21 | 32 | 2 | |
| Comm./Ind. S-5 | 99.4 | 58.6 to 170.9 | 38.4 | 19.8 to 157.2 | 1.27 | 1.03 to 1.90 | 6 | 0 | |
| Vac. Lot | 322.0 | N/A | | N/A | | N/A | 1 | 0 | |
| Farm & Home | 18.8 | N/A | 53.8 | N/A | 0.99 | N/A | 3 | 0 | |
| Ag. Land Only | 5.6 | N/A | 26.3 | N/A | 0.97 | N/A | 6 | 0 | |
| Ag. w/Impr.'s | 6.0 | N/A | 20.6 | N/A | 0.99 | N/A | 9 | 1 | |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | | |
| TOTAL w/ AG. & FARM | 78.1 | N/A | 48.6 | N/A | 1.64 | N/A | 51 | 2 | |
| TOTAL MARKET | 85.1 | N/A | 31.6 | N/A | 1.14 | N/A | 39 | 3 | |

| 069 - NORTON | | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|--|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales | |
| Residential | 92.5 | 89.4 to 100.0 | 14.3 | 11.6 to 17.8 | 1.05 | 1.01 to 1.09 | 57 | 3 | |
| Comm./Ind. S-4 | 65.9 | 52.5 to 92.9 | 21.2 | 12.1 to 37.6 | 1.18 | 1.05 to 1.46 | 6 | 0 | |
| Vac. Lot | 34.2 | N/A | 56.9 | N/A | 1.00 | N/A | 6 | 0 | |
| Farm & Home | 48.2 | N/A | 75.4 | N/A | 2.24 | N/A | 2 | 0 | |
| Ag. Land Only | 5.5 | N/A | 39.0 | N/A | 1.01 | N/A | 11 | 0 | |
| Ag. w/Impr.'s | 6.8 | N/A | 39.0 | N/A | 1.01 | N/A | 12 | 1 | |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | | |
| TOTAL w/ AG. & FARM | 84.9 | N/A | 33.3 | N/A | 1.26 | N/A | 83 | 1 | |
| TOTAL MARKET | 90.7 | N/A | 17.2 | N/A | 1.07 | N/A | 69 | 5 | |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 105.0 | 102.7 to 107.4 | 10.7 | 8.7 to 13.0 | 1.00 | 0.99 to 1.02 | 87 | 11 |
| Comm./Ind. | 101.5 | 80.9 to 138.0 | 23.6 | 14.0 to 42.2 | 1.23 | 1.08 to 1.56 | 11 | 1 |
| Vac. Lot | 73.6 | N/A | 45.0 | N/A | 1.20 | N/A | 15 | 1 |
| Farm & Home | 70.0 | N/A | 31.1 | N/A | 1.00 | N/A | 13 | 0 |
| Ag. Land Only | 6.1 | N/A | 35.3 | N/A | 0.97 | N/A | 26 | 0 |
| Ag. w/Impr.'s | 6.3 | N/A | 32.9 | N/A | 1.01 | N/A | 31 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 143.4 | N/A | 12.4 | N/A | 1.06 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 97.0 | N/A | 36.8 | N/A | 1.12 | N/A | 160 | 4 |
| TOTAL MARKET | 104.7 | N/A | 13.9 | N/A | 1.01 | N/A | 116 | 16 |

| 071 - OSBORNE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 87.6 | 80.4 to 91.7 | 12.5 | 9.1 to 17.0 | 1.04 | 1.00 to 1.10 | 38 | 7 |
| Comm./Ind. S-3 | 80.5 | 68.7 to 130.3 | 25.7 | 13.9 to 39.4 | 1.20 | 1.00 to 1.37 | 6 | 0 |
| Vac. Lot | 64.0 | N/A | 14.6 | N/A | 1.09 | N/A | 3 | 0 |
| Farm & Home | 37.9 | N/A | 21.5 | N/A | 1.06 | N/A | 2 | 0 |
| Ag. Land Only | 7.6 | N/A | 37.1 | N/A | 1.10 | N/A | 5 | 0 |
| Ag. w/Impr.'s | 7.6 | N/A | 37.1 | N/A | 1.10 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 81.2 | N/A | 25.9 | N/A | 1.13 | N/A | 54 | 5 |
| TOTAL MARKET | 82.7 | N/A | 20.7 | N/A | 1.05 | N/A | 47 | 3 |

| 072 - OTTAWA | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.6 | 97.0 to 101.9 | 8.0 | 6.0 to 10.4 | 1.00 | 0.98 to 1.02 | 54 | 7 |
| Comm./Ind. | 102.7 | 86.2 to 117.8 | 14.6 | 6.7 to 47.8 | 1.05 | 1.00 to 1.13 | 8 | 1 |
| Vac. Lot | 84.9 | N/A | 85.9 | N/A | 1.80 | N/A | 4 | 0 |
| Farm & Home | 86.9 | N/A | 34.1 | N/A | 0.95 | N/A | 5 | 0 |
| Ag. Land Only | 9.5 | N/A | 44.7 | N/A | 0.96 | N/A | 30 | 1 |
| Ag. w/Impr.'s | 9.5 | N/A | 45.1 | N/A | 0.96 | N/A | 32 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 91.0 | N/A | 42.1 | N/A | 1.49 | N/A | 103 | 1 |
| TOTAL MARKET | 99.6 | N/A | 10.1 | N/A | 1.00 | N/A | 66 | 6 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 93.7 | 90.7 to 103.5 | 12.5 | 10.2 to 15.6 | 1.03 | 1.00 to 1.06 | 57 | 5 |
| Comm./Ind. S-7 | 95.1 | 54.2 to 101.5 | 22.3 | 8.9 to 61.3 | 1.77 | 0.99 to 2.27 | 10 | 0 |
| Vac. Lot | 97.2 | N/A | 72.6 | N/A | 1.26 | N/A | 2 | 0 |
| Farm & Home | 97.7 | N/A | 21.0 | N/A | 1.04 | N/A | 4 | 0 |
| Ag. Land Only | 10.5 | N/A | 20.6 | N/A | 0.92 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 10.5 | N/A | 8.4 | N/A | 0.99 | N/A | 8 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 92.5 | N/A | 15.9 | N/A | 1.19 | N/A | 81 | 13 |
| TOTAL MARKET | 93.8 | N/A | 12.3 | N/A | 1.03 | N/A | 69 | 9 |

| 074 - PHILLIPS | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 87.2 | 78.7 to 92.4 | 19.7 | 15.1 to 26.0 | 1.08 | 1.03 to 1.15 | 41 | 0 |
| Comm./Ind. S-3 | 91.3 | 59.5 to 102.5 | 21.3 | 10.6 to 37.6 | 1.07 | 0.96 to 1.25 | 8 | 0 |
| Vac. Lot | | | | | | | 0 | |
| Farm & Home | 32.9 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 9.6 | N/A | 15.8 | N/A | 1.06 | N/A | 9 | 0 |
| Ag. w/Impr.'s | 9.6 | N/A | 15.8 | N/A | 1.06 | N/A | 9 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 82.2 | N/A | 33.1 | N/A | 1.28 | N/A | 59 | 0 |
| TOTAL MARKET | 87.2 | N/A | 20.1 | N/A | 1.07 | N/A | 49 | 0 |

| 075 - POTTAWATOMIE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 97.7 | 97.0 to 99.2 | 6.8 | 5.9 to 7.7 | 1.01 | 1.00 to 1.01 | 206 | 22 |
| Comm./Ind. | 101.5 | 88.8 to 116.2 | 11.4 | 7.7 to 19.2 | 1.01 | 0.97 to 1.04 | 11 | 1 |
| Vac. Lot | 59.8 | N/A | 36.9 | N/A | 1.02 | N/A | 41 | 1 |
| Farm & Home | 90.8 | N/A | 29.1 | N/A | 1.08 | N/A | 11 | 0 |
| Ag. Land Only | 5.1 | N/A | 41.4 | N/A | 0.90 | N/A | 15 | 1 |
| Ag. w/Impr.'s | 5.0 | N/A | 44.4 | N/A | 0.86 | N/A | 16 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 102.8 | N/A | 10.2 | N/A | 0.97 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 96.1 | N/A | 10.7 | N/A | 0.99 | N/A | 288 | 44 |
| TOTAL MARKET | 97.0 | N/A | 9.7 | N/A | 0.99 | N/A | 261 | 32 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 076 - PRATT | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 95.8 | 93.5 to 97.9 | 9.6 | 8.0 to 11.3 | 1.01 | 0.99 to 1.04 | 100 | 10 |
| Comm./Ind. S-6 | 100.0 | 90.3 to 116.8 | 14.7 | 9.8 to 24.9 | 0.89 | 0.81 to 1.02 | 11 | 0 |
| Vac. Lot | 83.7 | N/A | 21.6 | N/A | 0.91 | N/A | 4 | 0 |
| Farm & Home | 75.5 | N/A | 21.7 | N/A | 1.03 | N/A | 8 | 1 |
| Ag. Land Only | 9.4 | N/A | 33.7 | N/A | 0.99 | N/A | 11 | 0 |
| Ag. w/Impr.'s | 9.4 | N/A | 33.7 | N/A | 0.99 | N/A | 11 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 94.1 | N/A | 11.8 | N/A | 1.01 | N/A | 134 | 20 |
| TOTAL MARKET | 95.7 | N/A | 10.0 | N/A | 1.01 | N/A | 115 | 12 |

| 077 - RAWLINS | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 94.7 | 88.4 to 98.1 | 9.3 | 7.1 to 12.4 | 1.00 | 0.98 to 1.03 | 21 | 0 |
| Comm./Ind. S-4 | 85.7 | 56.5 to 92.3 | 20.1 | 8.8 to 48.5 | 0.98 | 0.89 to 1.07 | 7 | 0 |
| Vac. Lot | 90.7 | N/A | 45.9 | N/A | 1.06 | N/A | 2 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 3.3 | N/A | 9.2 | N/A | 1.01 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 3.5 | N/A | 16.3 | N/A | 1.05 | N/A | 10 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 86.0 | N/A | 36.2 | N/A | 1.55 | N/A | 40 | 0 |
| TOTAL MARKET | 89.7 | N/A | 10.9 | N/A | 1.00 | N/A | 30 | 3 |

| 078 - RENO | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 96.9 | 94.3 to 98.9 | 10.9 | 9.7 to 12.1 | 1.02 | 1.00 to 1.03 | 243 | 32 |
| Comm./Ind. | 96.3 | 84.7 to 112.6 | 25.4 | 20.2 to 35.2 | 1.19 | 1.02 to 1.45 | 39 | 1 |
| Vac. Lot | 84.6 | N/A | 47.1 | N/A | 1.18 | N/A | 46 | 4 |
| Farm & Home | 64.9 | N/A | 34.1 | N/A | 0.91 | N/A | 13 | 0 |
| Ag. Land Only | 8.0 | N/A | 73.0 | N/A | 1.15 | N/A | 50 | 1 |
| Ag. w/Impr.'s | 7.5 | N/A | 68.9 | N/A | 1.12 | N/A | 60 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 69.3 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 91.3 | N/A | 28.0 | N/A | 1.10 | N/A | 402 | 42 |
| TOTAL MARKET | 96.3 | N/A | 14.8 | N/A | 1.02 | N/A | 329 | 43 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 079 - REPUBLIC | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.8 | 92.5 to 103.9 | 16.1 | 12.4 to 21.3 | 1.04 | 0.98 to 1.09 | 49 | 5 |
| Comm./Ind. S-6 | 97.5 | 69.3 to 132.3 | 21.7 | 13.5 to 35.8 | 1.06 | 0.96 to 1.22 | 11 | 0 |
| Vac. Lot | 54.0 | N/A | 45.3 | N/A | 1.43 | N/A | 11 | 1 |
| Farm & Home | 49.8 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 8.0 | N/A | 18.7 | N/A | 0.94 | N/A | 14 | 1 |
| Ag. w/Impr.'s | 8.6 | N/A | 18.7 | N/A | 0.94 | N/A | 16 | 3 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 89.6 | N/A | 36.5 | N/A | 1.62 | N/A | 88 | 5 |
| TOTAL MARKET | 97.2 | N/A | 20.7 | N/A | 1.01 | N/A | 71 | 6 |

| 080 - RICE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 95.7 | 91.1 to 98.9 | 13.2 | 11.0 to 15.7 | 1.03 | 1.01 to 1.06 | 98 | 9 |
| Comm./Ind. | 104.9 | 77.5 to 142.5 | 29.5 | 19.1 to 55.9 | 1.17 | 0.96 to 1.68 | 10 | 0 |
| Vac. Lot | 100.0 | N/A | 26.3 | N/A | 0.98 | N/A | 3 | 0 |
| Farm & Home | 97.3 | N/A | 18.5 | N/A | 1.06 | N/A | 5 | 0 |
| Ag. Land Only | 11.7 | N/A | 33.5 | N/A | 1.01 | N/A | 22 | 0 |
| Ag. w/Impr.'s | 12.2 | N/A | 32.7 | N/A | 1.02 | N/A | 23 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 91.6 | N/A | 22.3 | N/A | 1.12 | N/A | 139 | 17 |
| TOTAL MARKET | 95.8 | N/A | 15.7 | N/A | 1.03 | N/A | 111 | 7 |

| 081 - RILEY | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.4 | 99.2 to 101.5 | 6.4 | 5.6 to 7.0 | 1.00 | 0.99 to 1.01 | 243 | 27 |
| Comm./Ind. | 96.1 | 75.9 to 185.7 | 30.7 | 16.6 to 77.9 | 0.98 | 0.87 to 1.03 | 8 | 1 |
| Vac. Lot | 31.7 | N/A | 38.1 | N/A | 1.04 | N/A | 115 | 6 |
| Farm & Home | 60.8 | N/A | 47.9 | N/A | 0.85 | N/A | 6 | 0 |
| Ag. Land Only | 2.7 | N/A | 92.3 | N/A | 0.81 | N/A | 14 | 1 |
| Ag. w/Impr.'s | 3.4 | N/A | 77.4 | N/A | 0.82 | N/A | 15 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 95.0 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 95.1 | N/A | 30.8 | N/A | 0.84 | N/A | 388 | 10 |
| TOTAL MARKET | 96.1 | N/A | 27.5 | N/A | 0.84 | N/A | 367 | 11 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 91.6 | 86.8 to 97.2 | 13.3 | 10.9 to 16.3 | 1.04 | 1.00 to 1.08 | 58 | 2 |
| Comm./Ind. | 98.4 | 61.4 to 149.1 | 37.9 | 20.6 to 119.1 | 1.16 | 1.03 to 1.43 | 7 | 0 |
| Vac. Lot | 195.7 | N/A | 48.2 | N/A | 1.64 | N/A | 2 | 0 |
| Farm & Home | 107.2 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| Ag. Land Only | 6.2 | N/A | 29.3 | N/A | 0.93 | N/A | 7 | 0 |
| Ag. w/Impr.'s | 6.1 | N/A | 34.7 | N/A | 0.97 | N/A | 13 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 89.1 | N/A | 16.1 | N/A | 1.04 | N/A | 81 | 16 |
| TOTAL MARKET | 92.3 | N/A | 14.0 | N/A | 1.04 | N/A | 67 | 6 |

| 083 - RUSH | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 106.4 | 94.3 to 115.0 | 23.1 | 17.9 to 31.5 | 1.06 | 1.00 to 1.14 | 39 | 2 |
| Comm./Ind. S-8 | 78.5 | 51.4 to 107.5 | 27.0 | 14.6 to 91.3 | 1.04 | 0.94 to 1.30 | 10 | 1 |
| Vac. Lot | 48.7 | N/A | 45.5 | N/A | 1.10 | N/A | 5 | 0 |
| Farm & Home | 36.7 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| Ag. Land Only | 6.7 | N/A | 22.8 | N/A | 1.05 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 6.8 | N/A | 20.8 | N/A | 1.02 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 92.6 | N/A | 38.7 | N/A | 1.18 | N/A | 62 | 2 |
| TOTAL MARKET | 97.1 | N/A | 28.1 | N/A | 0.99 | N/A | 54 | 3 |

| 084 - RUSSELL | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 91.3 | 84.3 to 97.1 | 20.5 | 17.5 to 23.8 | 1.09 | 1.05 to 1.14 | 108 | 4 |
| Comm./Ind. | 107.3 | 85.3 to 136.5 | 28.1 | 17.1 to 62.5 | 1.18 | 1.01 to 1.60 | 8 | 0 |
| Vac. Lot | 62.9 | N/A | 161.9 | N/A | 2.26 | N/A | 7 | 1 |
| Farm & Home | 37.5 | N/A | 8.0 | N/A | 1.06 | N/A | 2 | 0 |
| Ag. Land Only | 10.6 | N/A | 33.1 | N/A | 1.08 | N/A | 14 | 0 |
| Ag. w/Impr.'s | 10.3 | N/A | 40.5 | N/A | 1.02 | N/A | 19 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 102.3 | N/A | N/A | N/A | N/A | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 85.8 | N/A | 34.4 | N/A | 1.24 | N/A | 145 | 5 |
| TOTAL MARKET | 91.3 | N/A | 23.6 | N/A | 1.10 | N/A | 124 | 4 |

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

S – Supplemental Sales
Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended
PRD = .98 to 1.03

| 085 - SALINE | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 103.4 | 101.2 to 106.3 | 10.6 | 9.4 to 11.8 | 1.02 | 1.01 to 1.03 | 230 | 24 |
| Comm./Ind. | 100.7 | 89.7 to 111.5 | 19.5 | 14.2 to 27.0 | 1.03 | 0.94 to 1.14 | 24 | 1 |
| Vac. Lot | 93.5 | N/A | 17.9 | N/A | 1.01 | N/A | 10 | 0 |
| Farm & Home | 72.5 | N/A | 26.3 | N/A | 0.97 | N/A | 12 | 0 |
| Ag. Land Only | 0.8 | N/A | 417.3 | N/A | 0.60 | N/A | 46 | 1 |
| Ag. w/Impr.'s | 1.0 | N/A | 321.3 | N/A | 0.58 | N/A | 50 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 93.9 | N/A | 35.0 | N/A | 1.20 | N/A | 6 | 0 |
| TOTAL w/ AG. & FARM | 99.7 | N/A | 14.3 | N/A | 1.04 | N/A | 332 | 66 |
| TOTAL MARKET | 103.1 | N/A | 11.6 | N/A | 1.02 | N/A | 270 | 28 |

| 086 - SCOTT | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 90.8 | 86.3 to 96.2 | 14.6 | 12.1 to 17.8 | 1.02 | 0.99 to 1.05 | 71 | 4 |
| Comm./Ind. | 84.2 | 69.0 to 128.9 | 30.0 | 22.7 to 43.2 | 0.83 | 0.75 to 0.99 | 8 | 0 |
| Vac. Lot | 49.7 | N/A | 5.7 | N/A | 1.01 | N/A | 2 | 0 |
| Farm & Home | 108.4 | N/A | 1.8 | N/A | 1.01 | N/A | 2 | 0 |
| Ag. Land Only | 6.2 | N/A | 25.6 | N/A | 1.19 | N/A | 6 | 0 |
| Ag. w/Impr.'s | 6.6 | N/A | 172.9 | N/A | 1.47 | N/A | 8 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 88.3 | N/A | 18.7 | N/A | 1.01 | N/A | 91 | 8 |
| TOTAL MARKET | 89.8 | N/A | 16.9 | N/A | 0.99 | N/A | 81 | 4 |

| 087 - SEDGWICK | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 96.4 | 94.5 to 97.8 | 10.9 | 9.9 to 11.9 | 1.02 | 1.01 to 1.03 | 379 | 36 |
| Comm./Ind. | 98.3 | 92.6 to 103.0 | 20.5 | 17.9 to 23.7 | 1.05 | 1.00 to 1.10 | 139 | 7 |
| Vac. Lot | 70.7 | N/A | 49.6 | N/A | 1.12 | N/A | 407 | 20 |
| Farm & Home | 81.5 | N/A | 20.3 | N/A | 0.98 | N/A | 52 | 1 |
| Ag. Land Only | 0.7 | N/A | 191.7 | N/A | 0.77 | N/A | 81 | 9 |
| Ag. w/Impr.'s | 0.9 | N/A | 209.6 | N/A | 0.79 | N/A | 85 | 8 |
| Other/Ex./Ut./NP/Mix-Use | 125.1 | N/A | 18.7 | N/A | 1.24 | N/A | 8 | 1 |
| TOTAL w/ AG. & FARM | 88.5 | N/A | 33.7 | N/A | 0.94 | N/A | 1070 | 59 |
| TOTAL MARKET | 92.3 | N/A | 22.7 | N/A | 0.98 | N/A | 933 | 114 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – 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 | 95.5 | 92.2 to 97.2 | 7.8 | 6.8 to 8.8 | 1.00 | 0.99 to 1.01 | 149 | 14 |
| Comm./Ind. | 97.9 | 77.2 to 105.4 | 15.1 | 7.8 to 35.2 | 0.90 | 0.79 to 0.97 | 8 | 0 |
| Vac. Lot | 105.9 | N/A | 29.1 | N/A | 1.01 | N/A | 5 | 0 |
| Farm & Home | 63.1 | N/A | 0.2 | N/A | 1.00 | N/A | 2 | 0 |
| Ag. Land Only | 1.0 | N/A | 166.0 | N/A | 0.54 | N/A | 9 | 0 |
| Ag. w/Impr.'s | 1.2 | N/A | 179.2 | N/A | 0.59 | N/A | 10 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 94.0 | N/A | 9.0 | N/A | 1.00 | N/A | 174 | 24 |
| TOTAL MARKET | 95.5 | N/A | 8.6 | N/A | 1.00 | N/A | 162 | 14 |

| 089 - SHAWNEE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.9 | 99.8 to 102.9 | 8.5 | 7.7 to 9.3 | 1.00 | 1.00 to 1.01 | 335 | 35 |
| Comm./Ind. | 101.1 | 95.6 to 113.3 | 21.4 | 15.8 to 28.1 | 1.10 | 1.01 to 1.23 | 47 | 4 |
| Vac. Lot | 92.8 | N/A | 46.2 | N/A | 1.35 | N/A | 86 | 6 |
| Farm & Home | 69.1 | N/A | 37.2 | N/A | 1.31 | N/A | 10 | 0 |
| Ag. Land Only | 3.6 | N/A | 79.5 | N/A | 0.88 | N/A | 26 | 0 |
| Ag. w/Impr.'s | 3.6 | N/A | 86.5 | N/A | 0.87 | N/A | 30 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 98.6 | N/A | 22.3 | N/A | 0.97 | N/A | 7 | 0 |
| TOTAL w/ AG. & FARM | 99.5 | N/A | 11.7 | N/A | 1.03 | N/A | 515 | 103 |
| TOTAL MARKET | 100.6 | N/A | 10.5 | N/A | 1.00 | N/A | 475 | 82 |

| 090 - SHERIDAN | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 92.0 | 77.5 to 98.8 | 21.7 | 15.0 to 31.1 | 1.05 | 0.99 to 1.13 | 22 | 0 |
| Comm./Ind. S-4 | 70.6 | 47.4 to 106.2 | 34.0 | 20.0 to 52.1 | 1.18 | 1.03 to 1.48 | 6 | 0 |
| Vac. Lot | 171.5 | N/A | 65.4 | N/A | 2.21 | N/A | 2 | 0 |
| Farm & Home | 64.0 | N/A | 33.3 | N/A | 1.04 | N/A | 2 | 0 |
| Ag. Land Only | 4.1 | N/A | 31.6 | N/A | 1.12 | N/A | 7 | 0 |
| Ag. w/Impr.'s | 4.1 | N/A | 36.0 | N/A | 1.13 | N/A | 9 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 77.5 | N/A | 45.6 | N/A | 1.55 | N/A | 41 | 1 |
| TOTAL MARKET | 87.7 | N/A | 25.6 | N/A | 1.07 | N/A | 30 | 1 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 94.7 to 103.6 | 14.0 | 11.0 to 17.1 | 1.04 | 1.02 to 1.08 | 68 | 6 |
| Comm./Ind. | 99.5 | 78.3 to 132.6 | 24.8 | 10.4 to 48.9 | 1.17 | 1.04 to 1.59 | 8 | 0 |
| Vac. Lot | 128.2 | N/A | 75.4 | N/A | 1.41 | N/A | 7 | 1 |
| Farm & Home | 51.0 | N/A | 5.7 | N/A | 0.98 | N/A | 3 | 0 |
| Ag. Land Only | 4.1 | N/A | 17.3 | N/A | 0.96 | N/A | 22 | 3 |
| Ag. w/Impr.'s | 4.4 | N/A | 16.9 | N/A | 0.96 | N/A | 24 | 4 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 92.9 | N/A | 39.9 | N/A | 1.55 | N/A | 110 | 4 |
| TOTAL MARKET | 100.0 | N/A | 15.5 | N/A | 1.04 | N/A | 83 | 9 |

| 092 - SMITH | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 91.6 | 79.1 to 99.3 | 19.4 | 14.6 to 26.2 | 1.05 | 0.99 to 1.12 | 29 | 1 |
| Comm./Ind. S-3 | 107.0 | 66.0 to 138.0 | 26.3 | 13.1 to 42.5 | 0.98 | 0.84 to 1.21 | 6 | 0 |
| Vac. Lot | | | | | | | 0 | |
| Farm & Home | 37.4 | N/A | 52.4 | N/A | 1.18 | N/A | 4 | 0 |
| Ag. Land Only | 6.5 | N/A | 33.3 | N/A | 1.06 | N/A | 14 | 0 |
| Ag. w/Impr.'s | 6.6 | N/A | 29.8 | N/A | 1.04 | N/A | 20 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 115.0 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 70.4 | N/A | 58.2 | N/A | 2.15 | N/A | 60 | 0 |
| TOTAL MARKET | 91.9 | N/A | 21.2 | N/A | 1.05 | N/A | 36 | 1 |

| 093 - STAFFORD | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.3 | 95.7 to 112.6 | 26.4 | 19.8 to 34.9 | 1.08 | 1.01 to 1.16 | 42 | 2 |
| Comm./Ind. S-10 | 101.8 | 84.6 to 121.1 | 18.6 | 9.6 to 41.7 | 1.11 | 0.99 to 1.31 | 10 | 1 |
| Vac. Lot | 577.5 | N/A | 62.8 | N/A | 1.26 | N/A | 2 | 0 |
| Farm & Home | 36.4 | N/A | 81.4 | N/A | 1.49 | N/A | 8 | 0 |
| Ag. Land Only | 6.1 | N/A | 101.5 | N/A | 1.09 | N/A | 17 | 0 |
| Ag. w/Impr.'s | 5.9 | N/A | 97.8 | N/A | 1.09 | N/A | 19 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 355.5 | N/A | 33.5 | N/A | 1.08 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 87.5 | N/A | 56.7 | N/A | 1.91 | N/A | 83 | 2 |
| TOTAL MARKET | 103.7 | N/A | 29.3 | N/A | 1.16 | N/A | 56 | 4 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

| 094 - STANTON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 84.4 | 71.5 to 95.6 | 16.9 | 11.2 to 26.8 | 1.12 | 1.05 to 1.25 | 15 | 0 |
| Comm./Ind. S-6 | 104.4 | 92.4 to 151.5 | 22.4 | 12.4 to 46.5 | 1.05 | 0.97 to 1.17 | 7 | 1 |
| Vac. Lot | 75.6 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 90.3 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. Land Only | 6.1 | N/A | 13.6 | N/A | 1.01 | N/A | 19 | 3 |
| Ag. w/Impr.'s | 6.4 | N/A | 19.0 | N/A | 1.04 | N/A | 21 | 2 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 62.1 | N/A | 66.4 | N/A | 1.22 | N/A | 45 | 1 |
| TOTAL MARKET | 85.1 | N/A | 21.2 | N/A | 1.13 | N/A | 23 | 1 |

| 095 - STEVENS | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 92.8 | 85.7 to 97.7 | 14.7 | 11.5 to 19.1 | 1.05 | 1.02 to 1.09 | 37 | 1 |
| Comm./Ind. S-5 | 72.2 | 44.8 to 102.8 | 34.6 | 22.3 to 66.5 | 1.10 | 1.00 to 1.29 | 9 | 0 |
| Vac. Lot | 185.6 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 65.9 | N/A | 56.0 | N/A | 0.84 | N/A | 4 | 0 |
| Ag. Land Only | 7.5 | N/A | 56.4 | N/A | 1.09 | N/A | 3 | 0 |
| Ag. w/Impr.'s | 7.5 | N/A | 40.1 | N/A | 1.07 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 55.6 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 86.0 | N/A | 19.1 | N/A | 1.04 | N/A | 57 | 8 |
| TOTAL MARKET | 89.6 | N/A | 19.0 | N/A | 1.04 | N/A | 48 | 2 |

| 096 - SUMNER | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 101.9 | 99.7 to 105.5 | 14.0 | 12.2 to 16.1 | 1.02 | 1.00 to 1.03 | 167 | 14 |
| Comm./Ind. | 131.0 | 88.0 to 180.9 | 27.7 | 16.4 to 43.2 | 1.00 | 0.82 to 1.19 | 11 | 1 |
| Vac. Lot | 104.7 | N/A | 100.6 | N/A | 1.54 | N/A | 13 | 0 |
| Farm & Home | 57.7 | N/A | 37.9 | N/A | 1.11 | N/A | 14 | 1 |
| Ag. Land Only | 7.7 | N/A | 43.0 | N/A | 1.15 | N/A | 30 | 1 |
| Ag. w/Impr.'s | 8.7 | N/A | 33.1 | N/A | 1.11 | N/A | 41 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 50.7 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 96.8 | N/A | 33.8 | N/A | 1.19 | N/A | 247 | 13 |
| TOTAL MARKET | 102.2 | N/A | 15.6 | N/A | 1.01 | N/A | 192 | 20 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 97.8 | 94.9 to 99.7 | 6.9 | 5.7 to 8.2 | 1.00 | 0.99 to 1.01 | 98 | 12 |
| Comm./Ind. | 93.6 | 88.7 to 99.7 | 7.1 | 4.6 to 12.1 | 0.99 | 0.96 to 1.02 | 16 | 2 |
| Vac. Lot | 83.1 | N/A | 26.5 | N/A | 0.74 | N/A | 6 | 0 |
| Farm & Home | 32.0 | N/A | 39.1 | N/A | 1.05 | N/A | 3 | 0 |
| Ag. Land Only | 3.1 | N/A | 25.1 | N/A | 1.03 | N/A | 20 | 1 |
| Ag. w/Impr.'s | 3.1 | N/A | 25.1 | N/A | 1.03 | N/A | 20 | 1 |
| Other/Ex./Ut./NP/Mix-Use | 155.1 | N/A | | N/A | | N/A | 1 | 0 |
| TOTAL w/ AG. & FARM | 94.0 | N/A | 10.3 | N/A | 1.00 | N/A | 144 | 28 |
| TOTAL MARKET | 96.8 | N/A | 7.2 | N/A | 1.00 | N/A | 121 | 18 |

| 098 - TREGO | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 87.0 | 76.6 to 96.6 | 20.7 | 16.6 to 28.6 | 1.06 | 1.02 to 1.10 | 35 | 3 |
| Comm./Ind. | 84.4 | 32.1 to 215.7 | 78.7 | 32.9 to 247.9 | 1.89 | 1.09 to 3.26 | 6 | 0 |
| Vac. Lot | 40.0 | N/A | 136.9 | N/A | 1.95 | N/A | 3 | 0 |
| Farm & Home | 23.1 | N/A | 45.0 | N/A | 1.31 | N/A | 4 | 0 |
| Ag. Land Only | 7.2 | N/A | 11.4 | N/A | 1.02 | N/A | 5 | 0 |
| Ag. w/Impr.'s | 7.2 | N/A | 11.4 | N/A | 1.02 | N/A | 5 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 78.5 | N/A | 39.9 | N/A | 1.20 | N/A | 53 | 3 |
| TOTAL MARKET | 84.0 | N/A | 27.2 | N/A | 1.08 | N/A | 44 | 4 |

| 099 - WABAUNSEE | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.6 | 95.6 to 105.9 | 11.7 | 8.5 to 15.7 | 1.00 | 0.97 to 1.04 | 39 | 6 |
| Comm./Ind. S-6 | 99.8 | 68.5 to 116.0 | 22.1 | 12.8 to 43.3 | 1.27 | 0.97 to 1.58 | 9 | 0 |
| Vac. Lot | 34.8 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 71.5 | N/A | 40.1 | N/A | 1.39 | N/A | 13 | 0 |
| Ag. Land Only | 4.1 | N/A | 33.8 | N/A | 1.01 | N/A | 10 | 1 |
| Ag. w/Impr.'s | 4.1 | N/A | 36.2 | N/A | 0.98 | N/A | 13 | 2 |
| Other/Ex./Ut./NP/Mix-Use | 158.0 | N/A | 80.0 | N/A | 2.18 | N/A | 2 | 0 |
| TOTAL w/ AG. & FARM | 93.3 | N/A | 39.7 | N/A | 1.21 | N/A | 77 | 1 |
| TOTAL MARKET | 100.1 | N/A | 14.7 | N/A | 1.01 | N/A | 51 | 8 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

COD = 20.0 or Less

T – Time Trended

PRD = .98 to 1.03

| 85% Confidence Level | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| 100 - WALLACE | | | | | | | | |
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 96.0 | 78.1 to 103.9 | 15.6 | 8.6 to 28.9 | 1.06 | 0.97 to 1.22 | 12 | 1 |
| Comm./Ind.* S-1 | 105.2 | 66.1 to 107.0 | 10.9 | 0.9 to 25.1 | 1.00 | 0.94 to 1.01 | 4 | 0 |
| Vac. Lot | 97.1 | N/A | | N/A | | N/A | 1 | 0 |
| Farm & Home | 92.1 | N/A | 5.6 | N/A | 1.01 | N/A | 3 | 0 |
| Ag. Land Only | 4.0 | N/A | 15.0 | N/A | 1.01 | N/A | 7 | 0 |
| Ag. w/Impr.'s | 4.0 | N/A | 15.0 | N/A | 1.01 | N/A | 7 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 92.1 | N/A | 36.3 | N/A | 1.85 | N/A | 27 | 1 |
| TOTAL MARKET | 98.3 | N/A | 14.3 | N/A | 1.06 | N/A | 17 | 1 |

| 101 - WASHINGTON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 99.8 | 90.5 to 105.0 | 16.7 | 13.4 to 21.3 | 1.06 | 1.02 to 1.11 | 48 | 0 |
| Comm./Ind. S-3 | 76.0 | 36.7 to 105.4 | 33.5 | 18.8 to 94.8 | 0.99 | 0.84 to 1.18 | 7 | 0 |
| Vac. Lot | 89.5 | N/A | 27.1 | N/A | 1.22 | N/A | 2 | 0 |
| Farm & Home | 35.6 | N/A | 39.1 | N/A | 1.14 | N/A | 7 | 0 |
| Ag. Land Only | 7.9 | N/A | 29.4 | N/A | 1.05 | N/A | 19 | 0 |
| Ag. w/Impr.'s | 7.9 | N/A | 31.1 | N/A | 1.01 | N/A | 21 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 78.4 | N/A | 47.2 | N/A | 1.85 | N/A | 85 | 0 |
| TOTAL MARKET | 99.6 | N/A | 18.5 | N/A | 1.04 | N/A | 57 | 0 |

| 102 - WICHITA | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 96.5 | 86.5 to 106.8 | 15.3 | 9.6 to 26.5 | 1.02 | 0.97 to 1.07 | 14 | 0 |
| Comm./Ind. S-4 | 64.8 | 31.4 to 81.8 | 27.2 | 11.1 to 97.8 | 1.47 | 0.94 to 2.21 | 6 | 0 |
| Vac. Lot | 54.4 | N/A | 31.4 | N/A | 1.07 | N/A | 2 | 0 |
| Farm & Home | | | | | | | 0 | |
| Ag. Land Only | 5.0 | N/A | 41.6 | N/A | 1.21 | N/A | 9 | 0 |
| Ag. w/Impr.'s | 5.3 | N/A | 41.6 | N/A | 1.21 | N/A | 10 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 69.3 | N/A | 53.2 | N/A | 1.58 | N/A | 32 | 0 |
| TOTAL MARKET | 87.2 | N/A | 24.6 | N/A | 1.10 | N/A | 22 | 0 |

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

S – Supplemental Sales

Median Ratio = 90.0 to 110.0

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 | 97.7 | 92.8 to 104.6 | 14.6 | 11.8 to 18.2 | 1.02 | 0.99 to 1.06 | 58 | 4 |
| Comm./Ind. S-5 | 115.2 | 93.3 to 164.0 | 28.8 | 15.5 to 49.1 | 1.00 | 0.89 to 1.18 | 10 | 0 |
| Vac. Lot | 146.2 | N/A | 98.2 | N/A | 4.38 | N/A | 8 | 1 |
| Farm & Home | 35.3 | N/A | 59.7 | N/A | 1.18 | N/A | 8 | 0 |
| Ag. Land Only | 8.8 | N/A | 26.1 | N/A | 0.99 | N/A | 13 | 0 |
| Ag. w/Impr.'s | 9.0 | N/A | 26.9 | N/A | 1.01 | N/A | 14 | 0 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 93.2 | N/A | 34.6 | N/A | 1.27 | N/A | 98 | 7 |
| TOTAL MARKET | 100.6 | N/A | 16.0 | N/A | 1.04 | N/A | 76 | 11 |

| 104 - WOODSON | | | | | | | | |
|--------------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 85.4 | 71.1 to 112.9 | 45.2 | 27.0 to 73.3 | 1.29 | 1.10 to 1.63 | 20 | 1 |
| Comm./Ind. | 83.5 | 48.1 to 161.6 | 51.7 | 28.6 to 117.6 | 1.03 | 0.84 to 1.38 | 6 | 0 |
| Vac. Lot | 113.9 | N/A | 31.1 | N/A | 1.60 | N/A | 6 | 0 |
| Farm & Home | 66.4 | N/A | 6.1 | N/A | 1.01 | N/A | 4 | 0 |
| Ag. Land Only | 6.0 | N/A | | N/A | | N/A | 1 | 0 |
| Ag. w/Impr.'s | 5.6 | N/A | 33.6 | N/A | 1.34 | N/A | 8 | 1 |
| Other/Ex./Ut./NP/Mix-Use | | | | | | | 0 | |
| TOTAL w/ AG. & FARM | 70.1 | N/A | 57.4 | N/A | 2.09 | N/A | 44 | 2 |
| TOTAL MARKET | 85.9 | N/A | 41.9 | N/A | 1.18 | N/A | 32 | 2 |

| 105 - WYANDOTTE | | | | | | | | |
|--------------------------|--------------|---------------------|-------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 100.8 | 99.1 to 103.8 | 18.6 | 16.3 to 21.0 | 1.05 | 1.03 to 1.07 | 303 | 43 |
| Comm./Ind. | 86.7 | 77.2 to 99.9 | 29.5 | 23.4 to 39.3 | 0.98 | 0.90 to 1.08 | 43 | 3 |
| Vac. Lot | 61.7 | N/A | 50.8 | N/A | 1.26 | N/A | 41 | 6 |
| Farm & Home | 89.7 | N/A | 17.3 | N/A | 1.09 | N/A | 4 | 0 |
| Ag. Land Only | 0.1 | N/A | 709.1 | N/A | 0.90 | N/A | 11 | 0 |
| Ag. w/Impr.'s | 0.1 | N/A | 709.1 | N/A | 0.90 | N/A | 11 | 0 |
| Other/Ex./Ut./NP/Mix-Use | 169.0 | N/A | 71.2 | N/A | 1.60 | N/A | 3 | 0 |
| TOTAL w/ AG. & FARM | 98.9 | N/A | 21.9 | N/A | 1.05 | N/A | 405 | 67 |
| TOTAL MARKET | 99.4 | N/A | 22.2 | N/A | 1.05 | N/A | 390 | 55 |

State Totals Summary - Final Ratio Study 2010

| STATE TOTALS COUNTY | | | | | | | | |
|-----------------------|--------------|---------------------|------|---------------------|------|---------------------|-------------|------------|
| PROPERTY CLASS | Median Ratio | Confidence Interval | COD | Confidence Interval | PRD | Confidence Interval | Valid Sales | Trim Sales |
| Residential | 98.9 | N/A | 11.3 | N/A | 1.02 | N/A | 10,410 | 922 |
| Commercial/Industrial | 95.6 | N/A | 23.1 | N/A | 1.08 | N/A | 1,317 | 58 |
| Vacant Lot | 82.2 | N/A | 46.8 | N/A | 1.10 | N/A | 1,827 | 160 |
| Farm & Home | 64.0 | N/A | 41.5 | N/A | 1.08 | N/A | 820 | 14 |
| Ag. Land Only | 4.7 | N/A | 76.2 | N/A | 0.94 | N/A | 1,740 | 47 |
| Ag. (Impr.+ Land) | 5.0 | N/A | 72.9 | N/A | 0.95 | N/A | 1,965 | 68 |
| Other/Ex/Ut/NP/M | 95.6 | N/A | 36.5 | N/A | 1.07 | N/A | 116 | 10 |
| Total w/Ag.&F&H | 94.5 | N/A | 19.2 | N/A | 1.03 | N/A | 16,455 | 2,849 |
| Total Market | 98.2 | N/A | 14.6 | N/A | 1.02 | N/A | 13,670 | 1,657 |

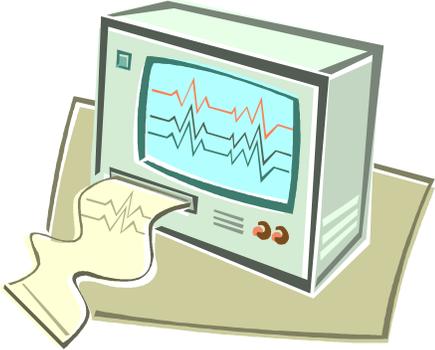
Confidence Intervals have not been computed for statewide totals.

*Subclass measures weighted by parcel count.

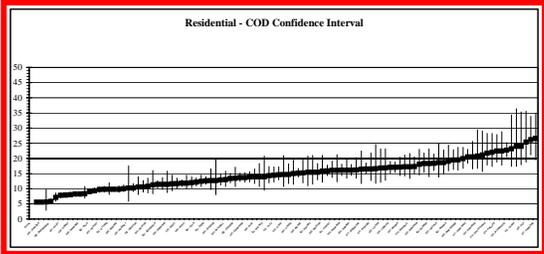
**Approximately 380 supplemental sales included in the commercial subclass.

Time trending

No counties applied for a time trend for 2010.



Charts & Graphs



Charts and Graphs

Overview

The summary statistics provided in this ratio study report include the standard industry measures used to evaluate appraisal performance: these consist of the Median Ratio, Coefficient of Dispersion (*COD*), Price-Related Differential (*PRD*) and their confidence intervals. This study also uses trended sales prices and supplemental sales where needed. Additional sales validation documentation has been reviewed and outliers have been trimmed for the uniformity measurement (*COD*).

The information provided by this 2010 Final Ratio Study, *pages 13-49*, indicates that a large portion of the residential and commercial/industrial subclasses of property meet the important mass appraisal standards.

GRAPHICS:

The following pie charts depict an overall appraisal performance for residential and commercial properties based on accepted standards. Weighting calculations are based on the 2010 certified assessed values. These numbers are weighted by county abstract assessed valuation.

1. ***Exhibit I*** depicts the residential and commercial *median ratios*. The residential and commercial charts show that greater than 99 percent of the residential and commercial property value statewide falls within a range of 90.0 percent to 110.0 percent, the recognized standard according to IAAO (*International Association of Assessing Officers*).
2. ***Exhibit II*** presents the residential and commercial *coefficient of dispersion (COD)*. The acceptable standard for Kansas is a range of 0 to 20.0 for the COD. This chart indicates that 99.9 percent of the residential property value and 90.2 percent of the commercial/industrial property values fall within counties with a COD of 20.0 or less.
3. ***Exhibit III*** is a display of residential and commercial appraisal bias. The *price-related differential* provides only an indication, not proof, of appraisal bias.

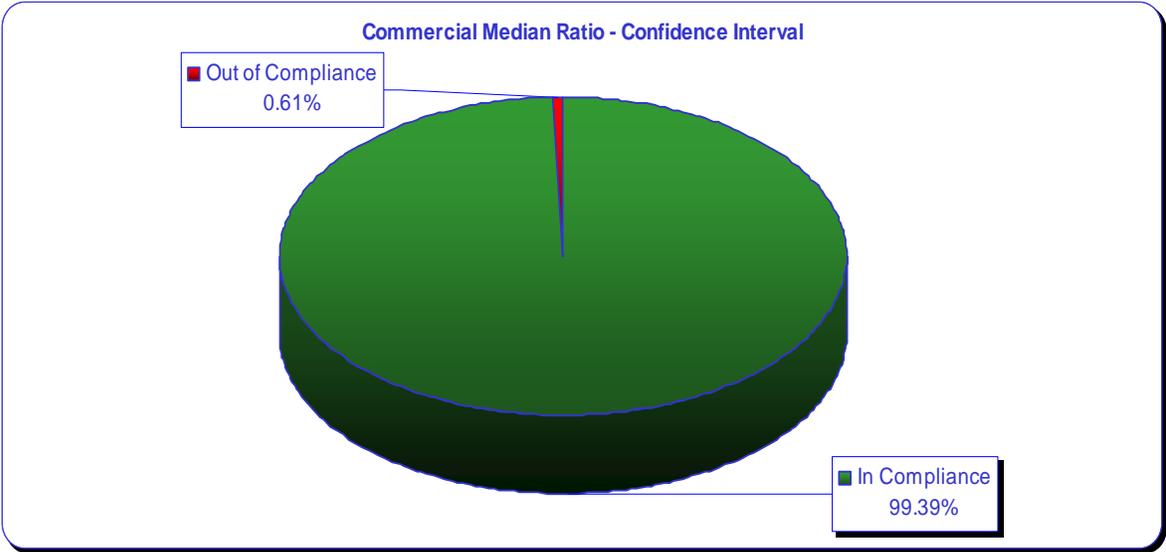
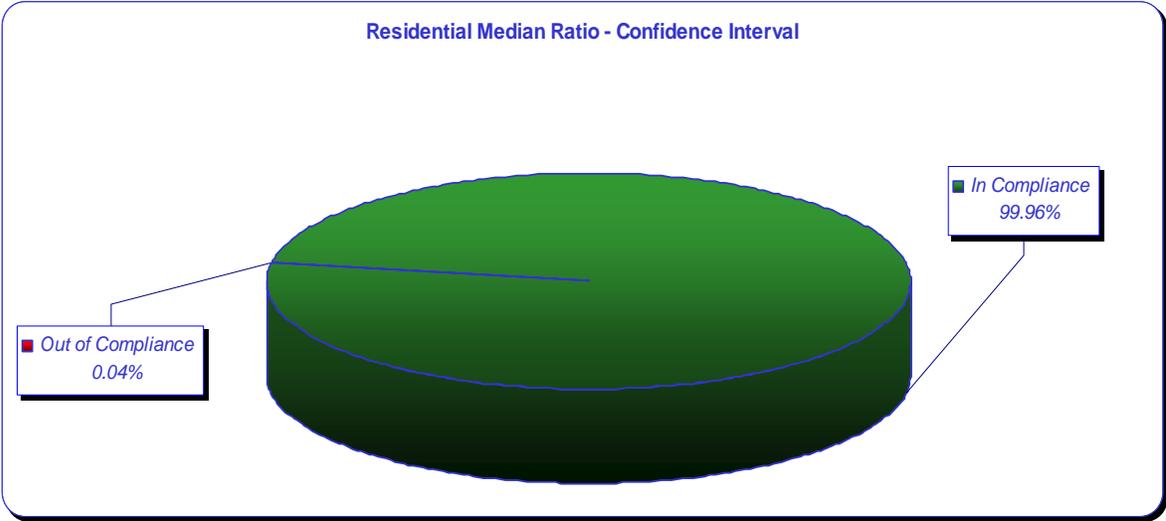
When sample sizes are small, a price-related differential outside the acceptable range may occur simply because of random sampling error¹. The acceptable range for the PRD is between .98 and 1.03. This chart indicates that 65.1 percent of the commercial property value and greater than 98 percent of the residential property values fall within the acceptable range for the PRD.

4. Residential and commercial bar charts have been prepared to show the confidence interval widths for the Median Ratio, Coefficient of Dispersion (*COD*) and the Price-Related Differential (*PRD*). Confidence intervals provide a range of values that can be used to estimate performance measures for each county with a specified degree of probability. A county with many sales in the study will tend to have a more compressed confidence interval. A county with fewer sales and greater dispersion in the real estate market will tend to have wider confidence intervals.

¹ International Association of Assessing Officers, 1990. *Property appraisal & assessment administration*. Chicago: International Association of Assessing Officers.

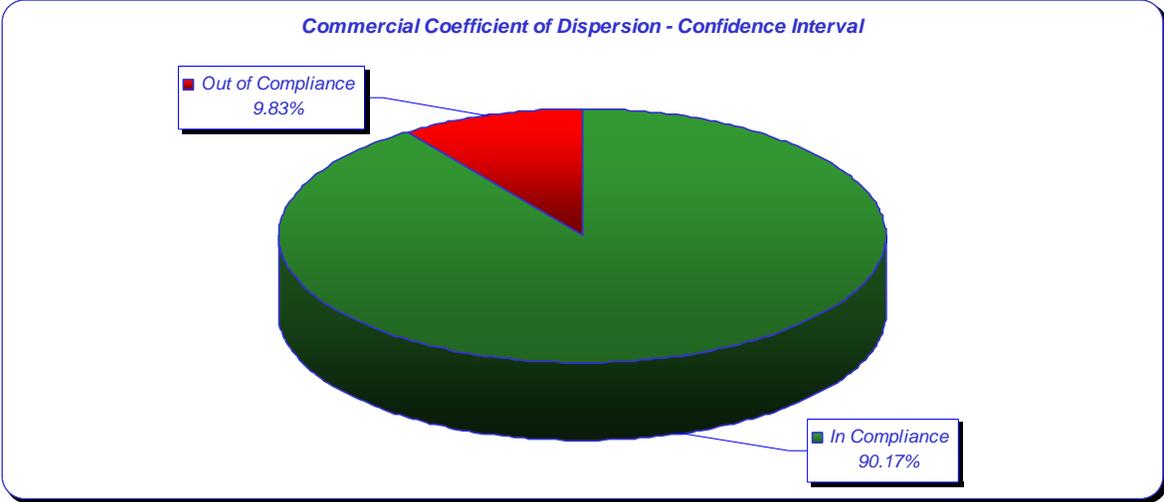
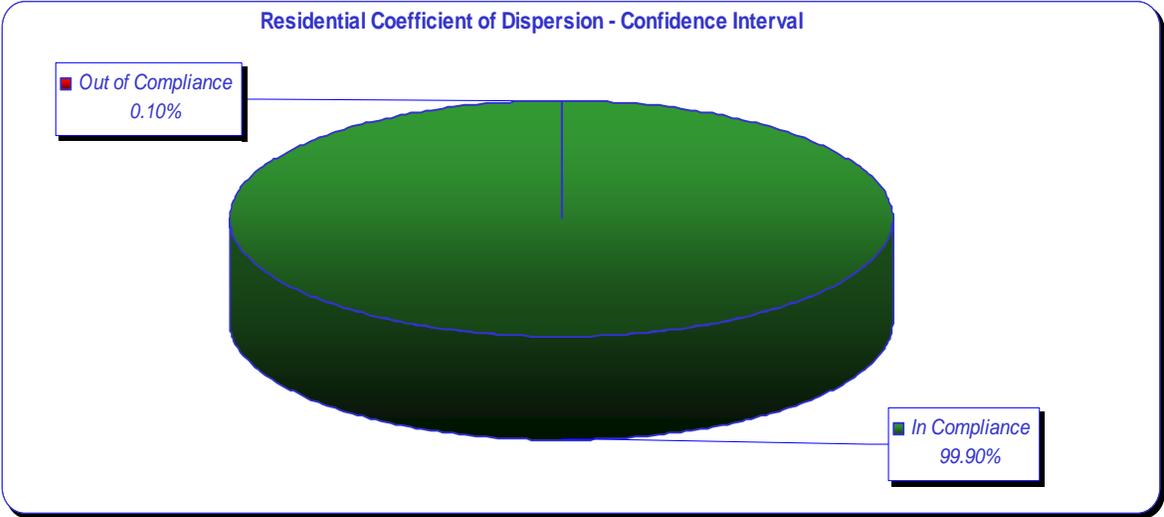
Pie Charts Based on 2010 Total Assessed Valuation

Exhibit I



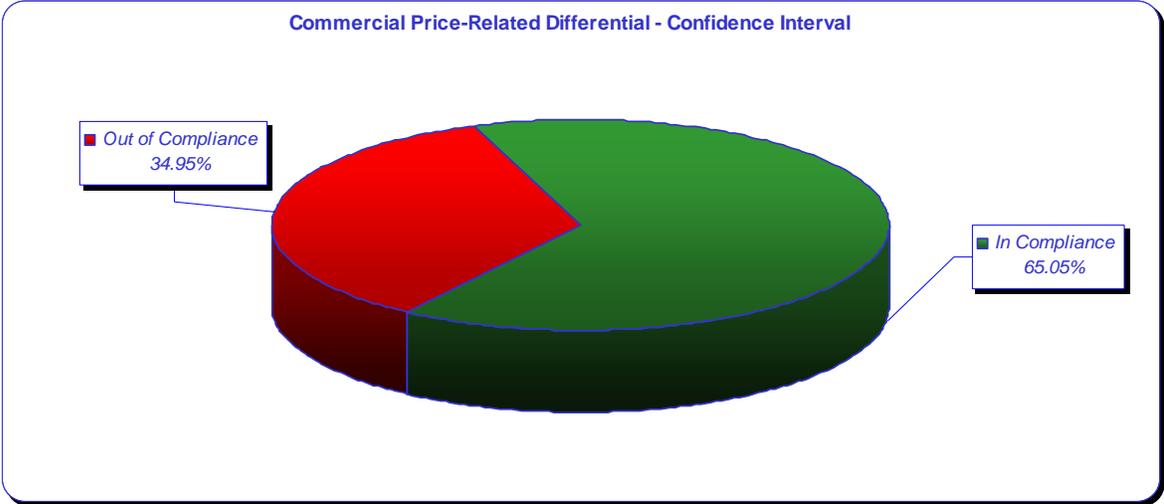
Pie Charts Based on 2010 Total Assessed Valuation

Exhibit II



Pie Charts Based on 2010 Total Assessed Valuation

Exhibit III



Residential – Median Ratio Confidence Interval

Double click on chart link to print graph

[2010 Residential Median 1.xls](#)

Residential – COD Confidence Interval

Double click on chart link to print graph

[2010 Residential COD 2.xls](#)

Residential – PRD Confidence Interval

Double click on chart link to print graph

[2010 Residential PRD 3.xls](#)

Commercial - Median Confidence Interval

Double click on chart link to print graph

[2010 Commercial Median 4.xls](#)

Commercial – COD Confidence Interval

Double click on chart link to print graph

[2010 Commercial COD 5.xls](#)

Commercial – PRD Confidence Interval

Double click on chart link to print graph

[2010 Commercial PRD 6.xls](#)

Detailed Statistics

Residential and Commercial/Industrial

Subclass



Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 001 - ALLEN | | | 002 - ANDERSON | | |
|--|---------|---------|--|---------|---------|
| | | | S-2 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 99 | 9 | Original Number of Sales | 51 | 7 |
| Number of Sales Trimmed | 5 | 0 | Number of Sales Trimmed | 4 | 0 |
| Number of Ratios: Outliers Removed | 94 | 9 | Number of Ratios: Outliers Removed | 47 | 7 |
| Minimum Ratio | 33.9 | 35.5 | Minimum Ratio | 19.9 | 52.0 |
| Maximum Ratio | 393.4 | 134.9 | Maximum Ratio | 239.6 | 124.5 |
| Minimum Sale Price | 2,000 | 10,000 | Minimum Sale Price | 2,500 | 2,000 |
| Maximum Sale Price | 250,000 | 136,500 | Maximum Sale Price | 203,000 | 372,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 98.9 | 120.9 | Median Ratio | 104.4 | 89.8 |
| Bootstrap Median Ratio | 98.9 | 120.9 | Bootstrap Median Ratio | 104.4 | 89.8 |
| Lower Median Confidence Interval | 92.5 | 77.3 | Lower Median Confidence Interval | 99.3 | 81.5 |
| Upper Median Confidence Interval | 101.2 | 128.6 | Upper Median Confidence Interval | 111.8 | 124.1 |
| Broadened Median Ratio (BMED) | 99.0 | 113.9 | Broadened Median Ratio (BMED) | 104.5 | 96.7 |
| Coefficient of Dispersion (COD) | 16.1 | 19.1 | Coefficient of Dispersion (COD) | 13.9 | 23.0 |
| Bootstrap Coefficient of Dispersion | 16.1 | 18.1 | Bootstrap Coefficient of Dispersion | 13.7 | 18.1 |
| Lower COD Confidence Interval | 13.6 | 8.4 | Lower COD Confidence Interval | 10.9 | 14.8 |
| Upper COD Confidence Interval | 18.9 | 44.2 | Upper COD Confidence Interval | 17.5 | 59.8 |
| Weighted Coefficient of Dispersion | 14.2 | 13.4 | Weighted Coefficient of Dispersion | 13.1 | 8.7 |
| Coefficient of Concentration @ 10% | 39.4 | 44.4 | Coefficient of Concentration @ 10% | 47.1 | 42.9 |
| Coefficient of Concentration @ 15% | 52.5 | 55.6 | Coefficient of Concentration @ 15% | 58.8 | 42.9 |
| Coefficient of Concentration @ 20% | 61.6 | 66.7 | Coefficient of Concentration @ 20% | 66.7 | 42.9 |
| Coefficient of Concentration @ 50% | 94.9 | 88.9 | Coefficient of Concentration @ 50% | 92.2 | 100.0 |
| Coefficient of Concentration @ 100% | 98.0 | 100.0 | Coefficient of Concentration @ 100% | 98.0 | 100.0 |
| Coefficient of Interquartile Deviation | 14.2 | 17.9 | Coefficient of Interquartile Deviation | 12.2 | 23.7 |
| Median Percent Deviation | 13.7 | 11.6 | Median Percent Deviation | 10.7 | 27.7 |
| Lower Quartile (25th Percentile) | 84.2 | 85.3 | Lower Quartile (25th Percentile) | 95.1 | 81.5 |
| Upper Quartile (75th Percentile) | 112.2 | 128.6 | Upper Quartile (75th Percentile) | 120.6 | 124.1 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.06 | -1.13 | Relative Skewness | 0.24 | -0.36 |
| Relative Kurtosis | 2.59 | 3.26 | Relative Kurtosis | 2.77 | 2.02 |
| Arithmetic Mean Ratio | 97.7 | 104.4 | Arithmetic Mean Ratio | 106.3 | 96.0 |
| Weighted Mean Ratio | 95.3 | 112.9 | Weighted Mean Ratio | 103.9 | 89.6 |
| Geometric Mean Ratio | 95.6 | 98.0 | Geometric Mean Ratio | 104.6 | 92.4 |
| Harmonic Mean Ratio | 93.4 | 88.8 | Harmonic Mean Ratio | 103.0 | 88.4 |
| Standard Deviation | 20.0 | 32.2 | Standard Deviation | 18.9 | 26.6 |
| Coefficient of Variation | 20.4 | 30.8 | Coefficient of Variation | 17.8 | 27.7 |
| Price Related Differential (PRD) | 1.03 | 0.93 | Price Related Differential (PRD) | 1.02 | 1.07 |
| Bootstrap Price Related Differential | 1.03 | 0.94 | Bootstrap Price Related Differential | 1.02 | 1.04 |
| Lower PRD Confidence Interval | 1.00 | 0.81 | Lower PRD Confidence Interval | 1.00 | 0.92 |
| Upper PRD Confidence Interval | 1.06 | 1.00 | Upper PRD Confidence Interval | 1.05 | 1.24 |
| Average Sale Price | 57,481 | 43,248 | Average Sale Price | 66,748 | 76,357 |
| Average Market Value | 54,760 | 48,806 | Average Market Value | 69,379 | 68,426 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 003 - ATCHISON | | | 004 - BARBER | | |
|--|------------|-----------|--|------------|-----------|
| | | | <i>S-7</i> | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 106 | 11 | Original Number of Sales | 36 | 11 |
| Number of Sales Trimmed | 15 | 0 | Number of Sales Trimmed | 4 | 1 |
| Number of Ratios: Outliers Removed | 91 | 11 | Number of Ratios: Outliers Removed | 32 | 10 |
| Minimum Ratio | 23.4 | 47.9 | Minimum Ratio | 48.2 | 45.2 |
| Maximum Ratio | 348.2 | 132.3 | Maximum Ratio | 155.3 | 168.0 |
| Minimum Sale Price | 7,000 | 19,000 | Minimum Sale Price | 4,200 | 10,000 |
| Maximum Sale Price | 425,000 | 4,213,000 | Maximum Sale Price | 132,500 | 408,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 102.5 | 99.6 | Median Ratio | 98.3 | 99.1 |
| Bootstrap Median Ratio | 102.5 | 99.6 | Bootstrap Median Ratio | 98.3 | 99.1 |
| Lower Median Confidence Interval | 100.3 | 72.6 | Lower Median Confidence Interval | 94.9 | 70.7 |
| Upper Median Confidence Interval | 105.7 | 113.7 | Upper Median Confidence Interval | 103.6 | 101.6 |
| Broadened Median Ratio (BMED) | 102.5 | 98.5 | Broadened Median Ratio (BMED) | 98.7 | 98.5 |
| Coefficient of Dispersion (COD) | 10.6 | 17.8 | Coefficient of Dispersion (COD) | 11.7 | 14.7 |
| Bootstrap Coefficient of Dispersion | 10.5 | 17.3 | Bootstrap Coefficient of Dispersion | 11.5 | 14.1 |
| Lower COD Confidence Interval | 8.8 | 9.0 | Lower COD Confidence Interval | 8.2 | 6.3 |
| Upper COD Confidence Interval | 12.8 | 34.7 | Upper COD Confidence Interval | 16.7 | 31.3 |
| Weighted Coefficient of Dispersion | 9.0 | 35.9 | Weighted Coefficient of Dispersion | 12.7 | 10.8 |
| Coefficient of Concentration @ 10% | 52.8 | 45.5 | Coefficient of Concentration @ 10% | 50.0 | 54.5 |
| Coefficient of Concentration @ 15% | 65.1 | 54.5 | Coefficient of Concentration @ 15% | 63.9 | 54.5 |
| Coefficient of Concentration @ 20% | 72.6 | 54.5 | Coefficient of Concentration @ 20% | 72.2 | 63.6 |
| Coefficient of Concentration @ 50% | 87.7 | 90.9 | Coefficient of Concentration @ 50% | 94.4 | 81.8 |
| Coefficient of Concentration @ 100% | 95.3 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 9.8 | 20.6 | Coefficient of Interquartile Deviation | 11.2 | 15.6 |
| Median Percent Deviation | 9.3 | 14.1 | Median Percent Deviation | 9.7 | 3.5 |
| Lower Quartile (25th Percentile) | 93.4 | 72.6 | Lower Quartile (25th Percentile) | 84.9 | 70.7 |
| Upper Quartile (75th Percentile) | 113.5 | 113.7 | Upper Quartile (75th Percentile) | 106.8 | 101.6 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.08 | -0.47 | Relative Skewness | -0.44 | -0.89 |
| Relative Kurtosis | 3.54 | 2.40 | Relative Kurtosis | 3.43 | 2.91 |
| Arithmetic Mean Ratio | 102.1 | 94.4 | Arithmetic Mean Ratio | 95.4 | 89.7 |
| Weighted Mean Ratio | 102.1 | 65.9 | Weighted Mean Ratio | 90.4 | 89.3 |
| Geometric Mean Ratio | 101.1 | 90.7 | Geometric Mean Ratio | 93.9 | 86.9 |
| Harmonic Mean Ratio | 100.0 | 86.6 | Harmonic Mean Ratio | 92.4 | 83.5 |
| Standard Deviation | 14.6 | 25.4 | Standard Deviation | 16.1 | 21.4 |
| Coefficient of Variation | 14.3 | 26.9 | Coefficient of Variation | 16.9 | 23.9 |
| Price Related Differential (PRD) | 1.00 | 1.43 | Price Related Differential (PRD) | 1.06 | 1.00 |
| Bootstrap Price Related Differential | 1.00 | 1.38 | Bootstrap Price Related Differential | 1.05 | 1.01 |
| Lower PRD Confidence Interval | 0.98 | 1.06 | Lower PRD Confidence Interval | 1.02 | 0.91 |
| Upper PRD Confidence Interval | 1.02 | 1.64 | Upper PRD Confidence Interval | 1.11 | 1.13 |
| Average Sale Price | 100,132 | 485,435 | Average Sale Price | 49,806 | 124,840 |
| Average Market Value | 102,269 | 320,036 | Average Market Value | 45,030 | 111,520 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 005 - BARTON | | | 006 - BOURBON | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 166 | 166 | Original Number of Sales | 102 | 99 |
| Number of Sales Trimmed | 11 | 0 | Number of Sales Trimmed | 7 | 1 |
| Number of Ratios: Outliers Removed | 155 | 166 | Number of Ratios: Outliers Removed | 95 | 8 |
| Minimum Ratio | 32.1 | 47.5 | Minimum Ratio | 55.4 | 56.5 |
| Maximum Ratio | 398.2 | 125.4 | Maximum Ratio | 872.9 | 240.1 |
| Minimum Sale Price | 3,500 | 20,000 | Minimum Sale Price | 3,500 | 2,200 |
| Maximum Sale Price | 357,500 | 350,000 | Maximum Sale Price | 245,000 | 150,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 94.1 | 83.3 | Median Ratio | 98.1 | 95.8 |
| Bootstrap Median Ratio | 94.1 | 83.3 | Bootstrap Median Ratio | 98.1 | 95.8 |
| Lower Median Confidence Interval | 91.0 | 68.8 | Lower Median Confidence Interval | 92.4 | 82.0 |
| Upper Median Confidence Interval | 99.6 | 98.4 | Upper Median Confidence Interval | 101.3 | 98.2 |
| Broadened Median Ratio (BMED) | 94.2 | 82.2 | Broadened Median Ratio (BMED) | 98.2 | 94.1 |
| Coefficient of Dispersion (COD) | 14.2 | 21.2 | Coefficient of Dispersion (COD) | 13.4 | 9.6 |
| Bootstrap Coefficient of Dispersion | 14.1 | 20.7 | Bootstrap Coefficient of Dispersion | 13.3 | 8.5 |
| Lower COD Confidence Interval | 12.5 | 13.9 | Lower COD Confidence Interval | 11.3 | 4.1 |
| Upper COD Confidence Interval | 16.1 | 30.5 | Upper COD Confidence Interval | 15.7 | 26.9 |
| Weighted Coefficient of Dispersion | 13.2 | 17.8 | Weighted Coefficient of Dispersion | 12.3 | 8.7 |
| Coefficient of Concentration @ 10% | 43.4 | 31.3 | Coefficient of Concentration @ 10% | 45.1 | 66.7 |
| Coefficient of Concentration @ 15% | 58.4 | 43.8 | Coefficient of Concentration @ 15% | 58.8 | 77.8 |
| Coefficient of Concentration @ 20% | 69.9 | 50.0 | Coefficient of Concentration @ 20% | 72.5 | 77.8 |
| Coefficient of Concentration @ 50% | 93.4 | 93.8 | Coefficient of Concentration @ 50% | 94.1 | 88.9 |
| Coefficient of Concentration @ 100% | 98.8 | 100.0 | Coefficient of Concentration @ 100% | 96.1 | 88.9 |
| Coefficient of Interquartile Deviation | 12.2 | 25.1 | Coefficient of Interquartile Deviation | 11.5 | 6.8 |
| Median Percent Deviation | 12.1 | 20.0 | Median Percent Deviation | 11.4 | 5.9 |
| Lower Quartile (25th Percentile) | 82.7 | 65.6 | Lower Quartile (25th Percentile) | 86.0 | 84.8 |
| Upper Quartile (75th Percentile) | 105.7 | 107.5 | Upper Quartile (75th Percentile) | 108.5 | 97.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.25 | 0.30 | Relative Skewness | 0.13 | -1.62 |
| Relative Kurtosis | 3.08 | 2.12 | Relative Kurtosis | 2.98 | 4.42 |
| Arithmetic Mean Ratio | 93.9 | 84.8 | Arithmetic Mean Ratio | 96.3 | 87.9 |
| Weighted Mean Ratio | 90.6 | 83.2 | Weighted Mean Ratio | 93.0 | 87.1 |
| Geometric Mean Ratio | 92.4 | 81.9 | Geometric Mean Ratio | 94.8 | 86.8 |
| Harmonic Mean Ratio | 90.8 | 79.0 | Harmonic Mean Ratio | 93.3 | 85.4 |
| Standard Deviation | 16.9 | 23.1 | Standard Deviation | 16.6 | 13.9 |
| Coefficient of Variation | 18.0 | 27.2 | Coefficient of Variation | 17.2 | 15.8 |
| Price Related Differential (PRD) | 1.04 | 1.02 | Price Related Differential (PRD) | 1.03 | 1.01 |
| Bootstrap Price Related Differential | 1.04 | 1.02 | Bootstrap Price Related Differential | 1.03 | 1.01 |
| Lower PRD Confidence Interval | 1.01 | 0.95 | Lower PRD Confidence Interval | 1.01 | 0.96 |
| Upper PRD Confidence Interval | 1.06 | 1.10 | Upper PRD Confidence Interval | 1.06 | 1.08 |
| Average Sale Price | 84,742 | 117,725 | Average Sale Price | 70,844 | 71,939 |
| Average Market Value | 76,819 | 97,938 | Average Market Value | 65,917 | 62,683 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 007 - BROWN | | | 008 - BUTLER | | |
|--|---------|---------|--|---------|-----------|
| S-6 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 75 | 8 | Original Number of Sales | 277 | 20 |
| Number of Sales Trimmed | 5 | 0 | Number of Sales Trimmed | 33 | 1 |
| Number of Ratios: Outliers Removed | 70 | 8 | Number of Ratios: Outliers Removed | 244 | 19 |
| Minimum Ratio | 48.2 | 65.9 | Minimum Ratio | 33.9 | 64.4 |
| Maximum Ratio | 320.0 | 101.7 | Maximum Ratio | 308.3 | 281.4 |
| Minimum Sale Price | 3,000 | 22,500 | Minimum Sale Price | 6,000 | 19,500 |
| Maximum Sale Price | 189,000 | 297,600 | Maximum Sale Price | 525,000 | 1,550,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 105.6 | 77.7 | Median Ratio | 99.2 | 97.3 |
| Bootstrap Median Ratio | 105.6 | 77.7 | Bootstrap Median Ratio | 99.2 | 97.3 |
| Lower Median Confidence Interval | 100.0 | 67.5 | Lower Median Confidence Interval | 97.2 | 86.1 |
| Upper Median Confidence Interval | 116.2 | 100.0 | Upper Median Confidence Interval | 100.2 | 110.7 |
| Broadened Median Ratio (BMED) | 106.4 | 80.1 | Broadened Median Ratio (BMED) | 99.0 | 97.2 |
| Coefficient of Dispersion (COD) | 23.9 | 17.4 | Coefficient of Dispersion (COD) | 9.4 | 18.3 |
| Bootstrap Coefficient of Dispersion | 23.4 | 14.1 | Bootstrap Coefficient of Dispersion | 9.3 | 17.4 |
| Lower COD Confidence Interval | 19.3 | 13.1 | Lower COD Confidence Interval | 8.4 | 13.3 |
| Upper COD Confidence Interval | 30.2 | 20.4 | Upper COD Confidence Interval | 10.4 | 26.9 |
| Weighted Coefficient of Dispersion | 17.0 | 15.2 | Weighted Coefficient of Dispersion | 8.8 | 18.1 |
| Coefficient of Concentration @ 10% | 37.3 | 37.5 | Coefficient of Concentration @ 10% | 56.0 | 35.0 |
| Coefficient of Concentration @ 15% | 48.0 | 50.0 | Coefficient of Concentration @ 15% | 71.1 | 50.0 |
| Coefficient of Concentration @ 20% | 58.7 | 62.5 | Coefficient of Concentration @ 20% | 79.4 | 60.0 |
| Coefficient of Concentration @ 50% | 80.0 | 100.0 | Coefficient of Concentration @ 50% | 94.2 | 90.0 |
| Coefficient of Concentration @ 100% | 93.3 | 100.0 | Coefficient of Concentration @ 100% | 97.8 | 95.0 |
| Coefficient of Interquartile Deviation | 20.5 | 20.1 | Coefficient of Interquartile Deviation | 8.5 | 19.1 |
| Median Percent Deviation | 16.2 | 14.2 | Median Percent Deviation | 8.5 | 14.7 |
| Lower Quartile (25th Percentile) | 95.2 | 68.4 | Lower Quartile (25th Percentile) | 90.6 | 84.0 |
| Upper Quartile (75th Percentile) | 138.5 | 99.6 | Upper Quartile (75th Percentile) | 107.3 | 121.1 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.98 | 0.23 | Relative Skewness | 0.11 | 0.51 |
| Relative Kurtosis | 3.48 | 1.27 | Relative Kurtosis | 3.42 | 2.77 |
| Arithmetic Mean Ratio | 114.9 | 82.5 | Arithmetic Mean Ratio | 97.7 | 98.8 |
| Weighted Mean Ratio | 103.7 | 77.8 | Weighted Mean Ratio | 97.1 | 94.3 |
| Geometric Mean Ratio | 110.2 | 81.3 | Geometric Mean Ratio | 97.0 | 96.4 |
| Harmonic Mean Ratio | 105.9 | 80.0 | Harmonic Mean Ratio | 96.3 | 94.1 |
| Standard Deviation | 34.5 | 15.5 | Standard Deviation | 11.9 | 22.7 |
| Coefficient of Variation | 30.0 | 18.8 | Coefficient of Variation | 12.2 | 22.9 |
| Price Related Differential (PRD) | 1.11 | 1.06 | Price Related Differential (PRD) | 1.01 | 1.05 |
| Bootstrap Price Related Differential | 1.11 | 1.05 | Bootstrap Price Related Differential | 1.01 | 1.04 |
| Lower PRD Confidence Interval | 1.06 | 0.99 | Lower PRD Confidence Interval | 1.00 | 0.94 |
| Upper PRD Confidence Interval | 1.17 | 1.17 | Upper PRD Confidence Interval | 1.02 | 1.17 |
| Average Sale Price | 62,339 | 124,700 | Average Sale Price | 126,797 | 235,548 |
| Average Market Value | 64,638 | 97,044 | Average Market Value | 123,135 | 222,063 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 009 - CHASE | | | 010 - CHAUTAUQUA | | |
|--|---------|---------|--|---------|---------|
| S-6 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 18 | 8 | Original Number of Sales | 30 | 6 |
| Number of Sales Trimmed | 1 | 1 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 17 | 7 | Number of Ratios: Outliers Removed | 29 | 6 |
| Minimum Ratio | 75.8 | 27.1 | Minimum Ratio | 41.0 | 78.7 |
| Maximum Ratio | 177.6 | 358.5 | Maximum Ratio | 166.5 | 153.1 |
| Minimum Sale Price | 2,500 | 2,800 | Minimum Sale Price | 7,000 | 5,000 |
| Maximum Sale Price | 210,000 | 150,000 | Maximum Sale Price | 75,000 | 75,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 99.6 | 91.4 | Median Ratio | 98.3 | 94.6 |
| Bootstrap Median Ratio | 99.6 | 91.4 | Bootstrap Median Ratio | 98.3 | 94.5 |
| Lower Median Confidence Interval | 91.2 | 43.4 | Lower Median Confidence Interval | 86.7 | 79.0 |
| Upper Median Confidence Interval | 113.4 | 104.9 | Upper Median Confidence Interval | 107.7 | 132.3 |
| Broadened Median Ratio (BMED) | 99.0 | 87.6 | Broadened Median Ratio (BMED) | 98.0 | 94.8 |
| Coefficient of Dispersion (COD) | 12.3 | 26.5 | Coefficient of Dispersion (COD) | 19.9 | 22.4 |
| Bootstrap Coefficient of Dispersion | 12.0 | 25.6 | Bootstrap Coefficient of Dispersion | 19.1 | 17.5 |
| Lower COD Confidence Interval | 8.1 | 9.7 | Lower COD Confidence Interval | 15.0 | 12.3 |
| Upper COD Confidence Interval | 17.0 | 69.9 | Upper COD Confidence Interval | 27.8 | 32.0 |
| Weighted Coefficient of Dispersion | 12.5 | 15.0 | Weighted Coefficient of Dispersion | 19.2 | 18.3 |
| Coefficient of Concentration @ 10% | 50.0 | 25.0 | Coefficient of Concentration @ 10% | 30.0 | 0.0 |
| Coefficient of Concentration @ 15% | 55.6 | 50.0 | Coefficient of Concentration @ 15% | 50.0 | 33.3 |
| Coefficient of Concentration @ 20% | 66.7 | 50.0 | Coefficient of Concentration @ 20% | 56.7 | 83.3 |
| Coefficient of Concentration @ 50% | 94.4 | 62.5 | Coefficient of Concentration @ 50% | 93.3 | 83.3 |
| Coefficient of Concentration @ 100% | 100.0 | 87.5 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 17.1 | 30.9 | Coefficient of Interquartile Deviation | 17.0 | 22.7 |
| Median Percent Deviation | 11.5 | 25.0 | Median Percent Deviation | 15.5 | 16.5 |
| Lower Quartile (25th Percentile) | 89.0 | 47.3 | Lower Quartile (25th Percentile) | 78.9 | 79.1 |
| Upper Quartile (75th Percentile) | 123.0 | 103.8 | Upper Quartile (75th Percentile) | 112.3 | 121.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.38 | -0.47 | Relative Skewness | -0.23 | 0.99 |
| Relative Kurtosis | 2.09 | 1.62 | Relative Kurtosis | 2.46 | 2.71 |
| Arithmetic Mean Ratio | 100.1 | 74.0 | Arithmetic Mean Ratio | 94.5 | 101.9 |
| Weighted Mean Ratio | 93.9 | 90.8 | Weighted Mean Ratio | 89.8 | 95.5 |
| Geometric Mean Ratio | 98.9 | 67.1 | Geometric Mean Ratio | 91.3 | 99.0 |
| Harmonic Mean Ratio | 97.8 | 59.2 | Harmonic Mean Ratio | 87.6 | 96.4 |
| Standard Deviation | 16.0 | 30.6 | Standard Deviation | 23.9 | 28.6 |
| Coefficient of Variation | 16.0 | 41.4 | Coefficient of Variation | 25.3 | 28.0 |
| Price Related Differential (PRD) | 1.07 | 0.82 | Price Related Differential (PRD) | 1.05 | 1.07 |
| Bootstrap Price Related Differential | 1.06 | 0.85 | Bootstrap Price Related Differential | 1.05 | 1.05 |
| Lower PRD Confidence Interval | 1.01 | 0.61 | Lower PRD Confidence Interval | 1.00 | 0.97 |
| Upper PRD Confidence Interval | 1.15 | 0.97 | Upper PRD Confidence Interval | 1.12 | 1.22 |
| Average Sale Price | 57,294 | 43,686 | Average Sale Price | 34,874 | 31,467 |
| Average Market Value | 53,821 | 39,654 | Average Market Value | 31,333 | 30,055 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 011 - CHEROKEE | | | 012 - CHEYENNE | | |
|--|---------|---------|--|---------|---------|
| | | | S-6 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 100 | 11 | Original Number of Sales | 27 | 7 |
| Number of Sales Trimmed | 8 | 1 | Number of Sales Trimmed | 4 | 1 |
| Number of Ratios: Outliers Removed | 92 | 10 | Number of Ratios: Outliers Removed | 23 | 6 |
| Minimum Ratio | 35.5 | 47.6 | Minimum Ratio | 78.5 | 41.4 |
| Maximum Ratio | 344.5 | 277.7 | Maximum Ratio | 207.8 | 303.7 |
| Minimum Sale Price | 5,000 | 7,500 | Minimum Sale Price | 3,700 | 6,000 |
| Maximum Sale Price | 215,000 | 120,000 | Maximum Sale Price | 237,500 | 75,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.0 | 112.0 | Median Ratio | 99.4 | 99.3 |
| Bootstrap Median Ratio | 100.0 | 112.0 | Bootstrap Median Ratio | 99.4 | 99.3 |
| Lower Median Confidence Interval | 97.4 | 73.6 | Lower Median Confidence Interval | 95.1 | 72.7 |
| Upper Median Confidence Interval | 106.3 | 147.8 | Upper Median Confidence Interval | 102.1 | 130.0 |
| Broadened Median Ratio (BMED) | 99.6 | 104.5 | Broadened Median Ratio (BMED) | 99.0 | 96.8 |
| Coefficient of Dispersion (COD) | 19.5 | 35.8 | Coefficient of Dispersion (COD) | 6.3 | 24.0 |
| Bootstrap Coefficient of Dispersion | 19.3 | 31.1 | Bootstrap Coefficient of Dispersion | 6.1 | 20.6 |
| Lower COD Confidence Interval | 16.2 | 24.0 | Lower COD Confidence Interval | 4.4 | 11.8 |
| Upper COD Confidence Interval | 23.5 | 58.1 | Upper COD Confidence Interval | 9.1 | 59.1 |
| Weighted Coefficient of Dispersion | 15.7 | 39.7 | Weighted Coefficient of Dispersion | 5.5 | 29.8 |
| Coefficient of Concentration @ 10% | 34.0 | 18.2 | Coefficient of Concentration @ 10% | 63.0 | 28.6 |
| Coefficient of Concentration @ 15% | 48.0 | 18.2 | Coefficient of Concentration @ 15% | 77.8 | 42.9 |
| Coefficient of Concentration @ 20% | 58.0 | 18.2 | Coefficient of Concentration @ 20% | 81.5 | 42.9 |
| Coefficient of Concentration @ 50% | 85.0 | 72.7 | Coefficient of Concentration @ 50% | 96.3 | 71.4 |
| Coefficient of Concentration @ 100% | 96.0 | 90.9 | Coefficient of Concentration @ 100% | 96.3 | 85.7 |
| Coefficient of Interquartile Deviation | 18.4 | 33.1 | Coefficient of Interquartile Deviation | 5.4 | 28.9 |
| Median Percent Deviation | 16.4 | 31.9 | Median Percent Deviation | 4.6 | 26.8 |
| Lower Quartile (25th Percentile) | 85.9 | 73.6 | Lower Quartile (25th Percentile) | 92.8 | 72.7 |
| Upper Quartile (75th Percentile) | 122.7 | 147.8 | Upper Quartile (75th Percentile) | 103.4 | 130.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.22 | 0.42 | Relative Skewness | -0.33 | -0.31 |
| Relative Kurtosis | 3.47 | 2.06 | Relative Kurtosis | 3.08 | 2.33 |
| Arithmetic Mean Ratio | 100.4 | 105.7 | Arithmetic Mean Ratio | 96.1 | 89.1 |
| Weighted Mean Ratio | 95.0 | 115.1 | Weighted Mean Ratio | 95.1 | 82.8 |
| Geometric Mean Ratio | 96.8 | 98.0 | Geometric Mean Ratio | 95.8 | 84.0 |
| Harmonic Mean Ratio | 92.7 | 90.6 | Harmonic Mean Ratio | 95.4 | 78.1 |
| Standard Deviation | 26.0 | 42.7 | Standard Deviation | 8.2 | 30.3 |
| Coefficient of Variation | 25.9 | 40.4 | Coefficient of Variation | 8.6 | 34.0 |
| Price Related Differential (PRD) | 1.06 | 0.92 | Price Related Differential (PRD) | 1.01 | 1.08 |
| Bootstrap Price Related Differential | 1.06 | 0.93 | Bootstrap Price Related Differential | 1.01 | 1.08 |
| Lower PRD Confidence Interval | 1.02 | 0.83 | Lower PRD Confidence Interval | 0.99 | 0.89 |
| Upper PRD Confidence Interval | 1.10 | 1.05 | Upper PRD Confidence Interval | 1.03 | 1.28 |
| Average Sale Price | 55,294 | 48,300 | Average Sale Price | 63,393 | 35,917 |
| Average Market Value | 52,502 | 55,594 | Average Market Value | 60,313 | 29,735 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 013 - CLARK | | | 014 - CLAY | | |
|--|---------|---------|--|---------|---------|
| S-3 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 19 | 6 | Original Number of Sales | 86 | 8 |
| Number of Sales Trimmed | 3 | 0 | Number of Sales Trimmed | 13 | 0 |
| Number of Ratios: Outliers Removed | 16 | 6 | Number of Ratios: Outliers Removed | 73 | 8 |
| Minimum Ratio | 37.9 | 62.3 | Minimum Ratio | 54.8 | 56.3 |
| Maximum Ratio | 155.4 | 105.9 | Maximum Ratio | 258.0 | 146.9 |
| Minimum Sale Price | 5,670 | 15,000 | Minimum Sale Price | 5,500 | 30,000 |
| Maximum Sale Price | 100,000 | 43,600 | Maximum Sale Price | 277,000 | 114,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 101.4 | 87.0 | Median Ratio | 98.5 | 88.1 |
| Bootstrap Median Ratio | 101.4 | 87.0 | Bootstrap Median Ratio | 98.5 | 88.1 |
| Lower Median Confidence Interval | 89.7 | 64.2 | Lower Median Confidence Interval | 94.2 | 61.2 |
| Upper Median Confidence Interval | 109.3 | 102.2 | Upper Median Confidence Interval | 100.0 | 100.0 |
| Broadened Median Ratio (BMED) | 102.0 | 85.4 | Broadened Median Ratio (BMED) | 98.4 | 88.7 |
| Coefficient of Dispersion (COD) | 13.4 | 15.0 | Coefficient of Dispersion (COD) | 8.4 | 22.2 |
| Bootstrap Coefficient of Dispersion | 13.0 | 13.5 | Bootstrap Coefficient of Dispersion | 8.3 | 19.6 |
| Lower COD Confidence Interval | 7.9 | 7.0 | Lower COD Confidence Interval | 6.6 | 11.3 |
| Upper COD Confidence Interval | 22.3 | 24.2 | Upper COD Confidence Interval | 10.5 | 42.8 |
| Weighted Coefficient of Dispersion | 12.6 | 14.1 | Weighted Coefficient of Dispersion | 8.3 | 21.0 |
| Coefficient of Concentration @ 10% | 47.4 | 33.3 | Coefficient of Concentration @ 10% | 57.0 | 37.5 |
| Coefficient of Concentration @ 15% | 57.9 | 50.0 | Coefficient of Concentration @ 15% | 69.8 | 62.5 |
| Coefficient of Concentration @ 20% | 63.2 | 50.0 | Coefficient of Concentration @ 20% | 76.7 | 62.5 |
| Coefficient of Concentration @ 50% | 89.5 | 100.0 | Coefficient of Concentration @ 50% | 94.2 | 87.5 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 97.7 | 100.0 |
| Coefficient of Interquartile Deviation | 10.7 | 20.2 | Coefficient of Interquartile Deviation | 6.9 | 18.9 |
| Median Percent Deviation | 11.5 | 17.4 | Median Percent Deviation | 7.4 | 12.5 |
| Lower Quartile (25th Percentile) | 87.5 | 65.2 | Lower Quartile (25th Percentile) | 86.7 | 66.3 |
| Upper Quartile (75th Percentile) | 109.3 | 100.3 | Upper Quartile (75th Percentile) | 100.3 | 99.6 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | -0.31 | -0.19 | Relative Skewness | -0.75 | 0.84 |
| Relative Kurtosis | 3.32 | 1.62 | Relative Kurtosis | 3.41 | 3.29 |
| Arithmetic Mean Ratio | 98.2 | 84.5 | Arithmetic Mean Ratio | 94.5 | 90.1 |
| Weighted Mean Ratio | 99.4 | 88.4 | Weighted Mean Ratio | 94.4 | 93.7 |
| Geometric Mean Ratio | 96.2 | 82.9 | Geometric Mean Ratio | 93.8 | 86.5 |
| Harmonic Mean Ratio | 94.0 | 81.4 | Harmonic Mean Ratio | 93.1 | 83.2 |
| Standard Deviation | 19.5 | 17.3 | Standard Deviation | 11.0 | 28.0 |
| Coefficient of Variation | 19.9 | 20.5 | Coefficient of Variation | 11.6 | 31.1 |
| Price Related Differential (PRD) | 0.99 | 0.96 | Price Related Differential (PRD) | 1.00 | 0.96 |
| Bootstrap Price Related Differential | 0.99 | 0.97 | Bootstrap Price Related Differential | 1.00 | 0.96 |
| Lower PRD Confidence Interval | 0.94 | 0.91 | Lower PRD Confidence Interval | 0.98 | 0.92 |
| Upper PRD Confidence Interval | 1.04 | 0.99 | Upper PRD Confidence Interval | 1.02 | 1.00 |
| Average Sale Price | 50,948 | 25,767 | Average Sale Price | 97,486 | 59,248 |
| Average Market Value | 50,645 | 22,778 | Average Market Value | 92,037 | 55,544 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 015 - CLOUD | | | 016 - COFFEY | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-11</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 102 | 15 | Original Number of Sales | 77 | 7 |
| Number of Sales Trimmed | 4 | 1 | Number of Sales Trimmed | 6 | 0 |
| Number of Ratios: Outliers Removed | 98 | 14 | Number of Ratios: Outliers Removed | 71 | 7 |
| Minimum Ratio | 54.1 | 47.5 | Minimum Ratio | 60.9 | 58.6 |
| Maximum Ratio | 214.2 | 634.8 | Maximum Ratio | 411.1 | 133.9 |
| Minimum Sale Price | 2,000 | 3,000 | Minimum Sale Price | 5,000 | 5,610 |
| Maximum Sale Price | 185,000 | 825,000 | Maximum Sale Price | 355,075 | 125,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 99.9 | 92.6 | Median Ratio | 100.0 | 102.3 |
| Bootstrap Median Ratio | 99.9 | 92.6 | Bootstrap Median Ratio | 100.0 | 102.3 |
| Lower Median Confidence Interval | 97.1 | 58.9 | Lower Median Confidence Interval | 98.2 | 76.3 |
| Upper Median Confidence Interval | 102.7 | 104.4 | Upper Median Confidence Interval | 104.4 | 132.0 |
| Broadened Median Ratio (BMED) | 100.0 | 86.8 | Broadened Median Ratio (BMED) | 100.2 | 110.4 |
| Coefficient of Dispersion (COD) | 13.4 | 29.4 | Coefficient of Dispersion (COD) | 14.1 | 22.4 |
| Bootstrap Coefficient of Dispersion | 13.3 | 26.7 | Bootstrap Coefficient of Dispersion | 14.0 | 18.3 |
| Lower COD Confidence Interval | 11.2 | 19.7 | Lower COD Confidence Interval | 11.4 | 13.6 |
| Upper COD Confidence Interval | 15.8 | 47.6 | Upper COD Confidence Interval | 17.1 | 54.7 |
| Weighted Coefficient of Dispersion | 11.9 | 22.8 | Weighted Coefficient of Dispersion | 12.0 | 25.2 |
| Coefficient of Concentration @ 10% | 50.0 | 20.0 | Coefficient of Concentration @ 10% | 39.0 | 28.6 |
| Coefficient of Concentration @ 15% | 57.8 | 33.3 | Coefficient of Concentration @ 15% | 54.5 | 28.6 |
| Coefficient of Concentration @ 20% | 73.5 | 40.0 | Coefficient of Concentration @ 20% | 68.8 | 28.6 |
| Coefficient of Concentration @ 50% | 97.1 | 86.7 | Coefficient of Concentration @ 50% | 90.9 | 100.0 |
| Coefficient of Concentration @ 100% | 99.0 | 93.3 | Coefficient of Concentration @ 100% | 97.4 | 100.0 |
| Coefficient of Interquartile Deviation | 11.6 | 24.6 | Coefficient of Interquartile Deviation | 15.2 | 27.2 |
| Median Percent Deviation | 9.8 | 30.7 | Median Percent Deviation | 13.8 | 26.3 |
| Lower Quartile (25th Percentile) | 92.1 | 58.9 | Lower Quartile (25th Percentile) | 86.9 | 76.3 |
| Upper Quartile (75th Percentile) | 115.2 | 104.5 | Upper Quartile (75th Percentile) | 117.3 | 132.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.38 | 0.73 | Relative Skewness | 0.41 | -0.42 |
| Relative Kurtosis | 3.01 | 2.92 | Relative Kurtosis | 3.24 | 1.78 |
| Arithmetic Mean Ratio | 101.7 | 86.1 | Arithmetic Mean Ratio | 100.7 | 104.6 |
| Weighted Mean Ratio | 97.0 | 76.8 | Weighted Mean Ratio | 97.7 | 104.4 |
| Geometric Mean Ratio | 100.2 | 81.4 | Geometric Mean Ratio | 98.9 | 100.6 |
| Harmonic Mean Ratio | 98.6 | 77.1 | Harmonic Mean Ratio | 97.2 | 96.2 |
| Standard Deviation | 17.7 | 30.4 | Standard Deviation | 18.8 | 29.3 |
| Coefficient of Variation | 17.4 | 35.3 | Coefficient of Variation | 18.7 | 28.1 |
| Price Related Differential (PRD) | 1.05 | 1.12 | Price Related Differential (PRD) | 1.03 | 1.00 |
| Bootstrap Price Related Differential | 1.05 | 1.11 | Bootstrap Price Related Differential | 1.03 | 1.00 |
| Lower PRD Confidence Interval | 1.03 | 0.93 | Lower PRD Confidence Interval | 1.00 | 0.92 |
| Upper PRD Confidence Interval | 1.08 | 1.45 | Upper PRD Confidence Interval | 1.06 | 1.25 |
| Average Sale Price | 52,210 | 146,000 | Average Sale Price | 97,633 | 48,516 |
| Average Market Value | 50,621 | 112,122 | Average Market Value | 95,436 | 50,671 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 017 - COMANCHE | | | 018 - COWLEY | | |
|--|------------|-----------|--|------------|-----------|
| S-5 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 25 | 6 | Original Number of Sales | 160 | 14 |
| Number of Sales Trimmed | 1 | 0 | Number of Sales Trimmed | 14 | 1 |
| Number of Ratios: Outliers Removed | 24 | 6 | Number of Ratios: Outliers Removed | 146 | 13 |
| Minimum Ratio | 62.0 | 11.9 | Minimum Ratio | 54.3 | 11.3 |
| Maximum Ratio | 192.0 | 103.3 | Maximum Ratio | 457.7 | 400.0 |
| Minimum Sale Price | 4,000 | 6,200 | Minimum Sale Price | 3,000 | 500 |
| Maximum Sale Price | 85,000 | 41,000 | Maximum Sale Price | 375,000 | 125,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 97.6 | 78.9 | Median Ratio | 101.2 | 110.8 |
| Bootstrap Median Ratio | 97.6 | 78.9 | Bootstrap Median Ratio | 101.2 | 110.8 |
| Lower Median Confidence Interval | 83.1 | 38.5 | Lower Median Confidence Interval | 98.9 | 80.7 |
| Upper Median Confidence Interval | 106.5 | 96.8 | Upper Median Confidence Interval | 106.7 | 124.0 |
| Broadened Median Ratio (BMED) | 97.1 | 78.5 | Broadened Median Ratio (BMED) | 101.4 | 108.2 |
| Coefficient of Dispersion (COD) | 16.7 | 29.3 | Coefficient of Dispersion (COD) | 16.6 | 24.7 |
| Bootstrap Coefficient of Dispersion | 16.5 | 24.3 | Bootstrap Coefficient of Dispersion | 16.6 | 23.7 |
| Lower COD Confidence Interval | 11.8 | 11.3 | Lower COD Confidence Interval | 14.1 | 13.9 |
| Upper COD Confidence Interval | 23.2 | 236.4 | Upper COD Confidence Interval | 19.3 | 51.5 |
| Weighted Coefficient of Dispersion | 13.5 | 21.5 | Weighted Coefficient of Dispersion | 12.4 | 30.3 |
| Coefficient of Concentration @ 10% | 40.0 | 0.0 | Coefficient of Concentration @ 10% | 41.9 | 28.6 |
| Coefficient of Concentration @ 15% | 52.0 | 50.0 | Coefficient of Concentration @ 15% | 53.1 | 42.9 |
| Coefficient of Concentration @ 20% | 60.0 | 66.7 | Coefficient of Concentration @ 20% | 66.9 | 42.9 |
| Coefficient of Concentration @ 50% | 96.0 | 83.3 | Coefficient of Concentration @ 50% | 86.9 | 78.6 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 93.1 | 92.9 |
| Coefficient of Interquartile Deviation | 14.9 | 26.6 | Coefficient of Interquartile Deviation | 18.1 | 22.3 |
| Median Percent Deviation | 14.9 | 16.1 | Median Percent Deviation | 12.4 | 23.8 |
| Lower Quartile (25th Percentile) | 80.1 | 51.7 | Lower Quartile (25th Percentile) | 91.2 | 78.1 |
| Upper Quartile (75th Percentile) | 109.2 | 93.6 | Upper Quartile (75th Percentile) | 127.8 | 127.5 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.26 | -1.04 | Relative Skewness | 1.01 | -0.97 |
| Relative Kurtosis | 2.50 | 2.93 | Relative Kurtosis | 4.39 | 3.37 |
| Arithmetic Mean Ratio | 95.6 | 71.4 | Arithmetic Mean Ratio | 105.2 | 97.3 |
| Weighted Mean Ratio | 97.7 | 76.8 | Weighted Mean Ratio | 98.2 | 89.0 |
| Geometric Mean Ratio | 93.4 | 59.5 | Geometric Mean Ratio | 102.9 | 85.2 |
| Harmonic Mean Ratio | 91.1 | 41.2 | Harmonic Mean Ratio | 100.7 | 61.2 |
| Standard Deviation | 21.1 | 32.6 | Standard Deviation | 23.1 | 36.5 |
| Coefficient of Variation | 22.0 | 45.6 | Coefficient of Variation | 22.0 | 37.5 |
| Price Related Differential (PRD) | 0.98 | 0.93 | Price Related Differential (PRD) | 1.07 | 1.09 |
| Bootstrap Price Related Differential | 0.98 | 0.93 | Bootstrap Price Related Differential | 1.07 | 1.08 |
| Lower PRD Confidence Interval | 0.94 | 0.74 | Lower PRD Confidence Interval | 1.05 | 0.98 |
| Upper PRD Confidence Interval | 1.02 | 1.07 | Upper PRD Confidence Interval | 1.10 | 1.45 |
| Average Sale Price | 37,864 | 22,533 | Average Sale Price | 73,255 | 53,846 |
| Average Market Value | 36,985 | 17,303 | Average Market Value | 71,959 | 47,927 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 019 - CRAWFORD | | | 020 - DECATUR | | |
|--|---------|---------|--|---------|---------|
| | | | S-4 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 213 | 18 | Original Number of Sales | 40 | 8 |
| Number of Sales Trimmed | 28 | 1 | Number of Sales Trimmed | 3 | 1 |
| Number of Ratios: Outliers Removed | 185 | 17 | Number of Ratios: Outliers Removed | 37 | 7 |
| Minimum Ratio | 24.9 | 39.6 | Minimum Ratio | 21.8 | 62.3 |
| Maximum Ratio | 328.0 | 140.9 | Maximum Ratio | 588.0 | 208.4 |
| Minimum Sale Price | 500 | 3,000 | Minimum Sale Price | 2,500 | 4,500 |
| Maximum Sale Price | 585,000 | 440,300 | Maximum Sale Price | 350,000 | 85,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 98.0 | 95.8 | Median Ratio | 101.9 | 95.1 |
| Bootstrap Median Ratio | 98.0 | 95.8 | Bootstrap Median Ratio | 101.9 | 95.1 |
| Lower Median Confidence Interval | 96.4 | 90.3 | Lower Median Confidence Interval | 98.9 | 83.1 |
| Upper Median Confidence Interval | 99.6 | 111.7 | Upper Median Confidence Interval | 109.7 | 115.1 |
| Broadened Median Ratio (BMED) | 98.1 | 98.8 | Broadened Median Ratio (BMED) | 102.9 | 94.1 |
| Coefficient of Dispersion (COD) | 12.4 | 17.1 | Coefficient of Dispersion (COD) | 18.2 | 12.5 |
| Bootstrap Coefficient of Dispersion | 12.4 | 15.4 | Bootstrap Coefficient of Dispersion | 17.8 | 11.1 |
| Lower COD Confidence Interval | 10.8 | 11.9 | Lower COD Confidence Interval | 13.8 | 6.3 |
| Upper COD Confidence Interval | 14.1 | 30.3 | Upper COD Confidence Interval | 24.3 | 25.8 |
| Weighted Coefficient of Dispersion | 10.7 | 14.7 | Weighted Coefficient of Dispersion | 19.6 | 12.8 |
| Coefficient of Concentration @ 10% | 48.4 | 33.3 | Coefficient of Concentration @ 10% | 40.0 | 37.5 |
| Coefficient of Concentration @ 15% | 59.2 | 44.4 | Coefficient of Concentration @ 15% | 42.5 | 62.5 |
| Coefficient of Concentration @ 20% | 67.1 | 61.1 | Coefficient of Concentration @ 20% | 52.5 | 62.5 |
| Coefficient of Concentration @ 50% | 88.7 | 94.4 | Coefficient of Concentration @ 50% | 90.0 | 87.5 |
| Coefficient of Concentration @ 100% | 97.2 | 100.0 | Coefficient of Concentration @ 100% | 95.0 | 87.5 |
| Coefficient of Interquartile Deviation | 11.1 | 14.7 | Coefficient of Interquartile Deviation | 19.2 | 14.7 |
| Median Percent Deviation | 10.6 | 16.6 | Median Percent Deviation | 19.3 | 11.9 |
| Lower Quartile (25th Percentile) | 89.0 | 85.0 | Lower Quartile (25th Percentile) | 81.3 | 83.4 |
| Upper Quartile (75th Percentile) | 110.7 | 113.2 | Upper Quartile (75th Percentile) | 120.5 | 111.3 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.24 | -0.46 | Relative Skewness | 0.16 | -0.33 |
| Relative Kurtosis | 3.42 | 3.02 | Relative Kurtosis | 2.78 | 2.70 |
| Arithmetic Mean Ratio | 97.2 | 98.1 | Arithmetic Mean Ratio | 102.6 | 90.7 |
| Weighted Mean Ratio | 96.1 | 101.1 | Weighted Mean Ratio | 93.6 | 91.0 |
| Geometric Mean Ratio | 95.8 | 95.4 | Geometric Mean Ratio | 99.6 | 89.3 |
| Harmonic Mean Ratio | 94.4 | 92.3 | Harmonic Mean Ratio | 96.4 | 87.8 |
| Standard Deviation | 16.4 | 22.2 | Standard Deviation | 24.8 | 16.5 |
| Coefficient of Variation | 16.8 | 22.7 | Coefficient of Variation | 24.1 | 18.2 |
| Price Related Differential (PRD) | 1.01 | 0.97 | Price Related Differential (PRD) | 1.10 | 1.00 |
| Bootstrap Price Related Differential | 1.01 | 0.97 | Bootstrap Price Related Differential | 1.09 | 1.00 |
| Lower PRD Confidence Interval | 1.00 | 0.89 | Lower PRD Confidence Interval | 1.00 | 0.95 |
| Upper PRD Confidence Interval | 1.03 | 1.04 | Upper PRD Confidence Interval | 1.25 | 1.05 |
| Average Sale Price | 87,849 | 116,518 | Average Sale Price | 55,327 | 31,929 |
| Average Market Value | 84,381 | 117,812 | Average Market Value | 51,765 | 29,070 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 021 - DICKINSON | | | 022 - DONIPHAN | | |
|--|---------|---------|--|---------|---------|
| <i>GENERAL STATISTICS</i> | | | <i>GENERAL STATISTICS</i> | | |
| | RES | CI | | RES | CI |
| Original Number of Sales | 220 | 12 | Original Number of Sales | 41 | 7 |
| Number of Sales Trimmed | 22 | 0 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 198 | 12 | Number of Ratios: Outliers Removed | 40 | 7 |
| Minimum Ratio | 35.7 | 48.3 | Minimum Ratio | 57.3 | 66.7 |
| Maximum Ratio | 566.0 | 146.3 | Maximum Ratio | 158.5 | 205.0 |
| Minimum Sale Price | 5,000 | 6,000 | Minimum Sale Price | 12,000 | 15,000 |
| Maximum Sale Price | 525,000 | 380,000 | Maximum Sale Price | 210,000 | 188,000 |
| <i>DISTRIBUTION-FREE STATISTICS</i> | | | <i>DISTRIBUTION-FREE STATISTICS</i> | | |
| Median Ratio | 99.3 | 94.7 | Median Ratio | 100.2 | 99.6 |
| Bootstrap Median Ratio | 99.3 | 94.7 | Bootstrap Median Ratio | 100.2 | 99.6 |
| Lower Median Confidence Interval | 97.8 | 59.6 | Lower Median Confidence Interval | 93.1 | 72.3 |
| Upper Median Confidence Interval | 100.6 | 105.8 | Upper Median Confidence Interval | 106.5 | 201.2 |
| Broadened Median Ratio (BMED) | 99.3 | 91.7 | Broadened Median Ratio (BMED) | 100.6 | 114.4 |
| Coefficient of Dispersion (COD) | 12.3 | 27.6 | Coefficient of Dispersion (COD) | 14.4 | 49.8 |
| Bootstrap Coefficient of Dispersion | 12.3 | 26.6 | Bootstrap Coefficient of Dispersion | 14.2 | 35.4 |
| Lower COD Confidence Interval | 10.6 | 15.8 | Lower COD Confidence Interval | 11.1 | 28.8 |
| Upper COD Confidence Interval | 13.9 | 45.1 | Upper COD Confidence Interval | 18.6 | 81.3 |
| Weighted Coefficient of Dispersion | 10.3 | 36.5 | Weighted Coefficient of Dispersion | 14.0 | 75.7 |
| Coefficient of Concentration @ 10% | 48.6 | 16.7 | Coefficient of Concentration @ 10% | 43.9 | 14.3 |
| Coefficient of Concentration @ 15% | 60.5 | 41.7 | Coefficient of Concentration @ 15% | 65.9 | 14.3 |
| Coefficient of Concentration @ 20% | 67.7 | 41.7 | Coefficient of Concentration @ 20% | 65.9 | 28.6 |
| Coefficient of Concentration @ 50% | 91.4 | 91.7 | Coefficient of Concentration @ 50% | 97.6 | 57.1 |
| Coefficient of Concentration @ 100% | 98.2 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 71.4 |
| Coefficient of Interquartile Deviation | 10.9 | 24.9 | Coefficient of Interquartile Deviation | 12.3 | 64.8 |
| Median Percent Deviation | 10.8 | 32.5 | Median Percent Deviation | 11.5 | 33.0 |
| Lower Quartile (25th Percentile) | 88.8 | 59.0 | Lower Quartile (25th Percentile) | 88.9 | 72.3 |
| Upper Quartile (75th Percentile) | 110.5 | 106.3 | Upper Quartile (75th Percentile) | 113.6 | 201.2 |
| <i>PARAMETRIC STATISTICS</i> | | | <i>PARAMETRIC STATISTICS</i> | | |
| Normality Test | RejectK | AcceptK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.19 | 0.29 | Relative Skewness | -0.12 | 0.35 |
| Relative Kurtosis | 3.35 | 1.96 | Relative Kurtosis | 2.73 | 1.36 |
| Arithmetic Mean Ratio | 98.8 | 89.4 | Arithmetic Mean Ratio | 101.0 | 126.9 |
| Weighted Mean Ratio | 98.1 | 82.5 | Weighted Mean Ratio | 98.2 | 164.7 |
| Geometric Mean Ratio | 97.3 | 84.2 | Geometric Mean Ratio | 99.2 | 114.8 |
| Harmonic Mean Ratio | 95.8 | 79.2 | Harmonic Mean Ratio | 97.2 | 104.3 |
| Standard Deviation | 16.8 | 31.7 | Standard Deviation | 18.9 | 60.9 |
| Coefficient of Variation | 17.0 | 35.5 | Coefficient of Variation | 18.7 | 48.0 |
| Price Related Differential (PRD) | 1.01 | 1.08 | Price Related Differential (PRD) | 1.03 | 0.77 |
| Bootstrap Price Related Differential | 1.01 | 1.08 | Bootstrap Price Related Differential | 1.03 | 0.82 |
| Lower PRD Confidence Interval | 0.99 | 0.85 | Lower PRD Confidence Interval | 1.00 | 0.62 |
| Upper PRD Confidence Interval | 1.02 | 1.45 | Upper PRD Confidence Interval | 1.07 | 0.92 |
| Average Sale Price | 107,353 | 99,500 | Average Sale Price | 72,045 | 55,286 |
| Average Market Value | 105,304 | 82,130 | Average Market Value | 70,727 | 91,041 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 023 - DOUGLAS | | | 024 - EDWARDS | | |
|--|------------|-----------|--|------------|-----------|
| | | | S-9 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 295 | 12 | Original Number of Sales | 26 | 11 |
| Number of Sales Trimmed | 30 | 1 | Number of Sales Trimmed | 2 | 0 |
| Number of Ratios: Outliers Removed | 265 | 11 | Number of Ratios: Outliers Removed | 24 | 11 |
| Minimum Ratio | 63.2 | 69.5 | Minimum Ratio | 64.9 | 56.4 |
| Maximum Ratio | 250.0 | 198.7 | Maximum Ratio | 186.3 | 187.6 |
| Minimum Sale Price | 32,000 | 30,000 | Minimum Sale Price | 1,000 | 5,600 |
| Maximum Sale Price | 1,975,000 | 2,225,000 | Maximum Sale Price | 91,100 | 80,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 101.2 | 84.2 | Median Ratio | 101.2 | 96.8 |
| Bootstrap Median Ratio | 101.2 | 84.2 | Bootstrap Median Ratio | 101.2 | 96.8 |
| Lower Median Confidence Interval | 100.2 | 77.2 | Lower Median Confidence Interval | 88.4 | 73.1 |
| Upper Median Confidence Interval | 102.1 | 104.4 | Upper Median Confidence Interval | 113.0 | 126.7 |
| Broadened Median Ratio (BMED) | 101.2 | 85.7 | Broadened Median Ratio (BMED) | 101.1 | 99.4 |
| Coefficient of Dispersion (COD) | 6.2 | 15.2 | Coefficient of Dispersion (COD) | 15.3 | 31.6 |
| Bootstrap Coefficient of Dispersion | 6.2 | 14.0 | Bootstrap Coefficient of Dispersion | 14.8 | 28.9 |
| Lower COD Confidence Interval | 5.5 | 9.1 | Lower COD Confidence Interval | 11.5 | 19.9 |
| Upper COD Confidence Interval | 6.8 | 26.8 | Upper COD Confidence Interval | 20.6 | 57.3 |
| Weighted Coefficient of Dispersion | 6.4 | 17.5 | Weighted Coefficient of Dispersion | 15.2 | 44.0 |
| Coefficient of Concentration @ 10% | 69.2 | 33.3 | Coefficient of Concentration @ 10% | 26.9 | 27.3 |
| Coefficient of Concentration @ 15% | 83.7 | 58.3 | Coefficient of Concentration @ 15% | 46.2 | 36.4 |
| Coefficient of Concentration @ 20% | 87.1 | 75.0 | Coefficient of Concentration @ 20% | 65.4 | 45.5 |
| Coefficient of Concentration @ 50% | 98.0 | 83.3 | Coefficient of Concentration @ 50% | 92.3 | 81.8 |
| Coefficient of Concentration @ 100% | 99.3 | 91.7 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 5.7 | 18.9 | Coefficient of Interquartile Deviation | 16.4 | 27.7 |
| Median Percent Deviation | 5.4 | 12.6 | Median Percent Deviation | 15.2 | 24.5 |
| Lower Quartile (25th Percentile) | 96.3 | 75.8 | Lower Quartile (25th Percentile) | 83.6 | 73.1 |
| Upper Quartile (75th Percentile) | 107.8 | 107.6 | Upper Quartile (75th Percentile) | 116.8 | 126.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.29 | 1.12 | Relative Skewness | -0.23 | 0.86 |
| Relative Kurtosis | 3.26 | 3.38 | Relative Kurtosis | 1.82 | 2.62 |
| Arithmetic Mean Ratio | 101.6 | 89.3 | Arithmetic Mean Ratio | 96.8 | 108.6 |
| Weighted Mean Ratio | 101.1 | 87.4 | Weighted Mean Ratio | 97.5 | 124.1 |
| Geometric Mean Ratio | 101.3 | 87.8 | Geometric Mean Ratio | 95.1 | 101.7 |
| Harmonic Mean Ratio | 100.9 | 86.4 | Harmonic Mean Ratio | 93.3 | 95.7 |
| Standard Deviation | 8.2 | 18.2 | Standard Deviation | 18.0 | 42.8 |
| Coefficient of Variation | 8.1 | 20.4 | Coefficient of Variation | 18.6 | 39.4 |
| Price Related Differential (PRD) | 1.01 | 1.02 | Price Related Differential (PRD) | 0.99 | 0.87 |
| Bootstrap Price Related Differential | 1.01 | 1.02 | Bootstrap Price Related Differential | 0.99 | 0.89 |
| Lower PRD Confidence Interval | 1.00 | 0.93 | Lower PRD Confidence Interval | 0.95 | 0.78 |
| Upper PRD Confidence Interval | 1.01 | 1.11 | Upper PRD Confidence Interval | 1.04 | 1.03 |
| Average Sale Price | 192,800 | 527,568 | Average Sale Price | 37,629 | 26,600 |
| Average Market Value | 194,829 | 461,150 | Average Market Value | 36,681 | 33,007 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 025 - ELK | | <i>S-11</i> | | 026 - ELLIS | |
|--|--|-------------|-----------|-------------------------------------|-----------|
| GENERAL STATISTICS | | RES | CI | GENERAL STATISTICS | |
| | | RES | CI | RES | CI |
| Original Number of Sales | | 17 | 12 | 321 | 13 |
| Number of Sales Trimmed | | 0 | 1 | 26 | 0 |
| Number of Ratios: Outliers Removed | | 17 | 11 | 295 | 13 |
| Minimum Ratio | | 72.8 | 49.7 | 55.4 | 44.6 |
| Maximum Ratio | | 168.7 | 154.1 | 259.6 | 126.7 |
| Minimum Sale Price | | 735 | 5,500 | 15,000 | 32,000 |
| Maximum Sale Price | | 70,000 | 45,000 | 539,900 | 575,000 |
| DISTRIBUTION-FREE STATISTICS | | | | DISTRIBUTION-FREE STATISTICS | |
| Median Ratio | | 97.1 | 72.8 | 97.1 | 98.7 |
| Bootstrap Median Ratio | | 97.1 | 72.8 | 97.1 | 98.7 |
| Lower Median Confidence Interval | | 81.6 | 66.1 | 95.8 | 72.8 |
| Upper Median Confidence Interval | | 121.3 | 96.1 | 98.3 | 109.4 |
| Broadened Median Ratio (BMED) | | 97.3 | 74.5 | 97.1 | 96.2 |
| Coefficient of Dispersion (COD) | | 22.6 | 21.8 | 7.8 | 22.9 |
| Bootstrap Coefficient of Dispersion | | 21.5 | 19.7 | 7.8 | 22.0 |
| Lower COD Confidence Interval | | 16.0 | 14.1 | 7.1 | 13.1 |
| Upper COD Confidence Interval | | 33.8 | 39.2 | 8.5 | 52.2 |
| Weighted Coefficient of Dispersion | | 15.2 | 31.5 | 7.8 | 30.1 |
| Coefficient of Concentration @ 10% | | 29.4 | 33.3 | 64.5 | 30.8 |
| Coefficient of Concentration @ 15% | | 41.2 | 41.7 | 79.8 | 46.2 |
| Coefficient of Concentration @ 20% | | 52.9 | 50.0 | 86.9 | 53.8 |
| Coefficient of Concentration @ 50% | | 88.2 | 83.3 | 98.1 | 76.9 |
| Coefficient of Concentration @ 100% | | 100.0 | 91.7 | 99.4 | 100.0 |
| Coefficient of Interquartile Deviation | | 21.9 | 22.1 | 6.9 | 25.8 |
| Median Percent Deviation | | 16.3 | 20.2 | 6.8 | 15.6 |
| Lower Quartile (25th Percentile) | | 81.5 | 64.9 | 90.6 | 59.9 |
| Upper Quartile (75th Percentile) | | 124.0 | 97.0 | 104.0 | 110.8 |
| PARAMETRIC STATISTICS | | | | PARAMETRIC STATISTICS | |
| Normality Test | | RejectK | RejectK | RejectK | RejectK |
| Relative Skewness | | 0.86 | 0.91 | 0.02 | -0.52 |
| Relative Kurtosis | | 2.64 | 3.25 | 3.15 | 1.91 |
| Arithmetic Mean Ratio | | 104.8 | 78.1 | 96.5 | 89.2 |
| Weighted Mean Ratio | | 99.5 | 79.9 | 95.9 | 75.8 |
| Geometric Mean Ratio | | 101.4 | 75.6 | 96.0 | 84.1 |
| Harmonic Mean Ratio | | 98.5 | 73.3 | 95.5 | 78.5 |
| Standard Deviation | | 28.8 | 21.9 | 9.6 | 28.4 |
| Coefficient of Variation | | 27.5 | 28.0 | 10.0 | 31.9 |
| Price Related Differential (PRD) | | 1.05 | 0.98 | 1.01 | 1.18 |
| Bootstrap Price Related Differential | | 1.05 | 0.98 | 1.01 | 1.16 |
| Lower PRD Confidence Interval | | 0.98 | 0.87 | 1.00 | 1.03 |
| Upper PRD Confidence Interval | | 1.19 | 1.15 | 1.01 | 1.38 |
| Average Sale Price | | 25,836 | 16,636 | 148,187 | 162,346 |
| Average Market Value | | 25,702 | 13,299 | 142,116 | 123,102 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 027 - ELLSWORTH | | | 028 - FINNEY | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 74 | 8 | Original Number of Sales | 176 | 16 |
| Number of Sales Trimmed | 5 | 1 | Number of Sales Trimmed | 16 | 1 |
| Number of Ratios: Outliers Removed | 69 | 7 | Number of Ratios: Outliers Removed | 160 | 15 |
| Minimum Ratio | 27.9 | 19.1 | Minimum Ratio | 59.5 | 49.4 |
| Maximum Ratio | 539.0 | 320.0 | Maximum Ratio | 204.2 | 121.3 |
| Minimum Sale Price | 2,000 | 5,000 | Minimum Sale Price | 10,000 | 16,000 |
| Maximum Sale Price | 200,000 | 80,000 | Maximum Sale Price | 2,850,000 | 1,800,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 93.2 | 67.9 | Median Ratio | 95.7 | 102.1 |
| Bootstrap Median Ratio | 93.2 | 67.9 | Bootstrap Median Ratio | 95.7 | 102.1 |
| Lower Median Confidence Interval | 91.1 | 46.5 | Lower Median Confidence Interval | 94.6 | 90.2 |
| Upper Median Confidence Interval | 98.6 | 182.6 | Upper Median Confidence Interval | 97.4 | 106.9 |
| Broadened Median Ratio (BMED) | 93.1 | 65.5 | Broadened Median Ratio (BMED) | 95.7 | 102.7 |
| Coefficient of Dispersion (COD) | 15.8 | 42.9 | Coefficient of Dispersion (COD) | 6.8 | 9.0 |
| Bootstrap Coefficient of Dispersion | 15.6 | 40.2 | Bootstrap Coefficient of Dispersion | 6.8 | 8.6 |
| Lower COD Confidence Interval | 13.1 | 11.1 | Lower COD Confidence Interval | 5.9 | 5.1 |
| Upper COD Confidence Interval | 19.3 | 110.6 | Upper COD Confidence Interval | 7.6 | 15.3 |
| Weighted Coefficient of Dispersion | 13.4 | 66.5 | Weighted Coefficient of Dispersion | 6.6 | 5.6 |
| Coefficient of Concentration @ 10% | 37.8 | 37.5 | Coefficient of Concentration @ 10% | 68.2 | 62.5 |
| Coefficient of Concentration @ 15% | 51.4 | 37.5 | Coefficient of Concentration @ 15% | 81.8 | 68.8 |
| Coefficient of Concentration @ 20% | 66.2 | 37.5 | Coefficient of Concentration @ 20% | 88.6 | 81.3 |
| Coefficient of Concentration @ 50% | 91.9 | 62.5 | Coefficient of Concentration @ 50% | 97.2 | 93.8 |
| Coefficient of Concentration @ 100% | 95.9 | 75.0 | Coefficient of Concentration @ 100% | 99.4 | 100.0 |
| Coefficient of Interquartile Deviation | 14.9 | 78.1 | Coefficient of Interquartile Deviation | 6.0 | 10.6 |
| Median Percent Deviation | 14.3 | 27.3 | Median Percent Deviation | 5.9 | 4.9 |
| Lower Quartile (25th Percentile) | 81.9 | 48.0 | Lower Quartile (25th Percentile) | 89.9 | 85.4 |
| Upper Quartile (75th Percentile) | 109.7 | 154.1 | Upper Quartile (75th Percentile) | 101.4 | 107.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.16 | 1.52 | Relative Skewness | 0.23 | -0.71 |
| Relative Kurtosis | 2.91 | 4.24 | Relative Kurtosis | 3.04 | 2.80 |
| Arithmetic Mean Ratio | 94.8 | 72.2 | Arithmetic Mean Ratio | 95.3 | 99.5 |
| Weighted Mean Ratio | 90.0 | 92.7 | Weighted Mean Ratio | 96.0 | 103.3 |
| Geometric Mean Ratio | 92.8 | 59.7 | Geometric Mean Ratio | 95.0 | 98.6 |
| Harmonic Mean Ratio | 90.8 | 49.2 | Harmonic Mean Ratio | 94.6 | 97.7 |
| Standard Deviation | 19.1 | 51.8 | Standard Deviation | 8.4 | 13.1 |
| Coefficient of Variation | 20.1 | 71.8 | Coefficient of Variation | 8.8 | 13.2 |
| Price Related Differential (PRD) | 1.05 | 0.78 | Price Related Differential (PRD) | 0.99 | 0.96 |
| Bootstrap Price Related Differential | 1.05 | 0.83 | Bootstrap Price Related Differential | 0.99 | 0.97 |
| Lower PRD Confidence Interval | 1.03 | 0.59 | Lower PRD Confidence Interval | 0.98 | 0.91 |
| Upper PRD Confidence Interval | 1.09 | 1.04 | Upper PRD Confidence Interval | 1.00 | 1.01 |
| Average Sale Price | 73,334 | 37,857 | Average Sale Price | 147,027 | 249,500 |
| Average Market Value | 65,992 | 35,111 | Average Market Value | 141,209 | 257,771 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 029 - FORD | | | 030 - FRANKLIN | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 196 | 19 | Original Number of Sales | 162 | 12 |
| Number of Sales Trimmed | 19 | 1 | Number of Sales Trimmed | 8 | 1 |
| Number of Ratios: Outliers Removed | 177 | 18 | Number of Ratios: Outliers Removed | 154 | 11 |
| Minimum Ratio | 17.8 | 37.6 | Minimum Ratio | 52.2 | 51.4 |
| Maximum Ratio | 291.4 | 193.9 | Maximum Ratio | 512.1 | 458.6 |
| Minimum Sale Price | 10,000 | 25,000 | Minimum Sale Price | 5,000 | 5,066 |
| Maximum Sale Price | 280,000 | 210,929 | Maximum Sale Price | 370,000 | 1,241,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 94.3 | 82.8 | Median Ratio | 102.5 | 101.9 |
| Bootstrap Median Ratio | 94.3 | 82.8 | Bootstrap Median Ratio | 102.5 | 101.9 |
| Lower Median Confidence Interval | 92.3 | 69.0 | Lower Median Confidence Interval | 100.0 | 82.5 |
| Upper Median Confidence Interval | 96.3 | 100.0 | Upper Median Confidence Interval | 108.2 | 120.1 |
| Broadened Median Ratio (BMED) | 94.4 | 82.4 | Broadened Median Ratio (BMED) | 102.5 | 102.4 |
| Coefficient of Dispersion (COD) | 11.2 | 24.5 | Coefficient of Dispersion (COD) | 15.1 | 23.7 |
| Bootstrap Coefficient of Dispersion | 11.2 | 24.2 | Bootstrap Coefficient of Dispersion | 14.9 | 22.6 |
| Lower COD Confidence Interval | 9.8 | 15.4 | Lower COD Confidence Interval | 13.3 | 12.5 |
| Upper COD Confidence Interval | 12.7 | 36.0 | Upper COD Confidence Interval | 17.2 | 48.1 |
| Weighted Coefficient of Dispersion | 9.4 | 18.6 | Weighted Coefficient of Dispersion | 13.4 | 36.5 |
| Coefficient of Concentration @ 10% | 52.0 | 36.8 | Coefficient of Concentration @ 10% | 42.0 | 33.3 |
| Coefficient of Concentration @ 15% | 63.8 | 36.8 | Coefficient of Concentration @ 15% | 57.4 | 50.0 |
| Coefficient of Concentration @ 20% | 73.5 | 47.4 | Coefficient of Concentration @ 20% | 68.5 | 50.0 |
| Coefficient of Concentration @ 50% | 91.8 | 78.9 | Coefficient of Concentration @ 50% | 95.7 | 83.3 |
| Coefficient of Concentration @ 100% | 98.5 | 94.7 | Coefficient of Concentration @ 100% | 97.5 | 91.7 |
| Coefficient of Interquartile Deviation | 9.6 | 30.3 | Coefficient of Interquartile Deviation | 12.9 | 21.5 |
| Median Percent Deviation | 9.6 | 20.7 | Median Percent Deviation | 12.3 | 17.9 |
| Lower Quartile (25th Percentile) | 85.1 | 67.1 | Lower Quartile (25th Percentile) | 93.7 | 78.4 |
| Upper Quartile (75th Percentile) | 103.2 | 117.3 | Upper Quartile (75th Percentile) | 120.1 | 122.2 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.00 | 0.55 | Relative Skewness | 0.21 | 0.87 |
| Relative Kurtosis | 3.32 | 2.68 | Relative Kurtosis | 2.97 | 3.91 |
| Arithmetic Mean Ratio | 93.2 | 86.0 | Arithmetic Mean Ratio | 105.8 | 100.9 |
| Weighted Mean Ratio | 91.9 | 85.9 | Weighted Mean Ratio | 104.2 | 73.6 |
| Geometric Mean Ratio | 92.1 | 81.8 | Geometric Mean Ratio | 104.0 | 95.3 |
| Harmonic Mean Ratio | 91.0 | 77.5 | Harmonic Mean Ratio | 102.0 | 89.8 |
| Standard Deviation | 13.9 | 27.9 | Standard Deviation | 19.7 | 36.1 |
| Coefficient of Variation | 15.0 | 32.4 | Coefficient of Variation | 18.6 | 35.8 |
| Price Related Differential (PRD) | 1.01 | 1.00 | Price Related Differential (PRD) | 1.02 | 1.37 |
| Bootstrap Price Related Differential | 1.01 | 1.00 | Bootstrap Price Related Differential | 1.02 | 1.35 |
| Lower PRD Confidence Interval | 1.00 | 0.95 | Lower PRD Confidence Interval | 1.00 | 1.02 |
| Upper PRD Confidence Interval | 1.03 | 1.07 | Upper PRD Confidence Interval | 1.03 | 1.68 |
| Average Sale Price | 101,793 | 108,649 | Average Sale Price | 110,536 | 206,391 |
| Average Market Value | 93,520 | 93,349 | Average Market Value | 115,158 | 151,868 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 031 - GEARY | | | 032 - GOVE | | |
|--|------------|-----------|--|------------|-----------|
| | | | S-5 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 214 | 12 | Original Number of Sales | 24 | 7 |
| Number of Sales Trimmed | 21 | 0 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 193 | 12 | Number of Ratios: Outliers Removed | 23 | 7 |
| Minimum Ratio | 54.9 | 38.9 | Minimum Ratio | 51.5 | 54.5 |
| Maximum Ratio | 211.0 | 194.0 | Maximum Ratio | 240.5 | 104.8 |
| Minimum Sale Price | 7,000 | 50,000 | Minimum Sale Price | 2,000 | 1,000 |
| Maximum Sale Price | 275,000 | 1,650,000 | Maximum Sale Price | 127,000 | 210,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 98.5 | 99.2 | Median Ratio | 107.2 | 95.4 |
| Bootstrap Median Ratio | 98.4 | 99.2 | Bootstrap Median Ratio | 107.2 | 95.4 |
| Lower Median Confidence Interval | 96.9 | 78.8 | Lower Median Confidence Interval | 95.5 | 79.6 |
| Upper Median Confidence Interval | 100.1 | 137.1 | Upper Median Confidence Interval | 126.6 | 100.8 |
| Broadened Median Ratio (BMED) | 98.4 | 100.2 | Broadened Median Ratio (BMED) | 105.8 | 90.9 |
| Coefficient of Dispersion (COD) | 8.5 | 34.6 | Coefficient of Dispersion (COD) | 21.2 | 12.9 |
| Bootstrap Coefficient of Dispersion | 8.5 | 31.5 | Bootstrap Coefficient of Dispersion | 20.9 | 11.6 |
| Lower COD Confidence Interval | 7.5 | 23.0 | Lower COD Confidence Interval | 15.5 | 5.7 |
| Upper COD Confidence Interval | 9.5 | 58.5 | Upper COD Confidence Interval | 29.0 | 32.4 |
| Weighted Coefficient of Dispersion | 7.8 | 53.8 | Weighted Coefficient of Dispersion | 20.6 | 11.8 |
| Coefficient of Concentration @ 10% | 62.1 | 25.0 | Coefficient of Concentration @ 10% | 33.3 | 57.1 |
| Coefficient of Concentration @ 15% | 74.3 | 41.7 | Coefficient of Concentration @ 15% | 41.7 | 71.4 |
| Coefficient of Concentration @ 20% | 82.2 | 41.7 | Coefficient of Concentration @ 20% | 45.8 | 85.7 |
| Coefficient of Concentration @ 50% | 95.8 | 75.0 | Coefficient of Concentration @ 50% | 91.7 | 100.0 |
| Coefficient of Concentration @ 100% | 99.5 | 100.0 | Coefficient of Concentration @ 100% | 95.8 | 100.0 |
| Coefficient of Interquartile Deviation | 7.3 | 32.2 | Coefficient of Interquartile Deviation | 21.3 | 11.1 |
| Median Percent Deviation | 7.5 | 29.9 | Median Percent Deviation | 22.1 | 9.8 |
| Lower Quartile (25th Percentile) | 91.9 | 75.7 | Lower Quartile (25th Percentile) | 85.9 | 79.6 |
| Upper Quartile (75th Percentile) | 106.3 | 139.6 | Upper Quartile (75th Percentile) | 131.6 | 100.8 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | AcceptK | AcceptW |
| Relative Skewness | 0.15 | 0.49 | Relative Skewness | 0.03 | -0.97 |
| Relative Kurtosis | 3.18 | 2.44 | Relative Kurtosis | 2.18 | 2.85 |
| Arithmetic Mean Ratio | 98.5 | 109.5 | Arithmetic Mean Ratio | 105.8 | 87.5 |
| Weighted Mean Ratio | 97.9 | 128.1 | Weighted Mean Ratio | 95.9 | 91.6 |
| Geometric Mean Ratio | 97.9 | 100.5 | Geometric Mean Ratio | 101.9 | 85.7 |
| Harmonic Mean Ratio | 97.3 | 91.2 | Harmonic Mean Ratio | 97.7 | 83.7 |
| Standard Deviation | 10.9 | 45.8 | Standard Deviation | 28.6 | 17.3 |
| Coefficient of Variation | 11.1 | 41.8 | Coefficient of Variation | 27.0 | 19.8 |
| Price Related Differential (PRD) | 1.01 | 0.85 | Price Related Differential (PRD) | 1.10 | 0.96 |
| Bootstrap Price Related Differential | 1.01 | 0.86 | Bootstrap Price Related Differential | 1.10 | 0.97 |
| Lower PRD Confidence Interval | 1.00 | 0.73 | Lower PRD Confidence Interval | 1.03 | 0.87 |
| Upper PRD Confidence Interval | 1.01 | 1.39 | Upper PRD Confidence Interval | 1.23 | 1.06 |
| Average Sale Price | 139,315 | 295,108 | Average Sale Price | 48,130 | 57,714 |
| Average Market Value | 136,416 | 378,052 | Average Market Value | 46,178 | 52,856 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 033 - GRAHAM | | | 034 - GRANT | | |
|---|------------|-----------|---|------------|-----------|
| S-3 | | | S-7 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 21 | 8 | Original Number of Sales | 63 | 11 |
| Number of Sales Trimmed | 2 | 0 | Number of Sales Trimmed | 5 | 0 |
| Number of Ratios: Outliers Removed | 19 | 8 | Number of Ratios: Outliers Removed | 58 | 11 |
| Minimum Ratio | 50.2 | 73.0 | Minimum Ratio | 65.4 | 42.1 |
| Maximum Ratio | 151.5 | 113.3 | Maximum Ratio | 225.6 | 148.0 |
| Minimum Sale Price | 3,000 | 14,690 | Minimum Sale Price | 18,000 | 19,500 |
| Maximum Sale Price | 140,000 | 315,000 | Maximum Sale Price | 334,500 | 500,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 93.5 | 93.1 | Median Ratio | 95.3 | 86.9 |
| Bootstrap Median Ratio | 93.5 | 93.1 | Bootstrap Median Ratio | 95.3 | 86.9 |
| Lower Median Confidence Interval | 85.2 | 76.8 | Lower Median Confidence Interval | 92.7 | 70.1 |
| Upper Median Confidence Interval | 105.0 | 100.0 | Upper Median Confidence Interval | 98.3 | 103.3 |
| Broadened Median Ratio (BMED) | 94.2 | 92.6 | Broadened Median Ratio (BMED) | 95.2 | 89.5 |
| Coefficient of Dispersion (COD) | 17.1 | 10.4 | Coefficient of Dispersion (COD) | 7.4 | 21.8 |
| Bootstrap Coefficient of Dispersion | 16.4 | 9.5 | Bootstrap Coefficient of Dispersion | 7.3 | 19.9 |
| Lower COD Confidence Interval | 11.6 | 5.8 | Lower COD Confidence Interval | 6.0 | 12.9 |
| Upper COD Confidence Interval | 26.4 | 17.8 | Upper COD Confidence Interval | 8.9 | 43.7 |
| Weighted Coefficient of Dispersion | 15.6 | 14.0 | Weighted Coefficient of Dispersion | 6.4 | 29.0 |
| Coefficient of Concentration @ 10% | 38.1 | 62.5 | Coefficient of Concentration @ 10% | 61.9 | 36.4 |
| Coefficient of Concentration @ 15% | 57.1 | 62.5 | Coefficient of Concentration @ 15% | 84.1 | 36.4 |
| Coefficient of Concentration @ 20% | 66.7 | 75.0 | Coefficient of Concentration @ 20% | 90.5 | 63.6 |
| Coefficient of Concentration @ 50% | 90.5 | 100.0 | Coefficient of Concentration @ 50% | 96.8 | 81.8 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 98.4 | 100.0 |
| Coefficient of Interquartile Deviation | 13.4 | 10.7 | Coefficient of Interquartile Deviation | 7.4 | 19.1 |
| Median Percent Deviation | 13.2 | 7.3 | Median Percent Deviation | 6.6 | 18.8 |
| Lower Quartile (25th Percentile) | 80.9 | 79.2 | Lower Quartile (25th Percentile) | 90.1 | 70.1 |
| Upper Quartile (75th Percentile) | 105.9 | 99.1 | Upper Quartile (75th Percentile) | 104.3 | 103.3 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | AcceptK | Normality Test | AcceptK | RejectK |
| Relative Skewness | -0.10 | 0.10 | Relative Skewness | 0.00 | 0.54 |
| Relative Kurtosis | 2.98 | 2.32 | Relative Kurtosis | 2.68 | 3.64 |
| Arithmetic Mean Ratio | 91.1 | 91.5 | Arithmetic Mean Ratio | 95.0 | 88.3 |
| Weighted Mean Ratio | 91.2 | 85.1 | Weighted Mean Ratio | 94.9 | 86.0 |
| Geometric Mean Ratio | 88.5 | 90.7 | Geometric Mean Ratio | 94.6 | 84.4 |
| Harmonic Mean Ratio | 85.7 | 89.9 | Harmonic Mean Ratio | 94.2 | 80.4 |
| Standard Deviation | 21.2 | 12.9 | Standard Deviation | 8.9 | 27.1 |
| Coefficient of Variation | 23.3 | 14.1 | Coefficient of Variation | 9.3 | 30.7 |
| Price Related Differential (PRD) | 1.00 | 1.07 | Price Related Differential (PRD) | 1.00 | 1.03 |
| Bootstrap Price Related Differential | 1.00 | 1.07 | Bootstrap Price Related Differential | 1.00 | 1.03 |
| Lower PRD Confidence Interval | 0.94 | 0.98 | Lower PRD Confidence Interval | 0.99 | 0.87 |
| Upper PRD Confidence Interval | 1.06 | 1.17 | Upper PRD Confidence Interval | 1.01 | 1.16 |
| Average Sale Price | 66,711 | 102,336 | Average Sale Price | 125,353 | 141,682 |
| Average Market Value | 60,862 | 87,130 | Average Market Value | 118,917 | 121,806 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 035 - GRAY | | | 036 - GREELEY | | |
|--|------------|-----------|--|------------|-----------|
| S-2 | | | S-5 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 71 | 6 | Original Number of Sales | 20 | 6 |
| Number of Sales Trimmed | 3 | 0 | Number of Sales Trimmed | 0 | 0 |
| Number of Ratios: Outliers Removed | 68 | 6 | Number of Ratios: Outliers Removed | 20 | 6 |
| Minimum Ratio | 58.8 | 55.7 | Minimum Ratio | 61.2 | 53.0 |
| Maximum Ratio | 173.8 | 121.7 | Maximum Ratio | 139.8 | 145.2 |
| Minimum Sale Price | 9,000 | 85,000 | Minimum Sale Price | 6,000 | 4,500 |
| Maximum Sale Price | 273,000 | 335,000 | Maximum Sale Price | 220,000 | 61,740 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 91.1 | 84.9 | Median Ratio | 98.8 | 101.4 |
| Bootstrap Median Ratio | 91.1 | 84.9 | Bootstrap Median Ratio | 98.8 | 101.4 |
| Lower Median Confidence Interval | 84.5 | 57.7 | Lower Median Confidence Interval | 83.2 | 67.9 |
| Upper Median Confidence Interval | 96.0 | 114.3 | Upper Median Confidence Interval | 107.4 | 144.1 |
| Broadened Median Ratio (BMED) | 91.3 | 84.4 | Broadened Median Ratio (BMED) | 95.8 | 105.3 |
| Coefficient of Dispersion (COD) | 16.1 | 29.8 | Coefficient of Dispersion (COD) | 18.0 | 27.0 |
| Bootstrap Coefficient of Dispersion | 15.9 | 24.9 | Bootstrap Coefficient of Dispersion | 17.8 | 22.1 |
| Lower COD Confidence Interval | 13.4 | 16.7 | Lower COD Confidence Interval | 12.5 | 15.2 |
| Upper COD Confidence Interval | 19.3 | 39.3 | Upper COD Confidence Interval | 24.9 | 52.6 |
| Weighted Coefficient of Dispersion | 13.9 | 28.0 | Weighted Coefficient of Dispersion | 16.2 | 36.0 |
| Coefficient of Concentration @ 10% | 42.3 | 0.0 | Coefficient of Concentration @ 10% | 30.0 | 33.3 |
| Coefficient of Concentration @ 15% | 52.1 | 0.0 | Coefficient of Concentration @ 15% | 45.0 | 33.3 |
| Coefficient of Concentration @ 20% | 64.8 | 0.0 | Coefficient of Concentration @ 20% | 60.0 | 50.0 |
| Coefficient of Concentration @ 50% | 95.8 | 100.0 | Coefficient of Concentration @ 50% | 100.0 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 14.5 | 30.6 | Coefficient of Interquartile Deviation | 16.8 | 33.6 |
| Median Percent Deviation | 14.5 | 27.8 | Median Percent Deviation | 15.9 | 29.6 |
| Lower Quartile (25th Percentile) | 77.9 | 58.7 | Lower Quartile (25th Percentile) | 78.5 | 75.4 |
| Upper Quartile (75th Percentile) | 104.3 | 110.6 | Upper Quartile (75th Percentile) | 111.7 | 143.6 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.36 | 0.10 | Relative Skewness | 0.23 | -0.11 |
| Relative Kurtosis | 2.55 | 1.24 | Relative Kurtosis | 2.22 | 1.82 |
| Arithmetic Mean Ratio | 91.6 | 85.6 | Arithmetic Mean Ratio | 96.1 | 104.5 |
| Weighted Mean Ratio | 88.7 | 79.4 | Weighted Mean Ratio | 92.3 | 94.9 |
| Geometric Mean Ratio | 89.8 | 81.6 | Geometric Mean Ratio | 93.7 | 98.9 |
| Harmonic Mean Ratio | 88.0 | 77.8 | Harmonic Mean Ratio | 91.3 | 92.9 |
| Standard Deviation | 18.3 | 28.6 | Standard Deviation | 22.1 | 35.6 |
| Coefficient of Variation | 20.0 | 33.3 | Coefficient of Variation | 23.0 | 34.1 |
| Price Related Differential (PRD) | 1.03 | 1.08 | Price Related Differential (PRD) | 1.04 | 1.10 |
| Bootstrap Price Related Differential | 1.03 | 1.06 | Bootstrap Price Related Differential | 1.04 | 1.09 |
| Lower PRD Confidence Interval | 1.00 | 1.00 | Lower PRD Confidence Interval | 0.98 | 0.88 |
| Upper PRD Confidence Interval | 1.07 | 1.20 | Upper PRD Confidence Interval | 1.12 | 1.40 |
| Average Sale Price | 103,098 | 168,750 | Average Sale Price | 64,720 | 24,640 |
| Average Market Value | 91,482 | 134,038 | Average Market Value | 59,726 | 23,377 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 037 - GREENWOOD | | | 038 - HAMILTON | | |
|--|------------|-----------|--|------------|-----------|
| | | | <i>S-4</i> | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 61 | 7 | Original Number of Sales | 24 | 6 |
| Number of Sales Trimmed | 8 | 1 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 53 | 6 | Number of Ratios: Outliers Removed | 23 | 6 |
| Minimum Ratio | 32.6 | 37.0 | Minimum Ratio | 53.5 | 58.0 |
| Maximum Ratio | 463.7 | 312.2 | Maximum Ratio | 173.7 | 141.4 |
| Minimum Sale Price | 1,200 | 5,500 | Minimum Sale Price | 13,000 | 5,000 |
| Maximum Sale Price | 180,000 | 53,000 | Maximum Sale Price | 127,000 | 345,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 99.8 | 47.2 | Median Ratio | 95.7 | 98.1 |
| Bootstrap Median Ratio | 99.8 | 47.2 | Bootstrap Median Ratio | 95.7 | 98.1 |
| Lower Median Confidence Interval | 91.7 | 37.5 | Lower Median Confidence Interval | 89.5 | 60.2 |
| Upper Median Confidence Interval | 104.0 | 93.8 | Upper Median Confidence Interval | 108.8 | 139.3 |
| Broadened Median Ratio (BMED) | 99.7 | 54.6 | Broadened Median Ratio (BMED) | 95.9 | 98.7 |
| Coefficient of Dispersion (COD) | 16.1 | 34.1 | Coefficient of Dispersion (COD) | 17.7 | 32.9 |
| Bootstrap Coefficient of Dispersion | 16.0 | 28.8 | Bootstrap Coefficient of Dispersion | 16.6 | 27.6 |
| Lower COD Confidence Interval | 12.7 | 20.8 | Lower COD Confidence Interval | 13.3 | 16.7 |
| Upper COD Confidence Interval | 19.9 | 51.2 | Upper COD Confidence Interval | 25.7 | 46.7 |
| Weighted Coefficient of Dispersion | 11.8 | 29.0 | Weighted Coefficient of Dispersion | 17.7 | 33.5 |
| Coefficient of Concentration @ 10% | 32.8 | 28.6 | Coefficient of Concentration @ 10% | 33.3 | 0.0 |
| Coefficient of Concentration @ 15% | 47.5 | 28.6 | Coefficient of Concentration @ 15% | 50.0 | 0.0 |
| Coefficient of Concentration @ 20% | 57.4 | 28.6 | Coefficient of Concentration @ 20% | 58.3 | 33.3 |
| Coefficient of Concentration @ 50% | 86.9 | 57.1 | Coefficient of Concentration @ 50% | 95.8 | 100.0 |
| Coefficient of Concentration @ 100% | 90.2 | 85.7 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 16.6 | 59.6 | Coefficient of Interquartile Deviation | 16.2 | 39.3 |
| Median Percent Deviation | 16.1 | 21.6 | Median Percent Deviation | 14.7 | 38.2 |
| Lower Quartile (25th Percentile) | 87.9 | 37.5 | Lower Quartile (25th Percentile) | 78.9 | 61.2 |
| Upper Quartile (75th Percentile) | 121.1 | 93.8 | Upper Quartile (75th Percentile) | 109.9 | 138.3 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | AcceptK | AcceptW |
| Relative Skewness | 0.49 | 0.89 | Relative Skewness | -0.02 | 0.03 |
| Relative Kurtosis | 2.96 | 2.23 | Relative Kurtosis | 2.50 | 1.28 |
| Arithmetic Mean Ratio | 98.8 | 55.4 | Arithmetic Mean Ratio | 95.4 | 99.2 |
| Weighted Mean Ratio | 94.5 | 55.1 | Weighted Mean Ratio | 94.5 | 71.9 |
| Geometric Mean Ratio | 96.8 | 52.0 | Geometric Mean Ratio | 93.0 | 93.1 |
| Harmonic Mean Ratio | 94.7 | 49.2 | Harmonic Mean Ratio | 90.5 | 87.3 |
| Standard Deviation | 20.4 | 22.8 | Standard Deviation | 21.2 | 37.2 |
| Coefficient of Variation | 20.7 | 41.1 | Coefficient of Variation | 22.2 | 37.5 |
| Price Related Differential (PRD) | 1.05 | 1.00 | Price Related Differential (PRD) | 1.01 | 1.38 |
| Bootstrap Price Related Differential | 1.05 | 1.00 | Bootstrap Price Related Differential | 1.01 | 1.30 |
| Lower PRD Confidence Interval | 1.01 | 0.91 | Lower PRD Confidence Interval | 0.97 | 1.10 |
| Upper PRD Confidence Interval | 1.09 | 1.10 | Upper PRD Confidence Interval | 1.08 | 1.83 |
| Average Sale Price | 40,550 | 29,292 | Average Sale Price | 54,929 | 98,750 |
| Average Market Value | 38,318 | 16,147 | Average Market Value | 51,909 | 70,955 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 039 - HARPER | | | 040 - HARVEY | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-10</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 47 | 13 | Original Number of Sales | 230 | 8 |
| Number of Sales Trimmed | 2 | 2 | Number of Sales Trimmed | 20 | 0 |
| Number of Ratios: Outliers Removed | 45 | 11 | Number of Ratios: Outliers Removed | 210 | 8 |
| Minimum Ratio | 56.1 | 42.8 | Minimum Ratio | 26.9 | 7.2 |
| Maximum Ratio | 261.5 | 214.0 | Maximum Ratio | 372.9 | 100.2 |
| Minimum Sale Price | 2,000 | 8,000 | Minimum Sale Price | 10,000 | 33,500 |
| Maximum Sale Price | 158,000 | 250,000 | Maximum Sale Price | 365,000 | 325,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 104.5 | 96.3 | Median Ratio | 97.4 | 73.6 |
| Bootstrap Median Ratio | 104.5 | 96.3 | Bootstrap Median Ratio | 97.4 | 73.6 |
| Lower Median Confidence Interval | 91.5 | 86.6 | Lower Median Confidence Interval | 95.0 | 37.3 |
| Upper Median Confidence Interval | 115.0 | 106.1 | Upper Median Confidence Interval | 99.2 | 95.3 |
| Broadened Median Ratio (BMED) | 104.3 | 95.3 | Broadened Median Ratio (BMED) | 97.4 | 70.8 |
| Coefficient of Dispersion (COD) | 22.8 | 11.0 | Coefficient of Dispersion (COD) | 11.4 | 38.7 |
| Bootstrap Coefficient of Dispersion | 22.6 | 10.5 | Bootstrap Coefficient of Dispersion | 11.3 | 35.5 |
| Lower COD Confidence Interval | 18.0 | 6.0 | Lower COD Confidence Interval | 10.2 | 14.9 |
| Upper COD Confidence Interval | 28.4 | 19.6 | Upper COD Confidence Interval | 12.7 | 104.4 |
| Weighted Coefficient of Dispersion | 19.8 | 10.2 | Weighted Coefficient of Dispersion | 10.1 | 44.6 |
| Coefficient of Concentration @ 10% | 25.5 | 38.5 | Coefficient of Concentration @ 10% | 49.6 | 0.0 |
| Coefficient of Concentration @ 15% | 36.2 | 61.5 | Coefficient of Concentration @ 15% | 65.7 | 0.0 |
| Coefficient of Concentration @ 20% | 48.9 | 69.2 | Coefficient of Concentration @ 20% | 73.9 | 25.0 |
| Coefficient of Concentration @ 50% | 85.1 | 84.6 | Coefficient of Concentration @ 50% | 93.5 | 87.5 |
| Coefficient of Concentration @ 100% | 95.7 | 92.3 | Coefficient of Concentration @ 100% | 98.7 | 100.0 |
| Coefficient of Interquartile Deviation | 26.4 | 11.9 | Coefficient of Interquartile Deviation | 10.1 | 38.0 |
| Median Percent Deviation | 20.4 | 10.1 | Median Percent Deviation | 10.0 | 32.8 |
| Lower Quartile (25th Percentile) | 87.1 | 84.1 | Lower Quartile (25th Percentile) | 87.5 | 38.1 |
| Upper Quartile (75th Percentile) | 142.3 | 106.9 | Upper Quartile (75th Percentile) | 107.1 | 94.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptK | Normality Test | AcceptK | RejectK |
| Relative Skewness | 0.64 | -0.03 | Relative Skewness | -0.01 | -0.49 |
| Relative Kurtosis | 2.55 | 3.30 | Relative Kurtosis | 3.00 | 1.87 |
| Arithmetic Mean Ratio | 109.5 | 95.3 | Arithmetic Mean Ratio | 96.3 | 64.7 |
| Weighted Mean Ratio | 99.4 | 92.5 | Weighted Mean Ratio | 95.4 | 55.4 |
| Geometric Mean Ratio | 105.6 | 94.1 | Geometric Mean Ratio | 95.3 | 51.4 |
| Harmonic Mean Ratio | 102.0 | 92.9 | Harmonic Mean Ratio | 94.2 | 32.0 |
| Standard Deviation | 30.2 | 15.5 | Standard Deviation | 14.2 | 33.8 |
| Coefficient of Variation | 27.6 | 16.3 | Coefficient of Variation | 14.7 | 52.3 |
| Price Related Differential (PRD) | 1.10 | 1.03 | Price Related Differential (PRD) | 1.01 | 1.17 |
| Bootstrap Price Related Differential | 1.10 | 1.03 | Bootstrap Price Related Differential | 1.01 | 1.15 |
| Lower PRD Confidence Interval | 1.05 | 0.95 | Lower PRD Confidence Interval | 1.00 | 0.98 |
| Upper PRD Confidence Interval | 1.17 | 1.13 | Upper PRD Confidence Interval | 1.02 | 1.40 |
| Average Sale Price | 48,543 | 75,136 | Average Sale Price | 110,502 | 110,375 |
| Average Market Value | 48,241 | 69,474 | Average Market Value | 105,437 | 61,105 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 041 - HASKELL | | | 042 - HODGEMAN | | |
|--|---------|---------|--|---------|---------|
| S-5 | | | S-3 70% LOC | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 27 | 7 | Original Number of Sales | 8 | 3 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 27 | 7 | Number of Ratios: Outliers Removed | 7 | 3 |
| Minimum Ratio | 47.9 | 41.1 | Minimum Ratio | 48.9 | 93.3 |
| Maximum Ratio | 113.5 | 120.5 | Maximum Ratio | 191.6 | 114.3 |
| Minimum Sale Price | 22,500 | 12,500 | Minimum Sale Price | 7,000 | 15,000 |
| Maximum Sale Price | 295,000 | 250,000 | Maximum Sale Price | 75,000 | 20,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 88.0 | 73.5 | Median Ratio | 97.5 | 102.1 |
| Bootstrap Median Ratio | 88.0 | 73.5 | Bootstrap Median Ratio | 97.5 | 102.1 |
| Lower Median Confidence Interval | 79.6 | 68.9 | Lower Median Confidence Interval | 72.7 | 93.9 |
| Upper Median Confidence Interval | 94.5 | 91.1 | Upper Median Confidence Interval | 109.9 | 113.5 |
| Broadened Median Ratio (BMED) | 88.9 | 74.7 | Broadened Median Ratio (BMED) | 96.3 | 103.2 |
| Coefficient of Dispersion (COD) | 14.2 | 22.2 | Coefficient of Dispersion (COD) | 18.0 | 6.8 |
| Bootstrap Coefficient of Dispersion | 13.7 | 19.3 | Bootstrap Coefficient of Dispersion | 15.7 | 4.0 |
| Lower COD Confidence Interval | 10.4 | 12.3 | Lower COD Confidence Interval | 9.8 | 3.5 |
| Upper COD Confidence Interval | 20.4 | 62.4 | Upper COD Confidence Interval | 48.6 | 7.5 |
| Weighted Coefficient of Dispersion | 14.4 | 27.1 | Weighted Coefficient of Dispersion | 20.0 | 7.3 |
| Coefficient of Concentration @ 10% | 48.1 | 42.9 | Coefficient of Concentration @ 10% | 37.5 | 66.7 |
| Coefficient of Concentration @ 15% | 59.3 | 57.1 | Coefficient of Concentration @ 15% | 50.0 | 100.0 |
| Coefficient of Concentration @ 20% | 70.4 | 57.1 | Coefficient of Concentration @ 20% | 62.5 | 100.0 |
| Coefficient of Concentration @ 50% | 100.0 | 85.7 | Coefficient of Concentration @ 50% | 87.5 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 10.8 | 15.1 | Coefficient of Interquartile Deviation | 17.7 | 10.3 |
| Median Percent Deviation | 10.7 | 10.9 | Median Percent Deviation | 15.1 | 8.6 |
| Lower Quartile (25th Percentile) | 76.3 | 68.9 | Lower Quartile (25th Percentile) | 74.6 | 93.3 |
| Upper Quartile (75th Percentile) | 95.3 | 91.1 | Upper Quartile (75th Percentile) | 109.2 | 114.3 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | AcceptW | AcceptW |
| Relative Skewness | -0.49 | 0.35 | Relative Skewness | -0.70 | 0.19 |
| Relative Kurtosis | 2.74 | 2.89 | Relative Kurtosis | 2.31 | 1.50 |
| Arithmetic Mean Ratio | 86.6 | 78.0 | Arithmetic Mean Ratio | 87.7 | 103.2 |
| Weighted Mean Ratio | 85.7 | 63.3 | Weighted Mean Ratio | 84.8 | 102.9 |
| Geometric Mean Ratio | 85.0 | 74.6 | Geometric Mean Ratio | 84.9 | 102.9 |
| Harmonic Mean Ratio | 83.2 | 71.1 | Harmonic Mean Ratio | 81.7 | 102.5 |
| Standard Deviation | 16.3 | 24.3 | Standard Deviation | 22.0 | 10.5 |
| Coefficient of Variation | 18.8 | 31.1 | Coefficient of Variation | 25.0 | 10.2 |
| Price Related Differential (PRD) | 1.01 | 1.23 | Price Related Differential (PRD) | 1.03 | 1.00 |
| Bootstrap Price Related Differential | 1.01 | 1.19 | Bootstrap Price Related Differential | 1.03 | 1.00 |
| Lower PRD Confidence Interval | 0.97 | 1.02 | Lower PRD Confidence Interval | 0.98 | 1.00 |
| Upper PRD Confidence Interval | 1.07 | 1.61 | Upper PRD Confidence Interval | 1.24 | 1.01 |
| Average Sale Price | 96,856 | 82,179 | Average Sale Price | 44,214 | 17,667 |
| Average Market Value | 83,000 | 52,010 | Average Market Value | 37,473 | 18,183 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 043 - JACKSON | | | 044 - JEFFERSON | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-10</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 58 | 14 | Original Number of Sales | 104 | 15 |
| Number of Sales Trimmed | 2 | 0 | Number of Sales Trimmed | 16 | 0 |
| Number of Ratios: Outliers Removed | 56 | 14 | Number of Ratios: Outliers Removed | 88 | 15 |
| Minimum Ratio | 59.3 | 59.0 | Minimum Ratio | 42.2 | 47.8 |
| Maximum Ratio | 200.8 | 105.3 | Maximum Ratio | 351.9 | 170.0 |
| Minimum Sale Price | 8,000 | 33,000 | Minimum Sale Price | 8,000 | 5,500 |
| Maximum Sale Price | 269,000 | 305,000 | Maximum Sale Price | 372,500 | 186,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 97.1 | 79.2 | Median Ratio | 101.6 | 91.3 |
| Bootstrap Median Ratio | 97.1 | 79.2 | Bootstrap Median Ratio | 101.6 | 91.3 |
| Lower Median Confidence Interval | 94.4 | 62.8 | Lower Median Confidence Interval | 97.6 | 76.0 |
| Upper Median Confidence Interval | 102.8 | 96.3 | Upper Median Confidence Interval | 103.2 | 140.2 |
| Broadened Median Ratio (BMED) | 96.8 | 77.4 | Broadened Median Ratio (BMED) | 101.3 | 92.9 |
| Coefficient of Dispersion (COD) | 13.8 | 19.1 | Coefficient of Dispersion (COD) | 10.4 | 36.3 |
| Bootstrap Coefficient of Dispersion | 13.5 | 18.2 | Bootstrap Coefficient of Dispersion | 10.3 | 32.7 |
| Lower COD Confidence Interval | 11.2 | 13.2 | Lower COD Confidence Interval | 8.6 | 25.8 |
| Upper COD Confidence Interval | 17.2 | 25.8 | Upper COD Confidence Interval | 12.5 | 53.9 |
| Weighted Coefficient of Dispersion | 12.6 | 20.8 | Weighted Coefficient of Dispersion | 9.7 | 29.1 |
| Coefficient of Concentration @ 10% | 44.8 | 21.4 | Coefficient of Concentration @ 10% | 49.0 | 13.3 |
| Coefficient of Concentration @ 15% | 62.1 | 21.4 | Coefficient of Concentration @ 15% | 62.5 | 20.0 |
| Coefficient of Concentration @ 20% | 74.1 | 35.7 | Coefficient of Concentration @ 20% | 72.1 | 40.0 |
| Coefficient of Concentration @ 50% | 96.6 | 100.0 | Coefficient of Concentration @ 50% | 88.5 | 66.7 |
| Coefficient of Concentration @ 100% | 98.3 | 100.0 | Coefficient of Concentration @ 100% | 98.1 | 100.0 |
| Coefficient of Interquartile Deviation | 12.0 | 22.2 | Coefficient of Interquartile Deviation | 9.4 | 35.2 |
| Median Percent Deviation | 10.7 | 21.5 | Median Percent Deviation | 10.2 | 28.8 |
| Lower Quartile (25th Percentile) | 86.9 | 61.8 | Lower Quartile (25th Percentile) | 91.1 | 75.8 |
| Upper Quartile (75th Percentile) | 110.1 | 96.9 | Upper Quartile (75th Percentile) | 110.1 | 140.2 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.42 | 0.21 | Relative Skewness | 0.14 | 0.41 |
| Relative Kurtosis | 3.06 | 1.48 | Relative Kurtosis | 3.48 | 1.76 |
| Arithmetic Mean Ratio | 98.8 | 79.6 | Arithmetic Mean Ratio | 99.5 | 104.5 |
| Weighted Mean Ratio | 97.8 | 82.4 | Weighted Mean Ratio | 97.3 | 96.4 |
| Geometric Mean Ratio | 97.3 | 77.7 | Geometric Mean Ratio | 98.5 | 97.4 |
| Harmonic Mean Ratio | 95.8 | 75.9 | Harmonic Mean Ratio | 97.5 | 90.8 |
| Standard Deviation | 17.4 | 17.9 | Standard Deviation | 13.8 | 40.1 |
| Coefficient of Variation | 17.6 | 22.5 | Coefficient of Variation | 13.9 | 38.4 |
| Price Related Differential (PRD) | 1.01 | 0.97 | Price Related Differential (PRD) | 1.02 | 1.08 |
| Bootstrap Price Related Differential | 1.01 | 0.97 | Bootstrap Price Related Differential | 1.02 | 1.08 |
| Lower PRD Confidence Interval | 0.98 | 0.92 | Lower PRD Confidence Interval | 1.01 | 0.99 |
| Upper PRD Confidence Interval | 1.04 | 1.04 | Upper PRD Confidence Interval | 1.04 | 1.24 |
| Average Sale Price | 110,187 | 118,857 | Average Sale Price | 133,972 | 75,956 |
| Average Market Value | 107,807 | 97,900 | Average Market Value | 130,298 | 73,197 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 045 - JEWELL | | | 046 - JOHNSON | | |
|--|------------|-----------|--|------------|------------|
| <i>S-10</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 24 | 10 | Original Number of Sales | 391 | 84 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 24 | 3 |
| Number of Ratios: Outliers Removed | 24 | 10 | Number of Ratios: Outliers Removed | 367 | 81 |
| Minimum Ratio | 30.4 | 34.6 | Minimum Ratio | 39.7 | 37.2 |
| Maximum Ratio | 129.2 | 173.2 | Maximum Ratio | 180.2 | 151.2 |
| Minimum Sale Price | 3,800 | 2,500 | Minimum Sale Price | 47,000 | 31,900 |
| Maximum Sale Price | 76,000 | 41,000 | Maximum Sale Price | 2,535,000 | 12,500,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 81.0 | 80.1 | Median Ratio | 99.6 | 89.7 |
| Bootstrap Median Ratio | 81.0 | 80.1 | Bootstrap Median Ratio | 99.6 | 89.7 |
| Lower Median Confidence Interval | 58.7 | 55.7 | Lower Median Confidence Interval | 98.2 | 79.8 |
| Upper Median Confidence Interval | 89.5 | 130.8 | Upper Median Confidence Interval | 100.0 | 94.7 |
| Broadened Median Ratio (BMED) | 79.8 | 80.0 | Broadened Median Ratio (BMED) | 99.5 | 89.6 |
| Coefficient of Dispersion (COD) | 23.4 | 42.8 | Coefficient of Dispersion (COD) | 7.2 | 20.8 |
| Bootstrap Coefficient of Dispersion | 22.9 | 38.9 | Bootstrap Coefficient of Dispersion | 7.2 | 20.8 |
| Lower COD Confidence Interval | 16.8 | 27.3 | Lower COD Confidence Interval | 6.4 | 17.2 |
| Upper COD Confidence Interval | 35.0 | 79.1 | Upper COD Confidence Interval | 7.7 | 24.8 |
| Weighted Coefficient of Dispersion | 23.5 | 30.7 | Weighted Coefficient of Dispersion | 7.3 | 24.1 |
| Coefficient of Concentration @ 10% | 25.0 | 20.0 | Coefficient of Concentration @ 10% | 68.0 | 23.8 |
| Coefficient of Concentration @ 15% | 37.5 | 20.0 | Coefficient of Concentration @ 15% | 79.3 | 42.9 |
| Coefficient of Concentration @ 20% | 41.7 | 20.0 | Coefficient of Concentration @ 20% | 87.5 | 57.1 |
| Coefficient of Concentration @ 50% | 91.7 | 70.0 | Coefficient of Concentration @ 50% | 99.2 | 90.5 |
| Coefficient of Concentration @ 100% | 100.0 | 80.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 24.7 | 41.2 | Coefficient of Interquartile Deviation | 6.0 | 16.3 |
| Median Percent Deviation | 24.2 | 30.5 | Median Percent Deviation | 5.9 | 17.1 |
| Lower Quartile (25th Percentile) | 56.9 | 57.3 | Lower Quartile (25th Percentile) | 93.5 | 73.7 |
| Upper Quartile (75th Percentile) | 96.9 | 123.3 | Upper Quartile (75th Percentile) | 105.4 | 103.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.01 | 0.72 | Relative Skewness | 0.25 | 0.38 |
| Relative Kurtosis | 2.56 | 2.31 | Relative Kurtosis | 3.24 | 2.68 |
| Arithmetic Mean Ratio | 77.9 | 91.1 | Arithmetic Mean Ratio | 99.2 | 88.7 |
| Weighted Mean Ratio | 76.3 | 77.7 | Weighted Mean Ratio | 98.6 | 78.6 |
| Geometric Mean Ratio | 74.3 | 81.3 | Geometric Mean Ratio | 98.7 | 85.6 |
| Harmonic Mean Ratio | 70.1 | 72.6 | Harmonic Mean Ratio | 98.2 | 82.5 |
| Standard Deviation | 23.3 | 46.1 | Standard Deviation | 9.7 | 23.2 |
| Coefficient of Variation | 29.9 | 50.6 | Coefficient of Variation | 9.8 | 26.2 |
| Price Related Differential (PRD) | 1.02 | 1.17 | Price Related Differential (PRD) | 1.01 | 1.13 |
| Bootstrap Price Related Differential | 1.02 | 1.16 | Bootstrap Price Related Differential | 1.01 | 1.12 |
| Lower PRD Confidence Interval | 0.94 | 0.98 | Lower PRD Confidence Interval | 1.00 | 1.04 |
| Upper PRD Confidence Interval | 1.13 | 1.51 | Upper PRD Confidence Interval | 1.01 | 1.23 |
| Average Sale Price | 28,871 | 15,159 | Average Sale Price | 243,370 | 1,181,618 |
| Average Market Value | 22,030 | 11,777 | Average Market Value | 239,951 | 928,533 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 047 - KEARNY | | | 048 - KINGMAN | | |
|--|------------|-----------|--|------------|-----------|
| S-6 | | | S-8 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 39 | 7 | Original Number of Sales | 55 | 13 |
| Number of Sales Trimmed | 2 | 0 | Number of Sales Trimmed | 5 | 2 |
| Number of Ratios: Outliers Removed | 37 | 7 | Number of Ratios: Outliers Removed | 50 | 11 |
| Minimum Ratio | 48.6 | 48.1 | Minimum Ratio | 28.3 | 55.5 |
| Maximum Ratio | 188.9 | 255.1 | Maximum Ratio | 728.0 | 207.6 |
| Minimum Sale Price | 20,000 | 10,000 | Minimum Sale Price | 5,000 | 2,500 |
| Maximum Sale Price | 300,000 | 150,000 | Maximum Sale Price | 151,000 | 332,650 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 93.9 | 131.0 | Median Ratio | 100.2 | 102.7 |
| Bootstrap Median Ratio | 93.9 | 131.0 | Bootstrap Median Ratio | 100.2 | 102.7 |
| Lower Median Confidence Interval | 85.0 | 67.3 | Lower Median Confidence Interval | 95.1 | 98.6 |
| Upper Median Confidence Interval | 99.7 | 148.5 | Upper Median Confidence Interval | 107.8 | 116.0 |
| Broadened Median Ratio (BMED) | 93.3 | 117.2 | Broadened Median Ratio (BMED) | 100.6 | 104.2 |
| Coefficient of Dispersion (COD) | 16.4 | 36.4 | Coefficient of Dispersion (COD) | 15.9 | 11.3 |
| Bootstrap Coefficient of Dispersion | 16.1 | 35.8 | Bootstrap Coefficient of Dispersion | 15.7 | 10.6 |
| Lower COD Confidence Interval | 12.4 | 13.1 | Lower COD Confidence Interval | 12.4 | 5.4 |
| Upper COD Confidence Interval | 21.9 | 79.6 | Upper COD Confidence Interval | 20.4 | 23.7 |
| Weighted Coefficient of Dispersion | 16.3 | 33.7 | Weighted Coefficient of Dispersion | 13.3 | 12.4 |
| Coefficient of Concentration @ 10% | 41.0 | 28.6 | Coefficient of Concentration @ 10% | 41.8 | 46.2 |
| Coefficient of Concentration @ 15% | 53.8 | 42.9 | Coefficient of Concentration @ 15% | 58.2 | 69.2 |
| Coefficient of Concentration @ 20% | 61.5 | 42.9 | Coefficient of Concentration @ 20% | 63.6 | 69.2 |
| Coefficient of Concentration @ 50% | 92.3 | 71.4 | Coefficient of Concentration @ 50% | 89.1 | 84.6 |
| Coefficient of Concentration @ 100% | 97.4 | 100.0 | Coefficient of Concentration @ 100% | 92.7 | 92.3 |
| Coefficient of Interquartile Deviation | 15.2 | 31.0 | Coefficient of Interquartile Deviation | 13.8 | 12.6 |
| Median Percent Deviation | 13.9 | 33.1 | Median Percent Deviation | 13.6 | 10.1 |
| Lower Quartile (25th Percentile) | 77.3 | 67.3 | Lower Quartile (25th Percentile) | 89.0 | 98.3 |
| Upper Quartile (75th Percentile) | 105.7 | 148.5 | Upper Quartile (75th Percentile) | 116.6 | 124.2 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.19 | 0.88 | Relative Skewness | 0.45 | -0.92 |
| Relative Kurtosis | 3.40 | 2.98 | Relative Kurtosis | 3.29 | 4.54 |
| Arithmetic Mean Ratio | 90.8 | 124.4 | Arithmetic Mean Ratio | 101.4 | 101.0 |
| Weighted Mean Ratio | 86.0 | 96.5 | Weighted Mean Ratio | 97.1 | 93.0 |
| Geometric Mean Ratio | 88.6 | 109.4 | Geometric Mean Ratio | 99.2 | 99.0 |
| Harmonic Mean Ratio | 86.4 | 96.1 | Harmonic Mean Ratio | 97.0 | 96.6 |
| Standard Deviation | 19.7 | 68.6 | Standard Deviation | 21.3 | 19.0 |
| Coefficient of Variation | 21.7 | 55.1 | Coefficient of Variation | 21.1 | 18.8 |
| Price Related Differential (PRD) | 1.06 | 1.29 | Price Related Differential (PRD) | 1.04 | 1.08 |
| Bootstrap Price Related Differential | 1.05 | 1.24 | Bootstrap Price Related Differential | 1.04 | 1.07 |
| Lower PRD Confidence Interval | 1.02 | 1.06 | Lower PRD Confidence Interval | 1.01 | 1.03 |
| Upper PRD Confidence Interval | 1.12 | 1.70 | Upper PRD Confidence Interval | 1.08 | 1.24 |
| Average Sale Price | 97,355 | 45,743 | Average Sale Price | 64,404 | 90,605 |
| Average Market Value | 83,725 | 44,146 | Average Market Value | 62,545 | 84,307 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 049 - KIOWA | | | 050 - LABETTE | | |
|--|------------|-----------|--|------------|-----------|
| S-5 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 10 | 7 | Original Number of Sales | 185 | 11 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 20 | 1 |
| Number of Ratios: Outliers Removed | 10 | 7 | Number of Ratios: Outliers Removed | 165 | 10 |
| Minimum Ratio | 71.8 | 21.5 | Minimum Ratio | 48.0 | 80.7 |
| Maximum Ratio | 117.9 | 125.5 | Maximum Ratio | 364.0 | 384.3 |
| Minimum Sale Price | 20,000 | 8,000 | Minimum Sale Price | 1,500 | 5,000 |
| Maximum Sale Price | 202,000 | 775,000 | Maximum Sale Price | 246,000 | 990,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 88.9 | 91.0 | Median Ratio | 99.2 | 121.4 |
| Bootstrap Median Ratio | 88.9 | 91.0 | Bootstrap Median Ratio | 99.2 | 121.4 |
| Lower Median Confidence Interval | 74.9 | 38.8 | Lower Median Confidence Interval | 97.0 | 103.6 |
| Upper Median Confidence Interval | 108.3 | 117.6 | Upper Median Confidence Interval | 101.5 | 132.9 |
| Broadened Median Ratio (BMED) | 90.0 | 94.4 | Broadened Median Ratio (BMED) | 99.3 | 123.8 |
| Coefficient of Dispersion (COD) | 17.5 | 31.2 | Coefficient of Dispersion (COD) | 13.9 | 12.9 |
| Bootstrap Coefficient of Dispersion | 14.8 | 27.7 | Bootstrap Coefficient of Dispersion | 13.9 | 12.1 |
| Lower COD Confidence Interval | 13.7 | 14.6 | Lower COD Confidence Interval | 12.0 | 7.4 |
| Upper COD Confidence Interval | 23.4 | 168.4 | Upper COD Confidence Interval | 15.8 | 22.7 |
| Weighted Coefficient of Dispersion | 14.9 | 68.1 | Weighted Coefficient of Dispersion | 11.5 | 24.8 |
| Coefficient of Concentration @ 10% | 30.0 | 28.6 | Coefficient of Concentration @ 10% | 47.0 | 54.5 |
| Coefficient of Concentration @ 15% | 30.0 | 42.9 | Coefficient of Concentration @ 15% | 57.8 | 63.6 |
| Coefficient of Concentration @ 20% | 70.0 | 42.9 | Coefficient of Concentration @ 20% | 65.9 | 72.7 |
| Coefficient of Concentration @ 50% | 100.0 | 71.4 | Coefficient of Concentration @ 50% | 89.2 | 90.9 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 95.7 | 90.9 |
| Coefficient of Interquartile Deviation | 19.5 | 43.3 | Coefficient of Interquartile Deviation | 12.1 | 12.1 |
| Median Percent Deviation | 17.4 | 29.2 | Median Percent Deviation | 11.2 | 9.5 |
| Lower Quartile (25th Percentile) | 74.2 | 38.8 | Lower Quartile (25th Percentile) | 90.0 | 103.6 |
| Upper Quartile (75th Percentile) | 109.0 | 117.6 | Upper Quartile (75th Percentile) | 114.1 | 132.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.18 | -0.63 | Relative Skewness | 0.33 | -0.56 |
| Relative Kurtosis | 1.44 | 1.93 | Relative Kurtosis | 3.43 | 2.10 |
| Arithmetic Mean Ratio | 91.8 | 83.8 | Arithmetic Mean Ratio | 98.7 | 116.0 |
| Weighted Mean Ratio | 88.2 | 33.2 | Weighted Mean Ratio | 96.2 | 96.6 |
| Geometric Mean Ratio | 90.3 | 72.2 | Geometric Mean Ratio | 97.0 | 114.3 |
| Harmonic Mean Ratio | 88.9 | 58.0 | Harmonic Mean Ratio | 95.2 | 112.4 |
| Standard Deviation | 17.5 | 39.3 | Standard Deviation | 18.4 | 20.1 |
| Coefficient of Variation | 19.1 | 46.9 | Coefficient of Variation | 18.6 | 17.4 |
| Price Related Differential (PRD) | 1.04 | 2.53 | Price Related Differential (PRD) | 1.03 | 1.20 |
| Bootstrap Price Related Differential | 1.04 | 2.42 | Bootstrap Price Related Differential | 1.03 | 1.17 |
| Lower PRD Confidence Interval | 1.00 | 1.12 | Lower PRD Confidence Interval | 1.01 | 0.96 |
| Upper PRD Confidence Interval | 1.10 | 3.19 | Upper PRD Confidence Interval | 1.05 | 1.45 |
| Average Sale Price | 70,300 | 138,071 | Average Sale Price | 59,220 | 160,250 |
| Average Market Value | 62,011 | 45,794 | Average Market Value | 56,976 | 154,757 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 051 - LANE | | <i>S-5</i> | | 052 - LEAVENWORTH | |
|--|--|------------|-----------|-------------------------------------|-----------|
| GENERAL STATISTICS | | RES | CI | GENERAL STATISTICS | |
| | | | | RES | CI |
| Original Number of Sales | | 11 | 6 | 231 | 13 |
| Number of Sales Trimmed | | 1 | 0 | 25 | 2 |
| Number of Ratios: Outliers Removed | | 10 | 6 | 206 | 11 |
| Minimum Ratio | | 25.5 | 73.0 | 18.9 | 76.3 |
| Maximum Ratio | | 178.0 | 119.9 | 542.9 | 190.3 |
| Minimum Sale Price | | 15,000 | 8,000 | 7,000 | 20,000 |
| Maximum Sale Price | | 83,500 | 40,000 | 470,000 | 5,000,000 |
| DISTRIBUTION-FREE STATISTICS | | | | DISTRIBUTION-FREE STATISTICS | |
| Median Ratio | | 90.2 | 93.1 | 100.0 | 112.0 |
| Bootstrap Median Ratio | | 90.2 | 93.1 | 100.0 | 112.0 |
| Lower Median Confidence Interval | | 52.8 | 77.3 | 99.3 | 100.0 |
| Upper Median Confidence Interval | | 99.4 | 117.1 | 101.5 | 116.6 |
| Broadened Median Ratio (BMED) | | 91.0 | 94.7 | 100.0 | 108.6 |
| Coefficient of Dispersion (COD) | | 21.0 | 14.9 | 7.6 | 9.4 |
| Bootstrap Coefficient of Dispersion | | 20.5 | 12.8 | 7.6 | 8.1 |
| Lower COD Confidence Interval | | 8.8 | 8.7 | 6.7 | 6.4 |
| Upper COD Confidence Interval | | 49.7 | 23.0 | 8.4 | 18.4 |
| Weighted Coefficient of Dispersion | | 17.4 | 16.8 | 7.4 | 8.8 |
| Coefficient of Concentration @ 10% | | 36.4 | 33.3 | 61.5 | 46.2 |
| Coefficient of Concentration @ 15% | | 54.5 | 50.0 | 74.9 | 76.9 |
| Coefficient of Concentration @ 20% | | 63.6 | 50.0 | 84.4 | 76.9 |
| Coefficient of Concentration @ 50% | | 81.8 | 100.0 | 93.9 | 84.6 |
| Coefficient of Concentration @ 100% | | 100.0 | 100.0 | 98.7 | 100.0 |
| Coefficient of Interquartile Deviation | | 25.8 | 19.4 | 6.9 | 9.2 |
| Median Percent Deviation | | 13.2 | 17.0 | 7.3 | 10.7 |
| Lower Quartile (25th Percentile) | | 52.8 | 79.5 | 94.4 | 99.9 |
| Upper Quartile (75th Percentile) | | 99.4 | 115.7 | 108.1 | 120.5 |
| PARAMETRIC STATISTICS | | | | PARAMETRIC STATISTICS | |
| Normality Test | | RejectK | AcceptW | RejectK | RejectK |
| Relative Skewness | | -0.89 | 0.19 | 0.31 | -0.71 |
| Relative Kurtosis | | 2.37 | 1.65 | 2.98 | 3.34 |
| Arithmetic Mean Ratio | | 76.9 | 95.8 | 100.7 | 105.0 |
| Weighted Mean Ratio | | 79.2 | 97.6 | 100.0 | 111.3 |
| Geometric Mean Ratio | | 71.3 | 94.4 | 100.2 | 104.2 |
| Harmonic Mean Ratio | | 64.0 | 93.0 | 99.8 | 103.4 |
| Standard Deviation | | 26.2 | 18.2 | 10.0 | 13.0 |
| Coefficient of Variation | | 34.1 | 19.0 | 9.9 | 12.3 |
| Price Related Differential (PRD) | | 0.97 | 0.98 | 1.01 | 0.94 |
| Bootstrap Price Related Differential | | 0.97 | 0.99 | 1.01 | 0.95 |
| Lower PRD Confidence Interval | | 0.90 | 0.92 | 1.00 | 0.88 |
| Upper PRD Confidence Interval | | 1.04 | 1.07 | 1.01 | 0.99 |
| Average Sale Price | | 46,382 | 18,833 | 165,279 | 604,057 |
| Average Market Value | | 36,725 | 18,372 | 165,276 | 672,107 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 053 - LINCOLN | | | 054 - LINN | | |
|--|---------|---------|--|---------|---------|
| S-6 | | | S-4 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 34 | 6 | Original Number of Sales | 76 | 9 |
| Number of Sales Trimmed | 3 | 1 | Number of Sales Trimmed | 2 | 0 |
| Number of Ratios: Outliers Removed | 31 | 5 | Number of Ratios: Outliers Removed | 74 | 9 |
| Minimum Ratio | 64.6 | 79.8 | Minimum Ratio | 52.2 | 51.3 |
| Maximum Ratio | 149.3 | 384.5 | Maximum Ratio | 290.7 | 117.3 |
| Minimum Sale Price | 5,000 | 5,000 | Minimum Sale Price | 400 | 2,500 |
| Maximum Sale Price | 105,000 | 300,000 | Maximum Sale Price | 191,500 | 184,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 106.2 | 98.6 | Median Ratio | 100.4 | 95.6 |
| Bootstrap Median Ratio | 106.2 | 98.6 | Bootstrap Median Ratio | 100.4 | 95.6 |
| Lower Median Confidence Interval | 101.3 | 84.4 | Lower Median Confidence Interval | 95.6 | 67.9 |
| Upper Median Confidence Interval | 116.1 | 244.4 | Upper Median Confidence Interval | 111.1 | 106.0 |
| Broadened Median Ratio (BMED) | 106.8 | 97.9 | Broadened Median Ratio (BMED) | 100.6 | 93.7 |
| Coefficient of Dispersion (COD) | 10.1 | 7.2 | Coefficient of Dispersion (COD) | 19.7 | 16.1 |
| Bootstrap Coefficient of Dispersion | 9.5 | 6.1 | Bootstrap Coefficient of Dispersion | 19.4 | 14.9 |
| Lower COD Confidence Interval | 8.1 | 4.0 | Lower COD Confidence Interval | 16.7 | 8.7 |
| Upper COD Confidence Interval | 13.8 | 11.1 | Upper COD Confidence Interval | 23.5 | 32.2 |
| Weighted Coefficient of Dispersion | 10.2 | 2.6 | Weighted Coefficient of Dispersion | 16.8 | 17.6 |
| Coefficient of Concentration @ 10% | 61.8 | 66.7 | Coefficient of Concentration @ 10% | 27.6 | 33.3 |
| Coefficient of Concentration @ 15% | 70.6 | 66.7 | Coefficient of Concentration @ 15% | 39.5 | 66.7 |
| Coefficient of Concentration @ 20% | 79.4 | 83.3 | Coefficient of Concentration @ 20% | 59.2 | 66.7 |
| Coefficient of Concentration @ 50% | 100.0 | 83.3 | Coefficient of Concentration @ 50% | 94.7 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 83.3 | Coefficient of Concentration @ 100% | 97.4 | 100.0 |
| Coefficient of Interquartile Deviation | 8.6 | 44.4 | Coefficient of Interquartile Deviation | 17.7 | 15.0 |
| Median Percent Deviation | 9.2 | 7.7 | Median Percent Deviation | 17.8 | 11.0 |
| Lower Quartile (25th Percentile) | 99.3 | 86.7 | Lower Quartile (25th Percentile) | 84.0 | 74.7 |
| Upper Quartile (75th Percentile) | 117.5 | 174.3 | Upper Quartile (75th Percentile) | 119.6 | 103.4 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | -0.20 | -0.54 | Relative Skewness | 0.21 | -0.59 |
| Relative Kurtosis | 2.89 | 1.91 | Relative Kurtosis | 2.53 | 2.47 |
| Arithmetic Mean Ratio | 108.4 | 94.1 | Arithmetic Mean Ratio | 102.4 | 89.6 |
| Weighted Mean Ratio | 108.2 | 95.3 | Weighted Mean Ratio | 95.7 | 81.8 |
| Geometric Mean Ratio | 107.5 | 93.6 | Geometric Mean Ratio | 99.4 | 87.2 |
| Harmonic Mean Ratio | 106.7 | 93.2 | Harmonic Mean Ratio | 96.3 | 84.5 |
| Standard Deviation | 13.4 | 9.7 | Standard Deviation | 24.5 | 20.4 |
| Coefficient of Variation | 12.3 | 10.3 | Coefficient of Variation | 24.0 | 22.8 |
| Price Related Differential (PRD) | 1.00 | 0.99 | Price Related Differential (PRD) | 1.07 | 1.10 |
| Bootstrap Price Related Differential | 1.00 | 1.00 | Bootstrap Price Related Differential | 1.07 | 1.09 |
| Lower PRD Confidence Interval | 0.98 | 0.92 | Lower PRD Confidence Interval | 1.03 | 1.02 |
| Upper PRD Confidence Interval | 1.03 | 1.05 | Upper PRD Confidence Interval | 1.11 | 1.20 |
| Average Sale Price | 44,210 | 76,500 | Average Sale Price | 59,673 | 56,389 |
| Average Market Value | 47,833 | 72,920 | Average Market Value | 57,112 | 46,107 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 055 - LOGAN | | | 056 - LYON | | |
|--|------------|-----------|--|------------|-----------|
| S-5 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 24 | 8 | Original Number of Sales | 181 | 17 |
| Number of Sales Trimmed | 2 | 0 | Number of Sales Trimmed | 12 | 0 |
| Number of Ratios: Outliers Removed | 22 | 8 | Number of Ratios: Outliers Removed | 169 | 17 |
| Minimum Ratio | 66.8 | 50.5 | Minimum Ratio | 31.8 | 55.0 |
| Maximum Ratio | 136.0 | 172.4 | Maximum Ratio | 492.5 | 142.9 |
| Minimum Sale Price | 7,500 | 15,000 | Minimum Sale Price | 3,000 | 7,000 |
| Maximum Sale Price | 130,000 | 331,000 | Maximum Sale Price | 300,000 | 300,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 95.6 | 64.5 | Median Ratio | 100.2 | 93.7 |
| Bootstrap Median Ratio | 95.5 | 64.5 | Bootstrap Median Ratio | 100.2 | 93.7 |
| Lower Median Confidence Interval | 88.2 | 53.5 | Lower Median Confidence Interval | 99.6 | 73.8 |
| Upper Median Confidence Interval | 99.4 | 111.5 | Upper Median Confidence Interval | 103.5 | 107.2 |
| Broadened Median Ratio (BMED) | 95.4 | 66.5 | Broadened Median Ratio (BMED) | 100.3 | 94.2 |
| Coefficient of Dispersion (COD) | 8.9 | 42.7 | Coefficient of Dispersion (COD) | 11.7 | 21.3 |
| Bootstrap Coefficient of Dispersion | 8.5 | 35.4 | Bootstrap Coefficient of Dispersion | 11.6 | 20.1 |
| Lower COD Confidence Interval | 6.3 | 24.2 | Lower COD Confidence Interval | 10.2 | 14.9 |
| Upper COD Confidence Interval | 13.0 | 82.4 | Upper COD Confidence Interval | 13.3 | 32.9 |
| Weighted Coefficient of Dispersion | 9.2 | 22.0 | Weighted Coefficient of Dispersion | 9.6 | 19.6 |
| Coefficient of Concentration @ 10% | 62.5 | 0.0 | Coefficient of Concentration @ 10% | 50.3 | 29.4 |
| Coefficient of Concentration @ 15% | 70.8 | 37.5 | Coefficient of Concentration @ 15% | 65.7 | 47.1 |
| Coefficient of Concentration @ 20% | 87.5 | 50.0 | Coefficient of Concentration @ 20% | 76.8 | 52.9 |
| Coefficient of Concentration @ 50% | 100.0 | 75.0 | Coefficient of Concentration @ 50% | 94.5 | 88.2 |
| Coefficient of Concentration @ 100% | 100.0 | 87.5 | Coefficient of Concentration @ 100% | 98.3 | 100.0 |
| Coefficient of Interquartile Deviation | 7.1 | 38.9 | Coefficient of Interquartile Deviation | 10.0 | 19.4 |
| Median Percent Deviation | 7.5 | 19.4 | Median Percent Deviation | 9.9 | 19.6 |
| Lower Quartile (25th Percentile) | 87.3 | 54.4 | Lower Quartile (25th Percentile) | 92.7 | 73.3 |
| Upper Quartile (75th Percentile) | 100.9 | 104.6 | Upper Quartile (75th Percentile) | 112.8 | 109.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | -0.38 | 1.41 | Relative Skewness | 0.49 | 0.37 |
| Relative Kurtosis | 3.03 | 3.74 | Relative Kurtosis | 3.24 | 2.46 |
| Arithmetic Mean Ratio | 94.0 | 82.2 | Arithmetic Mean Ratio | 102.5 | 94.6 |
| Weighted Mean Ratio | 93.7 | 60.7 | Weighted Mean Ratio | 100.3 | 93.5 |
| Geometric Mean Ratio | 93.3 | 75.2 | Geometric Mean Ratio | 101.3 | 91.4 |
| Harmonic Mean Ratio | 92.6 | 70.2 | Harmonic Mean Ratio | 100.2 | 88.2 |
| Standard Deviation | 11.1 | 41.7 | Standard Deviation | 15.5 | 25.5 |
| Coefficient of Variation | 11.8 | 50.7 | Coefficient of Variation | 15.1 | 26.9 |
| Price Related Differential (PRD) | 1.00 | 1.35 | Price Related Differential (PRD) | 1.02 | 1.01 |
| Bootstrap Price Related Differential | 1.00 | 1.31 | Bootstrap Price Related Differential | 1.02 | 1.01 |
| Lower PRD Confidence Interval | 0.99 | 1.13 | Lower PRD Confidence Interval | 1.01 | 0.97 |
| Upper PRD Confidence Interval | 1.02 | 1.88 | Upper PRD Confidence Interval | 1.03 | 1.08 |
| Average Sale Price | 63,309 | 113,000 | Average Sale Price | 96,471 | 105,488 |
| Average Market Value | 59,335 | 68,616 | Average Market Value | 96,797 | 98,608 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 057 - MARION | | | 058 - MARSHALL | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-4</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 121 | 9 | Original Number of Sales | 90 | 7 |
| Number of Sales Trimmed | 10 | 0 | Number of Sales Trimmed | 4 | 0 |
| Number of Ratios: Outliers Removed | 111 | 9 | Number of Ratios: Outliers Removed | 86 | 7 |
| Minimum Ratio | 56.9 | 61.2 | Minimum Ratio | 41.3 | 29.7 |
| Maximum Ratio | 456.0 | 269.2 | Maximum Ratio | 200.0 | 274.4 |
| Minimum Sale Price | 2,500 | 1,500 | Minimum Sale Price | 3,100 | 6,500 |
| Maximum Sale Price | 298,975 | 70,000 | Maximum Sale Price | 323,600 | 134,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 105.9 | 108.6 | Median Ratio | 96.2 | 87.3 |
| Bootstrap Median Ratio | 105.9 | 108.6 | Bootstrap Median Ratio | 96.2 | 87.3 |
| Lower Median Confidence Interval | 100.2 | 72.3 | Lower Median Confidence Interval | 89.0 | 54.2 |
| Upper Median Confidence Interval | 109.6 | 244.3 | Upper Median Confidence Interval | 99.7 | 145.7 |
| Broadened Median Ratio (BMED) | 105.9 | 113.8 | Broadened Median Ratio (BMED) | 96.3 | 89.3 |
| Coefficient of Dispersion (COD) | 13.1 | 48.7 | Coefficient of Dispersion (COD) | 15.6 | 58.2 |
| Bootstrap Coefficient of Dispersion | 12.9 | 42.8 | Bootstrap Coefficient of Dispersion | 15.5 | 50.4 |
| Lower COD Confidence Interval | 11.2 | 26.5 | Lower COD Confidence Interval | 13.0 | 27.7 |
| Upper COD Confidence Interval | 15.4 | 96.9 | Upper COD Confidence Interval | 18.7 | 263.0 |
| Weighted Coefficient of Dispersion | 12.5 | 58.3 | Weighted Coefficient of Dispersion | 14.9 | 35.4 |
| Coefficient of Concentration @ 10% | 50.4 | 22.2 | Coefficient of Concentration @ 10% | 36.7 | 28.6 |
| Coefficient of Concentration @ 15% | 62.0 | 22.2 | Coefficient of Concentration @ 15% | 56.7 | 42.9 |
| Coefficient of Concentration @ 20% | 70.2 | 22.2 | Coefficient of Concentration @ 20% | 67.8 | 42.9 |
| Coefficient of Concentration @ 50% | 93.4 | 77.8 | Coefficient of Concentration @ 50% | 95.6 | 57.1 |
| Coefficient of Concentration @ 100% | 95.9 | 77.8 | Coefficient of Concentration @ 100% | 98.9 | 85.7 |
| Coefficient of Interquartile Deviation | 10.5 | 54.2 | Coefficient of Interquartile Deviation | 13.4 | 52.4 |
| Median Percent Deviation | 9.9 | 31.2 | Median Percent Deviation | 12.8 | 37.9 |
| Lower Quartile (25th Percentile) | 95.2 | 73.5 | Lower Quartile (25th Percentile) | 81.4 | 54.2 |
| Upper Quartile (75th Percentile) | 117.4 | 191.2 | Upper Quartile (75th Percentile) | 107.1 | 145.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.10 | 0.95 | Relative Skewness | 0.10 | 1.26 |
| Relative Kurtosis | 2.95 | 2.44 | Relative Kurtosis | 3.01 | 3.53 |
| Arithmetic Mean Ratio | 104.2 | 133.5 | Arithmetic Mean Ratio | 94.3 | 110.3 |
| Weighted Mean Ratio | 100.5 | 146.4 | Weighted Mean Ratio | 89.1 | 82.2 |
| Geometric Mean Ratio | 102.7 | 117.7 | Geometric Mean Ratio | 92.3 | 89.3 |
| Harmonic Mean Ratio | 101.2 | 105.4 | Harmonic Mean Ratio | 90.2 | 72.6 |
| Standard Deviation | 17.5 | 74.9 | Standard Deviation | 19.2 | 81.0 |
| Coefficient of Variation | 16.8 | 56.1 | Coefficient of Variation | 20.4 | 73.4 |
| Price Related Differential (PRD) | 1.04 | 0.91 | Price Related Differential (PRD) | 1.06 | 1.34 |
| Bootstrap Price Related Differential | 1.04 | 0.92 | Bootstrap Price Related Differential | 1.06 | 1.23 |
| Lower PRD Confidence Interval | 1.02 | 0.75 | Lower PRD Confidence Interval | 1.02 | 0.97 |
| Upper PRD Confidence Interval | 1.06 | 1.07 | Upper PRD Confidence Interval | 1.12 | 2.23 |
| Average Sale Price | 82,709 | 23,871 | Average Sale Price | 76,987 | 39,000 |
| Average Market Value | 83,128 | 34,957 | Average Market Value | 68,605 | 32,054 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 059 - MCPHERSON | | | 060 - MEADE | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 189 | 13 | Original Number of Sales | 40 | 6 |
| Number of Sales Trimmed | 20 | 2 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 169 | 11 | Number of Ratios: Outliers Removed | 39 | 6 |
| Minimum Ratio | 60.7 | 37.7 | Minimum Ratio | 39.4 | 51.1 |
| Maximum Ratio | 322.4 | 416.2 | Maximum Ratio | 185.3 | 133.8 |
| Minimum Sale Price | 1,500 | 5,000 | Minimum Sale Price | 3,000 | 9,500 |
| Maximum Sale Price | 560,000 | 3,650,000 | Maximum Sale Price | 200,000 | 27,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.0 | 94.1 | Median Ratio | 85.1 | 79.9 |
| Bootstrap Median Ratio | 100.0 | 94.1 | Bootstrap Median Ratio | 85.1 | 79.9 |
| Lower Median Confidence Interval | 96.7 | 92.8 | Lower Median Confidence Interval | 75.5 | 59.2 |
| Upper Median Confidence Interval | 101.2 | 107.7 | Upper Median Confidence Interval | 93.7 | 110.8 |
| Broadened Median Ratio (BMED) | 99.9 | 95.7 | Broadened Median Ratio (BMED) | 85.1 | 79.1 |
| Coefficient of Dispersion (COD) | 9.4 | 13.1 | Coefficient of Dispersion (COD) | 21.5 | 22.6 |
| Bootstrap Coefficient of Dispersion | 9.4 | 12.4 | Bootstrap Coefficient of Dispersion | 21.2 | 20.4 |
| Lower COD Confidence Interval | 8.2 | 5.6 | Lower COD Confidence Interval | 16.3 | 8.8 |
| Upper COD Confidence Interval | 10.6 | 31.1 | Upper COD Confidence Interval | 28.5 | 49.1 |
| Weighted Coefficient of Dispersion | 8.4 | 46.9 | Weighted Coefficient of Dispersion | 16.3 | 21.5 |
| Coefficient of Concentration @ 10% | 56.6 | 53.8 | Coefficient of Concentration @ 10% | 30.0 | 50.0 |
| Coefficient of Concentration @ 15% | 72.5 | 61.5 | Coefficient of Concentration @ 15% | 45.0 | 50.0 |
| Coefficient of Concentration @ 20% | 78.3 | 61.5 | Coefficient of Concentration @ 20% | 55.0 | 66.7 |
| Coefficient of Concentration @ 50% | 93.7 | 76.9 | Coefficient of Concentration @ 50% | 85.0 | 83.3 |
| Coefficient of Concentration @ 100% | 96.3 | 92.3 | Coefficient of Concentration @ 100% | 97.5 | 100.0 |
| Coefficient of Interquartile Deviation | 8.4 | 11.3 | Coefficient of Interquartile Deviation | 17.6 | 22.6 |
| Median Percent Deviation | 8.5 | 8.7 | Median Percent Deviation | 16.1 | 12.9 |
| Lower Quartile (25th Percentile) | 90.9 | 92.5 | Lower Quartile (25th Percentile) | 66.5 | 63.2 |
| Upper Quartile (75th Percentile) | 107.7 | 113.8 | Upper Quartile (75th Percentile) | 96.5 | 99.3 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.09 | -1.36 | Relative Skewness | 0.18 | 0.92 |
| Relative Kurtosis | 3.50 | 4.66 | Relative Kurtosis | 2.76 | 3.02 |
| Arithmetic Mean Ratio | 97.3 | 90.7 | Arithmetic Mean Ratio | 83.2 | 83.3 |
| Weighted Mean Ratio | 95.8 | 52.8 | Weighted Mean Ratio | 79.2 | 75.5 |
| Geometric Mean Ratio | 96.6 | 87.5 | Geometric Mean Ratio | 79.8 | 79.8 |
| Harmonic Mean Ratio | 95.8 | 83.0 | Harmonic Mean Ratio | 76.2 | 76.6 |
| Standard Deviation | 12.0 | 21.4 | Standard Deviation | 23.4 | 27.9 |
| Coefficient of Variation | 12.3 | 23.6 | Coefficient of Variation | 28.2 | 33.5 |
| Price Related Differential (PRD) | 1.02 | 1.72 | Price Related Differential (PRD) | 1.05 | 1.10 |
| Bootstrap Price Related Differential | 1.02 | 1.70 | Bootstrap Price Related Differential | 1.05 | 1.08 |
| Lower PRD Confidence Interval | 1.01 | 0.96 | Lower PRD Confidence Interval | 1.00 | 1.03 |
| Upper PRD Confidence Interval | 1.03 | 2.01 | Upper PRD Confidence Interval | 1.12 | 1.24 |
| Average Sale Price | 121,594 | 442,091 | Average Sale Price | 65,663 | 17,750 |
| Average Market Value | 116,473 | 233,444 | Average Market Value | 51,989 | 13,410 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 061 - MIAMI | | | 062 - MITCHELL | | |
|--|------------|-----------|--|------------|-----------|
| | | | S-6 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 173 | 7 | Original Number of Sales | 88 | 8 |
| Number of Sales Trimmed | 17 | 0 | Number of Sales Trimmed | 4 | 0 |
| Number of Ratios: Outliers Removed | 156 | 7 | Number of Ratios: Outliers Removed | 84 | 8 |
| Minimum Ratio | 30.0 | 81.0 | Minimum Ratio | 42.7 | 65.8 |
| Maximum Ratio | 225.5 | 281.2 | Maximum Ratio | 245.7 | 308.3 |
| Minimum Sale Price | 17,000 | 19,950 | Minimum Sale Price | 6,000 | 1,000 |
| Maximum Sale Price | 425,000 | 960,000 | Maximum Sale Price | 320,000 | 100,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 102.9 | 124.1 | Median Ratio | 93.8 | 127.0 |
| Bootstrap Median Ratio | 102.9 | 124.1 | Bootstrap Median Ratio | 93.8 | 127.0 |
| Lower Median Confidence Interval | 101.4 | 112.7 | Lower Median Confidence Interval | 88.8 | 91.6 |
| Upper Median Confidence Interval | 104.9 | 206.8 | Upper Median Confidence Interval | 100.0 | 282.0 |
| Broadened Median Ratio (BMED) | 103.0 | 121.6 | Broadened Median Ratio (BMED) | 94.3 | 126.1 |
| Coefficient of Dispersion (COD) | 8.0 | 35.5 | Coefficient of Dispersion (COD) | 16.9 | 50.2 |
| Bootstrap Coefficient of Dispersion | 8.0 | 30.9 | Bootstrap Coefficient of Dispersion | 16.7 | 43.5 |
| Lower COD Confidence Interval | 6.9 | 16.1 | Lower COD Confidence Interval | 14.1 | 26.3 |
| Upper COD Confidence Interval | 9.1 | 71.7 | Upper COD Confidence Interval | 20.4 | 87.6 |
| Weighted Coefficient of Dispersion | 7.6 | 25.7 | Weighted Coefficient of Dispersion | 13.9 | 29.8 |
| Coefficient of Concentration @ 10% | 58.4 | 57.1 | Coefficient of Concentration @ 10% | 37.5 | 0.0 |
| Coefficient of Concentration @ 15% | 76.9 | 57.1 | Coefficient of Concentration @ 15% | 51.1 | 25.0 |
| Coefficient of Concentration @ 20% | 82.1 | 57.1 | Coefficient of Concentration @ 20% | 63.6 | 37.5 |
| Coefficient of Concentration @ 50% | 94.2 | 71.4 | Coefficient of Concentration @ 50% | 94.3 | 75.0 |
| Coefficient of Concentration @ 100% | 99.4 | 85.7 | Coefficient of Concentration @ 100% | 96.6 | 75.0 |
| Coefficient of Interquartile Deviation | 7.9 | 37.9 | Coefficient of Interquartile Deviation | 14.7 | 61.3 |
| Median Percent Deviation | 6.6 | 9.1 | Median Percent Deviation | 14.3 | 25.1 |
| Lower Quartile (25th Percentile) | 98.2 | 112.7 | Lower Quartile (25th Percentile) | 80.7 | 93.4 |
| Upper Quartile (75th Percentile) | 114.4 | 206.8 | Upper Quartile (75th Percentile) | 108.4 | 249.1 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectW | Normality Test | AcceptK | RejectK |
| Relative Skewness | 0.47 | 1.08 | Relative Skewness | -0.01 | 0.88 |
| Relative Kurtosis | 3.42 | 2.79 | Relative Kurtosis | 3.00 | 2.20 |
| Arithmetic Mean Ratio | 103.7 | 149.5 | Arithmetic Mean Ratio | 92.5 | 156.3 |
| Weighted Mean Ratio | 102.8 | 100.1 | Weighted Mean Ratio | 89.7 | 129.9 |
| Geometric Mean Ratio | 103.1 | 138.0 | Geometric Mean Ratio | 90.2 | 137.0 |
| Harmonic Mean Ratio | 102.6 | 128.8 | Harmonic Mean Ratio | 87.8 | 121.9 |
| Standard Deviation | 11.0 | 69.7 | Standard Deviation | 20.0 | 90.0 |
| Coefficient of Variation | 10.6 | 46.6 | Coefficient of Variation | 21.6 | 57.6 |
| Price Related Differential (PRD) | 1.01 | 1.49 | Price Related Differential (PRD) | 1.03 | 1.20 |
| Bootstrap Price Related Differential | 1.01 | 1.37 | Bootstrap Price Related Differential | 1.03 | 1.17 |
| Lower PRD Confidence Interval | 1.00 | 1.20 | Lower PRD Confidence Interval | 1.00 | 0.98 |
| Upper PRD Confidence Interval | 1.02 | 2.23 | Upper PRD Confidence Interval | 1.06 | 1.75 |
| Average Sale Price | 164,606 | 229,564 | Average Sale Price | 66,980 | 44,422 |
| Average Market Value | 169,195 | 229,787 | Average Market Value | 60,101 | 57,699 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 063 - MONTGOMERY | | | 064 - MORRIS | | |
|--|------------|-----------|--|------------|-----------|
| | | | S-5 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 166 | 19 | Original Number of Sales | 48 | 7 |
| Number of Sales Trimmed | 17 | 1 | Number of Sales Trimmed | 3 | 0 |
| Number of Ratios: Outliers Removed | 149 | 18 | Number of Ratios: Outliers Removed | 45 | 7 |
| Minimum Ratio | 17.2 | 34.2 | Minimum Ratio | 48.4 | 42.1 |
| Maximum Ratio | 625.0 | 194.7 | Maximum Ratio | 303.6 | 201.7 |
| Minimum Sale Price | 1,500 | 15,000 | Minimum Sale Price | 3,500 | 18,250 |
| Maximum Sale Price | 200,000 | 217,000 | Maximum Sale Price | 210,000 | 350,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 106.8 | 97.7 | Median Ratio | 110.9 | 90.9 |
| Bootstrap Median Ratio | 106.8 | 97.7 | Bootstrap Median Ratio | 110.9 | 90.9 |
| Lower Median Confidence Interval | 103.2 | 76.9 | Lower Median Confidence Interval | 98.7 | 74.6 |
| Upper Median Confidence Interval | 111.8 | 102.7 | Upper Median Confidence Interval | 122.0 | 139.5 |
| Broadened Median Ratio (BMED) | 106.6 | 96.8 | Broadened Median Ratio (BMED) | 111.0 | 105.7 |
| Coefficient of Dispersion (COD) | 20.5 | 17.4 | Coefficient of Dispersion (COD) | 20.0 | 43.5 |
| Bootstrap Coefficient of Dispersion | 20.4 | 17.1 | Bootstrap Coefficient of Dispersion | 19.9 | 32.8 |
| Lower COD Confidence Interval | 17.6 | 10.8 | Lower COD Confidence Interval | 15.7 | 28.2 |
| Upper COD Confidence Interval | 23.6 | 29.3 | Upper COD Confidence Interval | 25.5 | 141.5 |
| Weighted Coefficient of Dispersion | 17.2 | 14.3 | Weighted Coefficient of Dispersion | 17.1 | 25.9 |
| Coefficient of Concentration @ 10% | 34.3 | 47.4 | Coefficient of Concentration @ 10% | 27.1 | 28.6 |
| Coefficient of Concentration @ 15% | 47.0 | 47.4 | Coefficient of Concentration @ 15% | 45.8 | 28.6 |
| Coefficient of Concentration @ 20% | 54.8 | 47.4 | Coefficient of Concentration @ 20% | 52.1 | 42.9 |
| Coefficient of Concentration @ 50% | 83.1 | 89.5 | Coefficient of Concentration @ 50% | 89.6 | 42.9 |
| Coefficient of Concentration @ 100% | 91.0 | 100.0 | Coefficient of Concentration @ 100% | 95.8 | 85.7 |
| Coefficient of Interquartile Deviation | 19.8 | 15.4 | Coefficient of Interquartile Deviation | 18.7 | 35.7 |
| Median Percent Deviation | 17.7 | 20.0 | Median Percent Deviation | 17.7 | 53.2 |
| Lower Quartile (25th Percentile) | 93.4 | 75.2 | Lower Quartile (25th Percentile) | 96.3 | 74.6 |
| Upper Quartile (75th Percentile) | 135.7 | 105.3 | Upper Quartile (75th Percentile) | 137.9 | 139.5 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.77 | -0.53 | Relative Skewness | 0.13 | 0.49 |
| Relative Kurtosis | 3.50 | 3.42 | Relative Kurtosis | 3.14 | 2.32 |
| Arithmetic Mean Ratio | 109.1 | 91.2 | Arithmetic Mean Ratio | 109.8 | 110.7 |
| Weighted Mean Ratio | 102.4 | 95.6 | Weighted Mean Ratio | 103.9 | 89.5 |
| Geometric Mean Ratio | 105.5 | 87.7 | Geometric Mean Ratio | 106.0 | 99.6 |
| Harmonic Mean Ratio | 101.9 | 83.2 | Harmonic Mean Ratio | 101.9 | 88.7 |
| Standard Deviation | 29.2 | 23.3 | Standard Deviation | 28.2 | 53.0 |
| Coefficient of Variation | 26.7 | 25.5 | Coefficient of Variation | 25.7 | 47.9 |
| Price Related Differential (PRD) | 1.07 | 0.95 | Price Related Differential (PRD) | 1.06 | 1.24 |
| Bootstrap Price Related Differential | 1.07 | 0.96 | Bootstrap Price Related Differential | 1.06 | 1.21 |
| Lower PRD Confidence Interval | 1.03 | 0.88 | Lower PRD Confidence Interval | 1.00 | 1.05 |
| Upper PRD Confidence Interval | 1.10 | 1.02 | Upper PRD Confidence Interval | 1.13 | 1.61 |
| Average Sale Price | 62,879 | 82,083 | Average Sale Price | 68,276 | 100,679 |
| Average Market Value | 64,405 | 78,508 | Average Market Value | 70,933 | 90,089 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 065 - MORTON | | | 066 - NEMAHA | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-10</i> | | | <i>S-8</i> | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 21 | 10 | Original Number of Sales | 74 | 13 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 6 | 0 |
| Number of Ratios: Outliers Removed | 21 | 10 | Number of Ratios: Outliers Removed | 68 | 13 |
| Minimum Ratio | 64.4 | 44.2 | Minimum Ratio | 49.6 | 40.2 |
| Maximum Ratio | 131.1 | 146.9 | Maximum Ratio | 480.0 | 113.1 |
| Minimum Sale Price | 15,000 | 25,000 | Minimum Sale Price | 2,500 | 4,300 |
| Maximum Sale Price | 200,000 | 185,000 | Maximum Sale Price | 230,000 | 800,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 87.0 | 78.3 | Median Ratio | 97.3 | 77.1 |
| Bootstrap Median Ratio | 87.0 | 78.3 | Bootstrap Median Ratio | 97.3 | 77.1 |
| Lower Median Confidence Interval | 77.5 | 68.1 | Lower Median Confidence Interval | 91.3 | 61.6 |
| Upper Median Confidence Interval | 96.5 | 106.5 | Upper Median Confidence Interval | 101.1 | 98.4 |
| Broadened Median Ratio (BMED) | 87.1 | 80.0 | Broadened Median Ratio (BMED) | 97.5 | 77.7 |
| Coefficient of Dispersion (COD) | 17.1 | 26.5 | Coefficient of Dispersion (COD) | 16.1 | 21.9 |
| Bootstrap Coefficient of Dispersion | 16.5 | 23.6 | Bootstrap Coefficient of Dispersion | 16.0 | 20.5 |
| Lower COD Confidence Interval | 12.6 | 16.8 | Lower COD Confidence Interval | 13.2 | 14.8 |
| Upper COD Confidence Interval | 23.7 | 49.7 | Upper COD Confidence Interval | 19.3 | 35.7 |
| Weighted Coefficient of Dispersion | 14.2 | 27.1 | Weighted Coefficient of Dispersion | 13.1 | 29.5 |
| Coefficient of Concentration @ 10% | 28.6 | 40.0 | Coefficient of Concentration @ 10% | 36.5 | 38.5 |
| Coefficient of Concentration @ 15% | 47.6 | 40.0 | Coefficient of Concentration @ 15% | 50.0 | 38.5 |
| Coefficient of Concentration @ 20% | 61.9 | 50.0 | Coefficient of Concentration @ 20% | 59.5 | 38.5 |
| Coefficient of Concentration @ 50% | 95.2 | 90.0 | Coefficient of Concentration @ 50% | 91.9 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 94.6 | 100.0 |
| Coefficient of Interquartile Deviation | 18.3 | 24.0 | Coefficient of Interquartile Deviation | 16.8 | 25.1 |
| Median Percent Deviation | 17.4 | 19.4 | Median Percent Deviation | 15.2 | 24.0 |
| Lower Quartile (25th Percentile) | 71.6 | 71.3 | Lower Quartile (25th Percentile) | 83.4 | 60.1 |
| Upper Quartile (75th Percentile) | 103.5 | 108.8 | Upper Quartile (75th Percentile) | 116.1 | 98.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | AcceptK | AcceptK |
| Relative Skewness | 0.52 | 0.64 | Relative Skewness | 0.00 | 0.02 |
| Relative Kurtosis | 2.37 | 2.90 | Relative Kurtosis | 2.65 | 2.13 |
| Arithmetic Mean Ratio | 89.3 | 87.1 | Arithmetic Mean Ratio | 96.0 | 78.9 |
| Weighted Mean Ratio | 86.4 | 72.7 | Weighted Mean Ratio | 94.4 | 59.0 |
| Geometric Mean Ratio | 87.5 | 82.8 | Geometric Mean Ratio | 93.9 | 76.0 |
| Harmonic Mean Ratio | 85.8 | 78.6 | Harmonic Mean Ratio | 91.7 | 72.8 |
| Standard Deviation | 18.8 | 29.4 | Standard Deviation | 19.5 | 21.8 |
| Coefficient of Variation | 21.1 | 33.8 | Coefficient of Variation | 20.4 | 27.6 |
| Price Related Differential (PRD) | 1.03 | 1.20 | Price Related Differential (PRD) | 1.02 | 1.34 |
| Bootstrap Price Related Differential | 1.03 | 1.17 | Bootstrap Price Related Differential | 1.02 | 1.30 |
| Lower PRD Confidence Interval | 1.00 | 1.04 | Lower PRD Confidence Interval | 0.99 | 1.02 |
| Upper PRD Confidence Interval | 1.08 | 1.45 | Upper PRD Confidence Interval | 1.05 | 1.76 |
| Average Sale Price | 67,655 | 56,550 | Average Sale Price | 72,946 | 125,335 |
| Average Market Value | 58,478 | 41,116 | Average Market Value | 68,829 | 73,903 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 067 - NEOSHO | | | 068 - NESS | | |
|---|------------|-----------|---|------------|-----------|
| | | | S-8 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 128 | 10 | Original Number of Sales | 32 | 6 |
| Number of Sales Trimmed | 8 | 1 | Number of Sales Trimmed | 2 | 0 |
| Number of Ratios: Outliers Removed | 120 | 9 | Number of Ratios: Outliers Removed | 30 | 6 |
| Minimum Ratio | 50.0 | 52.8 | Minimum Ratio | 48.1 | 25.7 |
| Maximum Ratio | 680.0 | 259.9 | Maximum Ratio | 207.5 | 191.8 |
| Minimum Sale Price | 3,000 | 25,000 | Minimum Sale Price | 500 | 10,000 |
| Maximum Sale Price | 249,000 | 250,000 | Maximum Sale Price | 100,500 | 79,500 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.3 | 98.8 | Median Ratio | 80.6 | 99.4 |
| Bootstrap Median Ratio | 100.3 | 98.8 | Bootstrap Median Ratio | 80.6 | 99.4 |
| Lower Median Confidence Interval | 97.1 | 65.8 | Lower Median Confidence Interval | 76.0 | 58.6 |
| Upper Median Confidence Interval | 108.4 | 128.0 | Upper Median Confidence Interval | 98.0 | 170.9 |
| Broadened Median Ratio (BMED) | 100.5 | 98.2 | Broadened Median Ratio (BMED) | 80.8 | 106.5 |
| Coefficient of Dispersion (COD) | 20.9 | 24.5 | Coefficient of Dispersion (COD) | 27.3 | 38.4 |
| Bootstrap Coefficient of Dispersion | 20.9 | 23.6 | Bootstrap Coefficient of Dispersion | 26.4 | 31.8 |
| Lower COD Confidence Interval | 18.0 | 12.9 | Lower COD Confidence Interval | 20.5 | 19.8 |
| Upper COD Confidence Interval | 24.0 | 46.1 | Upper COD Confidence Interval | 37.6 | 157.2 |
| Weighted Coefficient of Dispersion | 16.5 | 22.6 | Weighted Coefficient of Dispersion | 22.6 | 42.2 |
| Coefficient of Concentration @ 10% | 33.6 | 30.0 | Coefficient of Concentration @ 10% | 31.3 | 50.0 |
| Coefficient of Concentration @ 15% | 46.1 | 40.0 | Coefficient of Concentration @ 15% | 37.5 | 50.0 |
| Coefficient of Concentration @ 20% | 57.0 | 40.0 | Coefficient of Concentration @ 20% | 40.6 | 50.0 |
| Coefficient of Concentration @ 50% | 86.7 | 80.0 | Coefficient of Concentration @ 50% | 81.3 | 50.0 |
| Coefficient of Concentration @ 100% | 93.8 | 90.0 | Coefficient of Concentration @ 100% | 90.6 | 100.0 |
| Coefficient of Interquartile Deviation | 21.5 | 33.6 | Coefficient of Interquartile Deviation | 29.5 | 43.0 |
| Median Percent Deviation | 17.7 | 29.3 | Median Percent Deviation | 27.8 | 29.4 |
| Lower Quartile (25th Percentile) | 87.9 | 63.6 | Lower Quartile (25th Percentile) | 65.8 | 75.0 |
| Upper Quartile (75th Percentile) | 131.1 | 130.0 | Upper Quartile (75th Percentile) | 113.4 | 160.5 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.51 | 0.29 | Relative Skewness | 0.81 | 0.03 |
| Relative Kurtosis | 2.77 | 2.18 | Relative Kurtosis | 3.19 | 2.31 |
| Arithmetic Mean Ratio | 104.5 | 93.4 | Arithmetic Mean Ratio | 86.3 | 109.6 |
| Weighted Mean Ratio | 95.4 | 101.2 | Weighted Mean Ratio | 79.3 | 86.6 |
| Geometric Mean Ratio | 101.1 | 88.5 | Geometric Mean Ratio | 81.9 | 93.5 |
| Harmonic Mean Ratio | 97.7 | 83.7 | Harmonic Mean Ratio | 77.9 | 73.2 |
| Standard Deviation | 27.0 | 31.7 | Standard Deviation | 29.0 | 56.5 |
| Coefficient of Variation | 25.8 | 34.0 | Coefficient of Variation | 33.6 | 51.6 |
| Price Related Differential (PRD) | 1.09 | 0.92 | Price Related Differential (PRD) | 1.09 | 1.27 |
| Bootstrap Price Related Differential | 1.09 | 0.93 | Bootstrap Price Related Differential | 1.08 | 1.25 |
| Lower PRD Confidence Interval | 1.06 | 0.82 | Lower PRD Confidence Interval | 1.02 | 1.03 |
| Upper PRD Confidence Interval | 1.13 | 1.01 | Upper PRD Confidence Interval | 1.21 | 1.90 |
| Average Sale Price | 70,581 | 125,056 | Average Sale Price | 27,642 | 38,250 |
| Average Market Value | 67,352 | 126,602 | Average Market Value | 21,932 | 33,133 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 069 - NORTON | | | 070 - OSAGE | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-4</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 57 | 6 | Original Number of Sales | 87 | 11 |
| Number of Sales Trimmed | 3 | 0 | Number of Sales Trimmed | 11 | 1 |
| Number of Ratios: Outliers Removed | 54 | 6 | Number of Ratios: Outliers Removed | 76 | 10 |
| Minimum Ratio | 27.8 | 46.6 | Minimum Ratio | 39.4 | 64.2 |
| Maximum Ratio | 175.4 | 100.0 | Maximum Ratio | 363.3 | 591.6 |
| Minimum Sale Price | 3,000 | 20,000 | Minimum Sale Price | 2,000 | 5,000 |
| Maximum Sale Price | 250,000 | 282,000 | Maximum Sale Price | 275,000 | 837,500 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 92.5 | 65.9 | Median Ratio | 105.0 | 101.5 |
| Bootstrap Median Ratio | 92.5 | 65.9 | Bootstrap Median Ratio | 105.0 | 101.5 |
| Lower Median Confidence Interval | 89.4 | 52.5 | Lower Median Confidence Interval | 102.7 | 80.9 |
| Upper Median Confidence Interval | 100.0 | 92.9 | Upper Median Confidence Interval | 107.4 | 138.0 |
| Broadened Median Ratio (BMED) | 92.8 | 67.9 | Broadened Median Ratio (BMED) | 105.0 | 103.4 |
| Coefficient of Dispersion (COD) | 14.3 | 21.2 | Coefficient of Dispersion (COD) | 10.7 | 23.6 |
| Bootstrap Coefficient of Dispersion | 14.1 | 18.3 | Bootstrap Coefficient of Dispersion | 10.6 | 22.2 |
| Lower COD Confidence Interval | 11.6 | 12.1 | Lower COD Confidence Interval | 8.7 | 14.0 |
| Upper COD Confidence Interval | 17.8 | 37.6 | Upper COD Confidence Interval | 13.0 | 42.2 |
| Weighted Coefficient of Dispersion | 13.4 | 21.0 | Weighted Coefficient of Dispersion | 9.5 | 20.1 |
| Coefficient of Concentration @ 10% | 43.9 | 33.3 | Coefficient of Concentration @ 10% | 54.0 | 27.3 |
| Coefficient of Concentration @ 15% | 59.6 | 50.0 | Coefficient of Concentration @ 15% | 63.2 | 36.4 |
| Coefficient of Concentration @ 20% | 68.4 | 50.0 | Coefficient of Concentration @ 20% | 71.3 | 36.4 |
| Coefficient of Concentration @ 50% | 94.7 | 83.3 | Coefficient of Concentration @ 50% | 90.8 | 81.8 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 97.7 | 90.9 |
| Coefficient of Interquartile Deviation | 11.8 | 25.8 | Coefficient of Interquartile Deviation | 9.5 | 28.1 |
| Median Percent Deviation | 12.1 | 20.3 | Median Percent Deviation | 8.9 | 21.0 |
| Lower Quartile (25th Percentile) | 82.3 | 55.4 | Lower Quartile (25th Percentile) | 96.1 | 80.9 |
| Upper Quartile (75th Percentile) | 104.1 | 89.4 | Upper Quartile (75th Percentile) | 116.0 | 138.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.14 | 0.42 | Relative Skewness | 0.17 | 0.95 |
| Relative Kurtosis | 2.86 | 2.00 | Relative Kurtosis | 3.30 | 3.23 |
| Arithmetic Mean Ratio | 93.7 | 70.4 | Arithmetic Mean Ratio | 104.8 | 106.5 |
| Weighted Mean Ratio | 89.7 | 59.5 | Weighted Mean Ratio | 104.5 | 86.6 |
| Geometric Mean Ratio | 92.1 | 68.3 | Geometric Mean Ratio | 103.7 | 102.2 |
| Harmonic Mean Ratio | 90.5 | 66.2 | Harmonic Mean Ratio | 102.6 | 98.3 |
| Standard Deviation | 17.2 | 19.3 | Standard Deviation | 15.0 | 33.9 |
| Coefficient of Variation | 18.3 | 27.5 | Coefficient of Variation | 14.4 | 31.8 |
| Price Related Differential (PRD) | 1.05 | 1.18 | Price Related Differential (PRD) | 1.00 | 1.23 |
| Bootstrap Price Related Differential | 1.04 | 1.13 | Bootstrap Price Related Differential | 1.00 | 1.16 |
| Lower PRD Confidence Interval | 1.01 | 1.05 | Lower PRD Confidence Interval | 0.99 | 1.08 |
| Upper PRD Confidence Interval | 1.09 | 1.46 | Upper PRD Confidence Interval | 1.02 | 1.56 |
| Average Sale Price | 55,569 | 100,667 | Average Sale Price | 90,779 | 121,350 |
| Average Market Value | 49,819 | 59,857 | Average Market Value | 94,844 | 105,093 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 071 - OSBORNE | | | 072 - OTTAWA | | |
|--|---------|---------|--|---------|---------|
| S-3 | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 38 | 6 | Original Number of Sales | 54 | 8 |
| Number of Sales Trimmed | 7 | 0 | Number of Sales Trimmed | 7 | 1 |
| Number of Ratios: Outliers Removed | 31 | 6 | Number of Ratios: Outliers Removed | 47 | 7 |
| Minimum Ratio | 27.5 | 60.8 | Minimum Ratio | 72.9 | 51.0 |
| Maximum Ratio | 152.0 | 134.0 | Maximum Ratio | 223.9 | 163.7 |
| Minimum Sale Price | 2,000 | 3,000 | Minimum Sale Price | 1,500 | 4,000 |
| Maximum Sale Price | 110,000 | 52,000 | Maximum Sale Price | 277,000 | 25,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 87.6 | 80.5 | Median Ratio | 99.6 | 102.7 |
| Bootstrap Median Ratio | 87.5 | 80.5 | Bootstrap Median Ratio | 99.6 | 102.7 |
| Lower Median Confidence Interval | 80.4 | 68.7 | Lower Median Confidence Interval | 97.0 | 86.2 |
| Upper Median Confidence Interval | 91.7 | 130.3 | Upper Median Confidence Interval | 101.9 | 117.8 |
| Broadened Median Ratio (BMED) | 87.0 | 87.5 | Broadened Median Ratio (BMED) | 99.7 | 100.8 |
| Coefficient of Dispersion (COD) | 12.5 | 25.7 | Coefficient of Dispersion (COD) | 8.0 | 14.6 |
| Bootstrap Coefficient of Dispersion | 12.3 | 22.5 | Bootstrap Coefficient of Dispersion | 7.9 | 12.9 |
| Lower COD Confidence Interval | 9.1 | 13.9 | Lower COD Confidence Interval | 6.0 | 6.7 |
| Upper COD Confidence Interval | 17.0 | 39.4 | Upper COD Confidence Interval | 10.4 | 47.8 |
| Weighted Coefficient of Dispersion | 11.9 | 10.6 | Weighted Coefficient of Dispersion | 7.8 | 14.6 |
| Coefficient of Concentration @ 10% | 39.5 | 50.0 | Coefficient of Concentration @ 10% | 61.1 | 37.5 |
| Coefficient of Concentration @ 15% | 55.3 | 50.0 | Coefficient of Concentration @ 15% | 64.8 | 62.5 |
| Coefficient of Concentration @ 20% | 65.8 | 50.0 | Coefficient of Concentration @ 20% | 77.8 | 75.0 |
| Coefficient of Concentration @ 50% | 81.6 | 66.7 | Coefficient of Concentration @ 50% | 96.3 | 75.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 96.3 | 100.0 |
| Coefficient of Interquartile Deviation | 13.1 | 34.7 | Coefficient of Interquartile Deviation | 6.6 | 13.6 |
| Median Percent Deviation | 11.7 | 14.6 | Median Percent Deviation | 5.5 | 14.2 |
| Lower Quartile (25th Percentile) | 77.5 | 72.6 | Lower Quartile (25th Percentile) | 94.8 | 86.8 |
| Upper Quartile (75th Percentile) | 100.4 | 128.5 | Upper Quartile (75th Percentile) | 108.1 | 114.6 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectA | Normality Test | RejectW | AcceptW |
| Relative Skewness | 0.55 | 0.52 | Relative Skewness | 0.06 | -1.06 |
| Relative Kurtosis | 3.79 | 1.61 | Relative Kurtosis | 3.06 | 3.27 |
| Arithmetic Mean Ratio | 88.5 | 93.2 | Arithmetic Mean Ratio | 99.4 | 93.4 |
| Weighted Mean Ratio | 85.3 | 77.7 | Weighted Mean Ratio | 99.4 | 89.1 |
| Geometric Mean Ratio | 87.3 | 89.4 | Geometric Mean Ratio | 98.8 | 90.8 |
| Harmonic Mean Ratio | 86.1 | 86.1 | Harmonic Mean Ratio | 98.2 | 87.5 |
| Standard Deviation | 14.9 | 29.8 | Standard Deviation | 11.0 | 21.6 |
| Coefficient of Variation | 16.8 | 32.0 | Coefficient of Variation | 11.1 | 23.1 |
| Price Related Differential (PRD) | 1.04 | 1.20 | Price Related Differential (PRD) | 1.00 | 1.05 |
| Bootstrap Price Related Differential | 1.04 | 1.20 | Bootstrap Price Related Differential | 1.00 | 1.04 |
| Lower PRD Confidence Interval | 1.00 | 1.00 | Lower PRD Confidence Interval | 0.98 | 1.00 |
| Upper PRD Confidence Interval | 1.10 | 1.37 | Upper PRD Confidence Interval | 1.02 | 1.13 |
| Average Sale Price | 40,910 | 24,000 | Average Sale Price | 71,727 | 10,500 |
| Average Market Value | 34,907 | 18,657 | Average Market Value | 71,269 | 9,356 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 073 - PAWNEE | | | 074 - PHILLIPS | | |
|--|---------|-----------|--|---------|---------|
| | | | S-3 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 57 | 10 | Original Number of Sales | 41 | 8 |
| Number of Sales Trimmed | 5 | 0 | Number of Sales Trimmed | 0 | 0 |
| Number of Ratios: Outliers Removed | 52 | 10 | Number of Ratios: Outliers Removed | 41 | 8 |
| Minimum Ratio | 44.4 | 31.1 | Minimum Ratio | 37.3 | 49.1 |
| Maximum Ratio | 205.5 | 106.7 | Maximum Ratio | 141.4 | 122.0 |
| Minimum Sale Price | 5,000 | 12,500 | Minimum Sale Price | 3,000 | 2,000 |
| Maximum Sale Price | 170,000 | 1,275,000 | Maximum Sale Price | 173,000 | 68,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 93.7 | 95.1 | Median Ratio | 87.2 | 91.3 |
| Bootstrap Median Ratio | 93.7 | 95.1 | Bootstrap Median Ratio | 87.2 | 91.3 |
| Lower Median Confidence Interval | 90.7 | 54.2 | Lower Median Confidence Interval | 78.7 | 59.5 |
| Upper Median Confidence Interval | 103.5 | 101.5 | Upper Median Confidence Interval | 92.4 | 102.5 |
| Broadened Median Ratio (BMED) | 94.0 | 92.4 | Broadened Median Ratio (BMED) | 87.6 | 88.1 |
| Coefficient of Dispersion (COD) | 12.5 | 22.3 | Coefficient of Dispersion (COD) | 19.7 | 21.3 |
| Bootstrap Coefficient of Dispersion | 12.2 | 21.8 | Bootstrap Coefficient of Dispersion | 19.4 | 19.9 |
| Lower COD Confidence Interval | 10.2 | 8.9 | Lower COD Confidence Interval | 15.1 | 10.6 |
| Upper COD Confidence Interval | 15.6 | 61.3 | Upper COD Confidence Interval | 26.0 | 37.6 |
| Weighted Coefficient of Dispersion | 10.7 | 54.4 | Weighted Coefficient of Dispersion | 16.7 | 17.3 |
| Coefficient of Concentration @ 10% | 43.9 | 50.0 | Coefficient of Concentration @ 10% | 36.6 | 37.5 |
| Coefficient of Concentration @ 15% | 64.9 | 60.0 | Coefficient of Concentration @ 15% | 46.3 | 50.0 |
| Coefficient of Concentration @ 20% | 71.9 | 70.0 | Coefficient of Concentration @ 20% | 63.4 | 50.0 |
| Coefficient of Concentration @ 50% | 91.2 | 80.0 | Coefficient of Concentration @ 50% | 92.7 | 100.0 |
| Coefficient of Concentration @ 100% | 96.5 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 11.2 | 26.0 | Coefficient of Interquartile Deviation | 16.5 | 21.9 |
| Median Percent Deviation | 10.8 | 10.2 | Median Percent Deviation | 15.7 | 19.7 |
| Lower Quartile (25th Percentile) | 85.9 | 52.5 | Lower Quartile (25th Percentile) | 73.6 | 61.2 |
| Upper Quartile (75th Percentile) | 106.9 | 101.9 | Upper Quartile (75th Percentile) | 102.4 | 101.2 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptK |
| Relative Skewness | 0.47 | -0.85 | Relative Skewness | 0.24 | -0.10 |
| Relative Kurtosis | 2.98 | 2.12 | Relative Kurtosis | 3.06 | 1.88 |
| Arithmetic Mean Ratio | 95.7 | 79.8 | Arithmetic Mean Ratio | 87.9 | 84.9 |
| Weighted Mean Ratio | 93.4 | 45.0 | Weighted Mean Ratio | 81.6 | 79.7 |
| Geometric Mean Ratio | 94.6 | 73.2 | Geometric Mean Ratio | 84.9 | 81.6 |
| Harmonic Mean Ratio | 93.5 | 65.1 | Harmonic Mean Ratio | 81.7 | 78.1 |
| Standard Deviation | 14.8 | 29.1 | Standard Deviation | 22.7 | 24.6 |
| Coefficient of Variation | 15.5 | 36.4 | Coefficient of Variation | 25.8 | 28.9 |
| Price Related Differential (PRD) | 1.03 | 1.77 | Price Related Differential (PRD) | 1.08 | 1.07 |
| Bootstrap Price Related Differential | 1.03 | 1.72 | Bootstrap Price Related Differential | 1.07 | 1.06 |
| Lower PRD Confidence Interval | 1.00 | 0.99 | Lower PRD Confidence Interval | 1.03 | 0.96 |
| Upper PRD Confidence Interval | 1.06 | 2.27 | Upper PRD Confidence Interval | 1.15 | 1.25 |
| Average Sale Price | 67,344 | 177,920 | Average Sale Price | 58,445 | 26,250 |
| Average Market Value | 62,873 | 79,980 | Average Market Value | 47,720 | 20,928 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 075 - POTTAWATOMIE | | | 076 - PRATT | | |
|--|---------|---------|--|---------|---------|
| | | | S-6 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 206 | 11 | Original Number of Sales | 100 | 11 |
| Number of Sales Trimmed | 22 | 1 | Number of Sales Trimmed | 10 | 0 |
| Number of Ratios: Outliers Removed | 184 | 10 | Number of Ratios: Outliers Removed | 90 | 11 |
| Minimum Ratio | 42.7 | 71.4 | Minimum Ratio | 62.5 | 64.4 |
| Maximum Ratio | 159.5 | 177.2 | Maximum Ratio | 173.3 | 131.4 |
| Minimum Sale Price | 5,000 | 42,500 | Minimum Sale Price | 5,000 | 10,500 |
| Maximum Sale Price | 450,000 | 255,000 | Maximum Sale Price | 600,000 | 300,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 97.7 | 101.5 | Median Ratio | 95.8 | 100.0 |
| Bootstrap Median Ratio | 97.7 | 101.5 | Bootstrap Median Ratio | 95.8 | 100.0 |
| Lower Median Confidence Interval | 97.0 | 88.8 | Lower Median Confidence Interval | 93.5 | 90.3 |
| Upper Median Confidence Interval | 99.2 | 116.2 | Upper Median Confidence Interval | 97.9 | 116.8 |
| Broadened Median Ratio (BMED) | 97.7 | 99.6 | Broadened Median Ratio (BMED) | 95.6 | 99.7 |
| Coefficient of Dispersion (COD) | 6.8 | 11.4 | Coefficient of Dispersion (COD) | 9.6 | 14.7 |
| Bootstrap Coefficient of Dispersion | 6.8 | 10.2 | Bootstrap Coefficient of Dispersion | 9.5 | 13.4 |
| Lower COD Confidence Interval | 5.9 | 7.7 | Lower COD Confidence Interval | 8.0 | 9.8 |
| Upper COD Confidence Interval | 7.7 | 19.2 | Upper COD Confidence Interval | 11.3 | 24.9 |
| Weighted Coefficient of Dispersion | 6.5 | 9.2 | Weighted Coefficient of Dispersion | 9.7 | 19.8 |
| Coefficient of Concentration @ 10% | 65.0 | 45.5 | Coefficient of Concentration @ 10% | 56.0 | 54.5 |
| Coefficient of Concentration @ 15% | 77.7 | 72.7 | Coefficient of Concentration @ 15% | 67.0 | 54.5 |
| Coefficient of Concentration @ 20% | 86.4 | 81.8 | Coefficient of Concentration @ 20% | 75.0 | 63.6 |
| Coefficient of Concentration @ 50% | 98.1 | 90.9 | Coefficient of Concentration @ 50% | 98.0 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 6.0 | 13.5 | Coefficient of Interquartile Deviation | 8.3 | 13.2 |
| Median Percent Deviation | 6.0 | 12.5 | Median Percent Deviation | 8.3 | 9.7 |
| Lower Quartile (25th Percentile) | 92.0 | 88.8 | Lower Quartile (25th Percentile) | 88.2 | 90.3 |
| Upper Quartile (75th Percentile) | 103.7 | 116.2 | Upper Quartile (75th Percentile) | 104.0 | 116.8 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptK | Normality Test | RejectK | AcceptK |
| Relative Skewness | -0.23 | -0.28 | Relative Skewness | -0.19 | -0.22 |
| Relative Kurtosis | 3.22 | 2.38 | Relative Kurtosis | 2.76 | 2.48 |
| Arithmetic Mean Ratio | 97.7 | 98.1 | Arithmetic Mean Ratio | 94.7 | 100.3 |
| Weighted Mean Ratio | 97.2 | 97.5 | Weighted Mean Ratio | 93.4 | 112.1 |
| Geometric Mean Ratio | 97.3 | 97.2 | Geometric Mean Ratio | 93.9 | 98.5 |
| Harmonic Mean Ratio | 96.9 | 96.1 | Harmonic Mean Ratio | 93.1 | 96.6 |
| Standard Deviation | 8.9 | 14.3 | Standard Deviation | 11.8 | 19.2 |
| Coefficient of Variation | 9.1 | 14.5 | Coefficient of Variation | 12.5 | 19.2 |
| Price Related Differential (PRD) | 1.01 | 1.01 | Price Related Differential (PRD) | 1.01 | 0.89 |
| Bootstrap Price Related Differential | 1.01 | 1.01 | Bootstrap Price Related Differential | 1.01 | 0.91 |
| Lower PRD Confidence Interval | 1.00 | 0.97 | Lower PRD Confidence Interval | 0.99 | 0.81 |
| Upper PRD Confidence Interval | 1.01 | 1.04 | Upper PRD Confidence Interval | 1.04 | 1.02 |
| Average Sale Price | 163,138 | 111,215 | Average Sale Price | 95,079 | 64,727 |
| Average Market Value | 158,500 | 108,396 | Average Market Value | 88,842 | 72,545 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 077 - RAWLINS | | | 078 - RENO | | |
|--|------------|-----------|--|------------|-----------|
| <i>S-4</i> | | | | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 21 | 7 | Original Number of Sales | 243 | 39 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 32 | 1 |
| Number of Ratios: Outliers Removed | 21 | 7 | Number of Ratios: Outliers Removed | 211 | 38 |
| Minimum Ratio | 78.0 | 36.8 | Minimum Ratio | 30.4 | 40.5 |
| Maximum Ratio | 112.5 | 105.1 | Maximum Ratio | 540.0 | 403.0 |
| Minimum Sale Price | 11,000 | 16,000 | Minimum Sale Price | 1,000 | 7,000 |
| Maximum Sale Price | 99,000 | 105,000 | Maximum Sale Price | 620,000 | 1,160,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 94.7 | 85.7 | Median Ratio | 96.9 | 96.3 |
| Bootstrap Median Ratio | 94.7 | 85.7 | Bootstrap Median Ratio | 96.9 | 96.3 |
| Lower Median Confidence Interval | 88.4 | 56.5 | Lower Median Confidence Interval | 94.3 | 84.7 |
| Upper Median Confidence Interval | 98.1 | 92.3 | Upper Median Confidence Interval | 98.9 | 112.6 |
| Broadened Median Ratio (BMED) | 93.7 | 81.1 | Broadened Median Ratio (BMED) | 96.9 | 98.6 |
| Coefficient of Dispersion (COD) | 9.3 | 20.1 | Coefficient of Dispersion (COD) | 10.9 | 25.4 |
| Bootstrap Coefficient of Dispersion | 8.8 | 19.2 | Bootstrap Coefficient of Dispersion | 10.9 | 24.4 |
| Lower COD Confidence Interval | 7.1 | 8.8 | Lower COD Confidence Interval | 9.7 | 20.2 |
| Upper COD Confidence Interval | 12.4 | 48.5 | Upper COD Confidence Interval | 12.1 | 35.2 |
| Weighted Coefficient of Dispersion | 8.0 | 14.4 | Weighted Coefficient of Dispersion | 9.3 | 29.0 |
| Coefficient of Concentration @ 10% | 57.1 | 42.9 | Coefficient of Concentration @ 10% | 49.0 | 17.9 |
| Coefficient of Concentration @ 15% | 71.4 | 42.9 | Coefficient of Concentration @ 15% | 63.0 | 33.3 |
| Coefficient of Concentration @ 20% | 100.0 | 57.1 | Coefficient of Concentration @ 20% | 71.6 | 41.0 |
| Coefficient of Concentration @ 50% | 100.0 | 85.7 | Coefficient of Concentration @ 50% | 90.1 | 89.7 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 96.7 | 97.4 |
| Coefficient of Interquartile Deviation | 8.3 | 20.9 | Coefficient of Interquartile Deviation | 10.1 | 23.0 |
| Median Percent Deviation | 6.6 | 17.8 | Median Percent Deviation | 10.2 | 22.2 |
| Lower Quartile (25th Percentile) | 85.0 | 56.5 | Lower Quartile (25th Percentile) | 88.5 | 76.4 |
| Upper Quartile (75th Percentile) | 100.8 | 92.3 | Upper Quartile (75th Percentile) | 108.0 | 120.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | AcceptW | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.13 | -0.55 | Relative Skewness | 0.06 | 0.41 |
| Relative Kurtosis | 1.95 | 2.19 | Relative Kurtosis | 3.03 | 3.12 |
| Arithmetic Mean Ratio | 93.7 | 76.3 | Arithmetic Mean Ratio | 96.4 | 98.6 |
| Weighted Mean Ratio | 93.5 | 77.5 | Weighted Mean Ratio | 94.8 | 82.6 |
| Geometric Mean Ratio | 93.1 | 72.6 | Geometric Mean Ratio | 95.4 | 93.9 |
| Harmonic Mean Ratio | 92.6 | 68.3 | Harmonic Mean Ratio | 94.4 | 89.0 |
| Standard Deviation | 10.4 | 23.4 | Standard Deviation | 13.5 | 30.6 |
| Coefficient of Variation | 11.2 | 30.6 | Coefficient of Variation | 14.0 | 31.0 |
| Price Related Differential (PRD) | 1.00 | 0.98 | Price Related Differential (PRD) | 1.02 | 1.19 |
| Bootstrap Price Related Differential | 1.00 | 0.99 | Bootstrap Price Related Differential | 1.02 | 1.18 |
| Lower PRD Confidence Interval | 0.98 | 0.89 | Lower PRD Confidence Interval | 1.00 | 1.02 |
| Upper PRD Confidence Interval | 1.03 | 1.07 | Upper PRD Confidence Interval | 1.03 | 1.45 |
| Average Sale Price | 53,371 | 43,357 | Average Sale Price | 103,081 | 106,055 |
| Average Market Value | 49,883 | 33,610 | Average Market Value | 97,750 | 87,638 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 079 - REPUBLIC | | | S-6 | | | 080 - RICE | | | |
|--|---------|---------|------------------------------|---------|--|------------|---------|---------|---------|
| GENERAL STATISTICS | | | RES | C/I | GENERAL STATISTICS | | | RES | C/I |
| Original Number of Sales | 49 | 11 | 98 | 10 | Original Number of Sales | 98 | 10 | 98 | 10 |
| Number of Sales Trimmed | 5 | 0 | 9 | 0 | Number of Sales Trimmed | 9 | 0 | 9 | 0 |
| Number of Ratios: Outliers Removed | 44 | 11 | 89 | 10 | Number of Ratios: Outliers Removed | 89 | 10 | 89 | 10 |
| Minimum Ratio | 38.0 | 68.2 | 36.0 | 45.1 | Minimum Ratio | 36.0 | 45.1 | 36.0 | 45.1 |
| Maximum Ratio | 247.1 | 144.3 | 225.0 | 162.0 | Maximum Ratio | 225.0 | 162.0 | 225.0 | 162.0 |
| Minimum Sale Price | 1,500 | 14,000 | 1,200 | 8,000 | Minimum Sale Price | 1,200 | 8,000 | 1,200 | 8,000 |
| Maximum Sale Price | 216,500 | 445,000 | 199,000 | 250,000 | Maximum Sale Price | 199,000 | 250,000 | 199,000 | 250,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | | | | | |
| Median Ratio | 98.8 | 97.5 | 95.7 | 104.9 | Median Ratio | 95.7 | 104.9 | 95.7 | 104.9 |
| Bootstrap Median Ratio | 98.8 | 97.5 | 95.7 | 104.9 | Bootstrap Median Ratio | 95.7 | 104.9 | 95.7 | 104.9 |
| Lower Median Confidence Interval | 92.5 | 69.3 | 91.1 | 77.5 | Lower Median Confidence Interval | 91.1 | 77.5 | 91.1 | 77.5 |
| Upper Median Confidence Interval | 103.9 | 132.3 | 98.9 | 142.5 | Upper Median Confidence Interval | 98.9 | 142.5 | 98.9 | 142.5 |
| Broadened Median Ratio (BMED) | 99.0 | 97.4 | 95.7 | 105.9 | Broadened Median Ratio (BMED) | 95.7 | 105.9 | 95.7 | 105.9 |
| Coefficient of Dispersion (COD) | 16.1 | 21.7 | 13.2 | 29.5 | Coefficient of Dispersion (COD) | 13.2 | 29.5 | 13.2 | 29.5 |
| Bootstrap Coefficient of Dispersion | 16.0 | 20.6 | 13.1 | 26.1 | Bootstrap Coefficient of Dispersion | 13.1 | 26.1 | 13.1 | 26.1 |
| Lower COD Confidence Interval | 12.4 | 13.5 | 11.0 | 19.1 | Lower COD Confidence Interval | 11.0 | 19.1 | 11.0 | 19.1 |
| Upper COD Confidence Interval | 21.3 | 35.8 | 15.7 | 55.9 | Upper COD Confidence Interval | 15.7 | 55.9 | 15.7 | 55.9 |
| Weighted Coefficient of Dispersion | 13.8 | 13.7 | 11.8 | 36.0 | Weighted Coefficient of Dispersion | 11.8 | 36.0 | 11.8 | 36.0 |
| Coefficient of Concentration @ 10% | 38.8 | 36.4 | 48.0 | 20.0 | Coefficient of Concentration @ 10% | 48.0 | 20.0 | 48.0 | 20.0 |
| Coefficient of Concentration @ 15% | 51.0 | 45.5 | 58.2 | 30.0 | Coefficient of Concentration @ 15% | 58.2 | 30.0 | 58.2 | 30.0 |
| Coefficient of Concentration @ 20% | 61.2 | 45.5 | 67.3 | 40.0 | Coefficient of Concentration @ 20% | 67.3 | 40.0 | 67.3 | 40.0 |
| Coefficient of Concentration @ 50% | 87.8 | 100.0 | 95.9 | 80.0 | Coefficient of Concentration @ 50% | 95.9 | 80.0 | 95.9 | 80.0 |
| Coefficient of Concentration @ 100% | 95.9 | 100.0 | 99.0 | 100.0 | Coefficient of Concentration @ 100% | 99.0 | 100.0 | 99.0 | 100.0 |
| Coefficient of Interquartile Deviation | 15.0 | 32.3 | 11.0 | 32.8 | Coefficient of Interquartile Deviation | 11.0 | 32.8 | 11.0 | 32.8 |
| Median Percent Deviation | 14.8 | 29.0 | 11.8 | 30.5 | Median Percent Deviation | 11.8 | 30.5 | 11.8 | 30.5 |
| Lower Quartile (25th Percentile) | 82.1 | 69.3 | 83.9 | 74.0 | Lower Quartile (25th Percentile) | 83.9 | 74.0 | 83.9 | 74.0 |
| Upper Quartile (75th Percentile) | 111.7 | 132.3 | 105.0 | 142.8 | Upper Quartile (75th Percentile) | 105.0 | 142.8 | 105.0 | 142.8 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | | | | | |
| Normality Test | RejectK | AcceptK | RejectK | AcceptK | Normality Test | RejectK | AcceptK | RejectK | AcceptK |
| Relative Skewness | -0.34 | 0.31 | 0.08 | -0.11 | Relative Skewness | 0.08 | -0.11 | 0.08 | -0.11 |
| Relative Kurtosis | 3.20 | 1.85 | 2.96 | 1.92 | Relative Kurtosis | 2.96 | 1.92 | 2.96 | 1.92 |
| Arithmetic Mean Ratio | 94.0 | 101.4 | 94.0 | 105.8 | Arithmetic Mean Ratio | 94.0 | 105.8 | 94.0 | 105.8 |
| Weighted Mean Ratio | 90.9 | 95.8 | 91.2 | 90.4 | Weighted Mean Ratio | 91.2 | 90.4 | 91.2 | 90.4 |
| Geometric Mean Ratio | 91.5 | 97.9 | 92.6 | 98.9 | Geometric Mean Ratio | 92.6 | 98.9 | 92.6 | 98.9 |
| Harmonic Mean Ratio | 88.6 | 94.5 | 91.1 | 91.3 | Harmonic Mean Ratio | 91.1 | 91.3 | 91.1 | 91.3 |
| Standard Deviation | 20.6 | 28.1 | 16.3 | 38.0 | Standard Deviation | 16.3 | 38.0 | 16.3 | 38.0 |
| Coefficient of Variation | 21.9 | 27.7 | 17.3 | 35.9 | Coefficient of Variation | 17.3 | 35.9 | 17.3 | 35.9 |
| Price Related Differential (PRD) | 1.04 | 1.06 | 1.03 | 1.17 | Price Related Differential (PRD) | 1.03 | 1.17 | 1.03 | 1.17 |
| Bootstrap Price Related Differential | 1.04 | 1.03 | 1.03 | 1.15 | Bootstrap Price Related Differential | 1.03 | 1.15 | 1.03 | 1.15 |
| Lower PRD Confidence Interval | 0.98 | 0.96 | 1.01 | 0.96 | Lower PRD Confidence Interval | 1.01 | 0.96 | 1.01 | 0.96 |
| Upper PRD Confidence Interval | 1.09 | 1.22 | 1.06 | 1.68 | Upper PRD Confidence Interval | 1.06 | 1.68 | 1.06 | 1.68 |
| Average Sale Price | 46,239 | 64,033 | 62,664 | 79,000 | Average Sale Price | 62,664 | 79,000 | 62,664 | 79,000 |
| Average Market Value | 42,009 | 61,334 | 57,138 | 71,435 | Average Market Value | 57,138 | 71,435 | 57,138 | 71,435 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 081 - RILEY | | | 082 - ROOKS | | |
|--|------------|------------|--|------------|------------|
| GENERAL STATISTICS | RES | C/I | GENERAL STATISTICS | RES | C/I |
| Original Number of Sales | 243 | 8 | Original Number of Sales | 58 | 7 |
| Number of Sales Trimmed | 27 | 1 | Number of Sales Trimmed | 2 | 0 |
| Number of Ratios: Outliers Removed | 216 | 7 | Number of Ratios: Outliers Removed | 56 | 7 |
| Minimum Ratio | 29.4 | 58.6 | Minimum Ratio | 53.8 | 32.4 |
| Maximum Ratio | 334.7 | 574.2 | Maximum Ratio | 158.3 | 157.0 |
| Minimum Sale Price | 8,000 | 1,200 | Minimum Sale Price | 2,000 | 8,000 |
| Maximum Sale Price | 1,660,000 | 825,000 | Maximum Sale Price | 175,000 | 41,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.4 | 96.1 | Median Ratio | 91.6 | 98.4 |
| Bootstrap Median Ratio | 100.4 | 96.1 | Bootstrap Median Ratio | 91.5 | 98.4 |
| Lower Median Confidence Interval | 99.2 | 75.9 | Lower Median Confidence Interval | 86.8 | 61.4 |
| Upper Median Confidence Interval | 101.5 | 185.7 | Upper Median Confidence Interval | 97.2 | 149.1 |
| Broadened Median Ratio (BMED) | 100.4 | 99.2 | Broadened Median Ratio (BMED) | 91.9 | 96.6 |
| Coefficient of Dispersion (COD) | 6.4 | 30.7 | Coefficient of Dispersion (COD) | 13.3 | 37.9 |
| Bootstrap Coefficient of Dispersion | 6.4 | 26.1 | Bootstrap Coefficient of Dispersion | 13.1 | 32.6 |
| Lower COD Confidence Interval | 5.6 | 16.6 | Lower COD Confidence Interval | 10.9 | 20.6 |
| Upper COD Confidence Interval | 7.0 | 77.9 | Upper COD Confidence Interval | 16.3 | 119.1 |
| Weighted Coefficient of Dispersion | 6.2 | 33.3 | Weighted Coefficient of Dispersion | 13.1 | 36.5 |
| Coefficient of Concentration @ 10% | 67.1 | 37.5 | Coefficient of Concentration @ 10% | 43.1 | 14.3 |
| Coefficient of Concentration @ 15% | 82.7 | 37.5 | Coefficient of Concentration @ 15% | 63.8 | 14.3 |
| Coefficient of Concentration @ 20% | 87.2 | 37.5 | Coefficient of Concentration @ 20% | 74.1 | 14.3 |
| Coefficient of Concentration @ 50% | 95.9 | 75.0 | Coefficient of Concentration @ 50% | 96.6 | 57.1 |
| Coefficient of Concentration @ 100% | 97.9 | 87.5 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 6.0 | 47.7 | Coefficient of Interquartile Deviation | 12.3 | 44.6 |
| Median Percent Deviation | 5.8 | 25.1 | Median Percent Deviation | 12.3 | 37.6 |
| Lower Quartile (25th Percentile) | 95.1 | 78.6 | Lower Quartile (25th Percentile) | 79.8 | 61.4 |
| Upper Quartile (75th Percentile) | 107.1 | 170.3 | Upper Quartile (75th Percentile) | 102.4 | 149.1 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | AcceptK | AcceptW |
| Relative Skewness | 0.11 | 1.12 | Relative Skewness | 0.01 | -0.04 |
| Relative Kurtosis | 3.19 | 3.26 | Relative Kurtosis | 2.63 | 1.67 |
| Arithmetic Mean Ratio | 100.3 | 103.3 | Arithmetic Mean Ratio | 90.9 | 98.5 |
| Weighted Mean Ratio | 100.2 | 105.6 | Weighted Mean Ratio | 87.6 | 85.0 |
| Geometric Mean Ratio | 100.0 | 97.1 | Geometric Mean Ratio | 89.6 | 87.5 |
| Harmonic Mean Ratio | 99.6 | 91.9 | Harmonic Mean Ratio | 88.3 | 75.5 |
| Standard Deviation | 8.3 | 41.7 | Standard Deviation | 15.1 | 46.4 |
| Coefficient of Variation | 8.3 | 40.4 | Coefficient of Variation | 16.6 | 47.1 |
| Price Related Differential (PRD) | 1.00 | 0.98 | Price Related Differential (PRD) | 1.04 | 1.16 |
| Bootstrap Price Related Differential | 1.00 | 0.99 | Bootstrap Price Related Differential | 1.04 | 1.14 |
| Lower PRD Confidence Interval | 0.99 | 0.87 | Lower PRD Confidence Interval | 1.00 | 1.03 |
| Upper PRD Confidence Interval | 1.01 | 1.03 | Upper PRD Confidence Interval | 1.08 | 1.43 |
| Average Sale Price | 177,470 | 415,571 | Average Sale Price | 54,663 | 24,357 |
| Average Market Value | 177,848 | 439,030 | Average Market Value | 47,892 | 20,699 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 083 - RUSH | | <i>S-8</i> | | 084 - RUSSELL | | | |
|--|--|------------|------------|--|--|------------|------------|
| GENERAL STATISTICS | | RES | C/I | GENERAL STATISTICS | | RES | C/I |
| Original Number of Sales | | 39 | 10 | Original Number of Sales | | 108 | 8 |
| Number of Sales Trimmed | | 2 | 1 | Number of Sales Trimmed | | 4 | 0 |
| Number of Ratios: Outliers Removed | | 37 | 9 | Number of Ratios: Outliers Removed | | 104 | 8 |
| Minimum Ratio | | 29.9 | 29.5 | Minimum Ratio | | 39.8 | 46.1 |
| Maximum Ratio | | 456.5 | 184.6 | Maximum Ratio | | 180.6 | 162.3 |
| Minimum Sale Price | | 1,000 | 5,000 | Minimum Sale Price | | 3,000 | 2,000 |
| Maximum Sale Price | | 141,000 | 35,000 | Maximum Sale Price | | 300,000 | 77,000 |
| DISTRIBUTION-FREE STATISTICS | | | | DISTRIBUTION-FREE STATISTICS | | | |
| Median Ratio | | 106.4 | 78.5 | Median Ratio | | 91.3 | 107.3 |
| Bootstrap Median Ratio | | 106.4 | 78.5 | Bootstrap Median Ratio | | 91.3 | 107.3 |
| Lower Median Confidence Interval | | 94.3 | 51.4 | Lower Median Confidence Interval | | 84.3 | 85.3 |
| Upper Median Confidence Interval | | 115.0 | 107.5 | Upper Median Confidence Interval | | 97.1 | 136.5 |
| Broadened Median Ratio (BMED) | | 106.0 | 78.6 | Broadened Median Ratio (BMED) | | 91.3 | 107.4 |
| Coefficient of Dispersion (COD) | | 23.1 | 27.0 | Coefficient of Dispersion (COD) | | 20.5 | 28.1 |
| Bootstrap Coefficient of Dispersion | | 22.4 | 24.3 | Bootstrap Coefficient of Dispersion | | 20.4 | 23.4 |
| Lower COD Confidence Interval | | 17.9 | 14.6 | Lower COD Confidence Interval | | 17.5 | 17.1 |
| Upper COD Confidence Interval | | 31.5 | 91.3 | Upper COD Confidence Interval | | 23.8 | 62.5 |
| Weighted Coefficient of Dispersion | | 16.9 | 30.8 | Weighted Coefficient of Dispersion | | 17.8 | 34.6 |
| Coefficient of Concentration @ 10% | | 30.8 | 40.0 | Coefficient of Concentration @ 10% | | 28.7 | 0.0 |
| Coefficient of Concentration @ 15% | | 43.6 | 50.0 | Coefficient of Concentration @ 15% | | 43.5 | 0.0 |
| Coefficient of Concentration @ 20% | | 56.4 | 50.0 | Coefficient of Concentration @ 20% | | 55.6 | 50.0 |
| Coefficient of Concentration @ 50% | | 82.1 | 70.0 | Coefficient of Concentration @ 50% | | 89.8 | 75.0 |
| Coefficient of Concentration @ 100% | | 94.9 | 90.0 | Coefficient of Concentration @ 100% | | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | | 20.1 | 30.1 | Coefficient of Interquartile Deviation | | 17.9 | 22.3 |
| Median Percent Deviation | | 17.3 | 23.7 | Median Percent Deviation | | 17.8 | 19.2 |
| Lower Quartile (25th Percentile) | | 88.3 | 60.5 | Lower Quartile (25th Percentile) | | 74.9 | 86.2 |
| Upper Quartile (75th Percentile) | | 131.1 | 107.8 | Upper Quartile (75th Percentile) | | 107.6 | 134.0 |
| PARAMETRIC STATISTICS | | | | PARAMETRIC STATISTICS | | | |
| Normality Test | | RejectK | RejectK | Normality Test | | RejectK | AcceptK |
| Relative Skewness | | 0.22 | -0.45 | Relative Skewness | | 0.47 | -0.17 |
| Relative Kurtosis | | 3.17 | 2.19 | Relative Kurtosis | | 2.67 | 2.20 |
| Arithmetic Mean Ratio | | 107.4 | 73.5 | Arithmetic Mean Ratio | | 92.2 | 107.5 |
| Weighted Mean Ratio | | 100.9 | 70.7 | Weighted Mean Ratio | | 84.4 | 91.1 |
| Geometric Mean Ratio | | 102.3 | 67.3 | Geometric Mean Ratio | | 89.3 | 101.1 |
| Harmonic Mean Ratio | | 95.9 | 60.0 | Harmonic Mean Ratio | | 86.4 | 93.8 |
| Standard Deviation | | 31.6 | 28.2 | Standard Deviation | | 23.3 | 36.8 |
| Coefficient of Variation | | 29.5 | 38.4 | Coefficient of Variation | | 25.3 | 34.2 |
| Price Related Differential (PRD) | | 1.06 | 1.04 | Price Related Differential (PRD) | | 1.09 | 1.18 |
| Bootstrap Price Related Differential | | 1.06 | 1.03 | Bootstrap Price Related Differential | | 1.09 | 1.15 |
| Lower PRD Confidence Interval | | 1.00 | 0.94 | Lower PRD Confidence Interval | | 1.05 | 1.01 |
| Upper PRD Confidence Interval | | 1.14 | 1.30 | Upper PRD Confidence Interval | | 1.14 | 1.60 |
| Average Sale Price | | 45,710 | 19,167 | Average Sale Price | | 75,158 | 31,375 |
| Average Market Value | | 46,111 | 13,557 | Average Market Value | | 63,421 | 28,578 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 085 - SALINE | | | 086 - SCOTT | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 230 | 24 | Original Number of Sales | 71 | 8 |
| Number of Sales Trimmed | 24 | 1 | Number of Sales Trimmed | 4 | 0 |
| Number of Ratios: Outliers Removed | 206 | 23 | Number of Ratios: Outliers Removed | 67 | 8 |
| Minimum Ratio | 49.0 | 56.0 | Minimum Ratio | 40.1 | 58.3 |
| Maximum Ratio | 260.7 | 228.1 | Maximum Ratio | 145.9 | 128.9 |
| Minimum Sale Price | 15,000 | 25,000 | Minimum Sale Price | 7,000 | 12,000 |
| Maximum Sale Price | 413,195 | 4,845,000 | Maximum Sale Price | 230,000 | 150,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 103.4 | 100.7 | Median Ratio | 90.8 | 84.2 |
| Bootstrap Median Ratio | 103.4 | 100.7 | Bootstrap Median Ratio | 90.8 | 84.2 |
| Lower Median Confidence Interval | 101.2 | 89.7 | Lower Median Confidence Interval | 86.3 | 69.0 |
| Upper Median Confidence Interval | 106.3 | 111.5 | Upper Median Confidence Interval | 96.2 | 128.9 |
| Broadened Median Ratio (BMED) | 103.5 | 100.6 | Broadened Median Ratio (BMED) | 90.8 | 89.3 |
| Coefficient of Dispersion (COD) | 10.6 | 19.5 | Coefficient of Dispersion (COD) | 14.6 | 30.0 |
| Bootstrap Coefficient of Dispersion | 10.6 | 18.8 | Bootstrap Coefficient of Dispersion | 14.3 | 24.5 |
| Lower COD Confidence Interval | 9.4 | 14.2 | Lower COD Confidence Interval | 12.1 | 22.7 |
| Upper COD Confidence Interval | 11.8 | 27.0 | Upper COD Confidence Interval | 17.8 | 43.2 |
| Weighted Coefficient of Dispersion | 9.4 | 12.6 | Weighted Coefficient of Dispersion | 12.5 | 42.6 |
| Coefficient of Concentration @ 10% | 50.4 | 33.3 | Coefficient of Concentration @ 10% | 43.7 | 25.0 |
| Coefficient of Concentration @ 15% | 67.8 | 54.2 | Coefficient of Concentration @ 15% | 60.6 | 25.0 |
| Coefficient of Concentration @ 20% | 75.2 | 58.3 | Coefficient of Concentration @ 20% | 71.8 | 50.0 |
| Coefficient of Concentration @ 50% | 92.2 | 91.7 | Coefficient of Concentration @ 50% | 94.4 | 62.5 |
| Coefficient of Concentration @ 100% | 97.0 | 95.8 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 10.2 | 19.7 | Coefficient of Interquartile Deviation | 12.5 | 35.2 |
| Median Percent Deviation | 9.4 | 13.3 | Median Percent Deviation | 11.2 | 24.4 |
| Lower Quartile (25th Percentile) | 95.4 | 88.1 | Lower Quartile (25th Percentile) | 78.3 | 69.4 |
| Upper Quartile (75th Percentile) | 116.5 | 127.7 | Upper Quartile (75th Percentile) | 101.0 | 128.7 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectW |
| Relative Skewness | 0.38 | 0.34 | Relative Skewness | 0.22 | 0.25 |
| Relative Kurtosis | 3.21 | 2.51 | Relative Kurtosis | 2.79 | 1.34 |
| Arithmetic Mean Ratio | 103.8 | 102.3 | Arithmetic Mean Ratio | 90.7 | 94.0 |
| Weighted Mean Ratio | 102.0 | 99.3 | Weighted Mean Ratio | 89.0 | 113.1 |
| Geometric Mean Ratio | 102.9 | 99.4 | Geometric Mean Ratio | 89.1 | 89.9 |
| Harmonic Mean Ratio | 102.0 | 96.4 | Harmonic Mean Ratio | 87.6 | 86.0 |
| Standard Deviation | 14.0 | 25.1 | Standard Deviation | 16.7 | 30.1 |
| Coefficient of Variation | 13.5 | 24.5 | Coefficient of Variation | 18.5 | 32.0 |
| Price Related Differential (PRD) | 1.02 | 1.03 | Price Related Differential (PRD) | 1.02 | 0.83 |
| Bootstrap Price Related Differential | 1.02 | 1.02 | Bootstrap Price Related Differential | 1.02 | 0.85 |
| Lower PRD Confidence Interval | 1.01 | 0.94 | Lower PRD Confidence Interval | 0.99 | 0.75 |
| Upper PRD Confidence Interval | 1.03 | 1.14 | Upper PRD Confidence Interval | 1.05 | 0.99 |
| Average Sale Price | 119,801 | 451,400 | Average Sale Price | 79,222 | 55,875 |
| Average Market Value | 122,241 | 448,080 | Average Market Value | 70,488 | 63,171 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 087 - SEDGWICK | | | 088 - SEWARD | | |
|--|------------|-----------|--|------------|-----------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 379 | 139 | Original Number of Sales | 149 | 8 |
| Number of Sales Trimmed | 36 | 7 | Number of Sales Trimmed | 14 | 0 |
| Number of Ratios: Outliers Removed | 343 | 132 | Number of Ratios: Outliers Removed | 135 | 8 |
| Minimum Ratio | 47.9 | 35.9 | Minimum Ratio | 32.9 | 53.6 |
| Maximum Ratio | 387.7 | 237.0 | Maximum Ratio | 371.2 | 115.5 |
| Minimum Sale Price | 7,000 | 25,000 | Minimum Sale Price | 9,000 | 20,000 |
| Maximum Sale Price | 660,000 | 2,000,723 | Maximum Sale Price | 450,000 | 300,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 96.4 | 98.3 | Median Ratio | 95.5 | 97.9 |
| Bootstrap Median Ratio | 96.4 | 98.3 | Bootstrap Median Ratio | 95.5 | 97.9 |
| Lower Median Confidence Interval | 94.5 | 92.6 | Lower Median Confidence Interval | 92.2 | 77.2 |
| Upper Median Confidence Interval | 97.8 | 103.0 | Upper Median Confidence Interval | 97.2 | 105.4 |
| Broadened Median Ratio (BMED) | 96.4 | 98.0 | Broadened Median Ratio (BMED) | 95.3 | 96.7 |
| Coefficient of Dispersion (COD) | 10.9 | 20.5 | Coefficient of Dispersion (COD) | 7.8 | 15.1 |
| Bootstrap Coefficient of Dispersion | 10.9 | 20.2 | Bootstrap Coefficient of Dispersion | 7.8 | 13.4 |
| Lower COD Confidence Interval | 9.9 | 17.9 | Lower COD Confidence Interval | 6.8 | 7.8 |
| Upper COD Confidence Interval | 11.9 | 23.7 | Upper COD Confidence Interval | 8.8 | 35.2 |
| Weighted Coefficient of Dispersion | 10.2 | 19.8 | Weighted Coefficient of Dispersion | 7.6 | 12.3 |
| Coefficient of Concentration @ 10% | 50.1 | 28.8 | Coefficient of Concentration @ 10% | 63.8 | 50.0 |
| Coefficient of Concentration @ 15% | 69.4 | 41.7 | Coefficient of Concentration @ 15% | 77.9 | 62.5 |
| Coefficient of Concentration @ 20% | 78.6 | 55.4 | Coefficient of Concentration @ 20% | 87.9 | 75.0 |
| Coefficient of Concentration @ 50% | 91.6 | 88.5 | Coefficient of Concentration @ 50% | 96.6 | 100.0 |
| Coefficient of Concentration @ 100% | 95.8 | 96.4 | Coefficient of Concentration @ 100% | 99.3 | 100.0 |
| Coefficient of Interquartile Deviation | 10.7 | 18.0 | Coefficient of Interquartile Deviation | 6.8 | 13.1 |
| Median Percent Deviation | 10.0 | 17.4 | Median Percent Deviation | 7.0 | 10.5 |
| Lower Quartile (25th Percentile) | 88.1 | 82.6 | Lower Quartile (25th Percentile) | 88.5 | 79.2 |
| Upper Quartile (75th Percentile) | 108.7 | 118.0 | Upper Quartile (75th Percentile) | 101.5 | 104.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectK |
| Relative Skewness | 0.59 | 0.50 | Relative Skewness | -0.13 | -0.84 |
| Relative Kurtosis | 3.52 | 3.34 | Relative Kurtosis | 2.76 | 2.80 |
| Arithmetic Mean Ratio | 96.5 | 98.9 | Arithmetic Mean Ratio | 94.4 | 92.0 |
| Weighted Mean Ratio | 94.5 | 94.5 | Weighted Mean Ratio | 94.2 | 102.7 |
| Geometric Mean Ratio | 95.6 | 95.7 | Geometric Mean Ratio | 93.9 | 89.8 |
| Harmonic Mean Ratio | 94.7 | 92.4 | Harmonic Mean Ratio | 93.5 | 87.3 |
| Standard Deviation | 13.5 | 25.1 | Standard Deviation | 9.2 | 19.7 |
| Coefficient of Variation | 14.0 | 25.3 | Coefficient of Variation | 9.8 | 21.4 |
| Price Related Differential (PRD) | 1.02 | 1.05 | Price Related Differential (PRD) | 1.00 | 0.90 |
| Bootstrap Price Related Differential | 1.02 | 1.05 | Bootstrap Price Related Differential | 1.00 | 0.91 |
| Lower PRD Confidence Interval | 1.01 | 1.00 | Lower PRD Confidence Interval | 0.99 | 0.79 |
| Upper PRD Confidence Interval | 1.03 | 1.10 | Upper PRD Confidence Interval | 1.01 | 0.97 |
| Average Sale Price | 143,400 | 372,944 | Average Sale Price | 127,867 | 112,375 |
| Average Market Value | 135,557 | 352,451 | Average Market Value | 120,497 | 115,369 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 089 - SHAWNEE | | | 090 - SHERIDAN | | |
|---|------------|-----------|---|------------|-----------|
| | | | S-4 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 335 | 47 | Original Number of Sales | 22 | 6 |
| Number of Sales Trimmed | 35 | 4 | Number of Sales Trimmed | 0 | 0 |
| Number of Ratios: Outliers Removed | 300 | 43 | Number of Ratios: Outliers Removed | 22 | 6 |
| Minimum Ratio | 41.5 | 44.5 | Minimum Ratio | 37.8 | 47.0 |
| Maximum Ratio | 405.6 | 273.5 | Maximum Ratio | 143.0 | 120.8 |
| Minimum Sale Price | 5,000 | 22,000 | Minimum Sale Price | 7,500 | 20,000 |
| Maximum Sale Price | 450,000 | 2,040,900 | Maximum Sale Price | 130,000 | 175,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 101.9 | 101.1 | Median Ratio | 92.0 | 70.6 |
| Bootstrap Median Ratio | 101.9 | 101.1 | Bootstrap Median Ratio | 92.0 | 70.5 |
| Lower Median Confidence Interval | 99.8 | 95.6 | Lower Median Confidence Interval | 77.5 | 47.4 |
| Upper Median Confidence Interval | 102.9 | 113.3 | Upper Median Confidence Interval | 98.8 | 106.2 |
| Broadened Median Ratio (BMED) | 101.9 | 101.5 | Broadened Median Ratio (BMED) | 89.8 | 70.2 |
| Coefficient of Dispersion (COD) | 8.5 | 21.4 | Coefficient of Dispersion (COD) | 21.7 | 34.0 |
| Bootstrap Coefficient of Dispersion | 8.5 | 21.3 | Bootstrap Coefficient of Dispersion | 21.5 | 27.3 |
| Lower COD Confidence Interval | 7.7 | 15.8 | Lower COD Confidence Interval | 15.0 | 20.0 |
| Upper COD Confidence Interval | 9.3 | 28.1 | Upper COD Confidence Interval | 31.1 | 52.1 |
| Weighted Coefficient of Dispersion | 7.7 | 18.9 | Weighted Coefficient of Dispersion | 18.0 | 31.1 |
| Coefficient of Concentration @ 10% | 61.5 | 36.2 | Coefficient of Concentration @ 10% | 31.8 | 0.0 |
| Coefficient of Concentration @ 15% | 76.1 | 46.8 | Coefficient of Concentration @ 15% | 40.9 | 0.0 |
| Coefficient of Concentration @ 20% | 82.1 | 51.1 | Coefficient of Concentration @ 20% | 59.1 | 33.3 |
| Coefficient of Concentration @ 50% | 94.0 | 78.7 | Coefficient of Concentration @ 50% | 90.9 | 83.3 |
| Coefficient of Concentration @ 100% | 97.3 | 95.7 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 8.2 | 21.9 | Coefficient of Interquartile Deviation | 21.2 | 36.4 |
| Median Percent Deviation | 7.7 | 16.4 | Median Percent Deviation | 18.2 | 31.1 |
| Lower Quartile (25th Percentile) | 94.8 | 84.9 | Lower Quartile (25th Percentile) | 69.6 | 47.5 |
| Upper Quartile (75th Percentile) | 111.6 | 129.2 | Upper Quartile (75th Percentile) | 108.5 | 98.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.39 | 0.50 | Relative Skewness | 0.23 | 0.50 |
| Relative Kurtosis | 3.65 | 3.01 | Relative Kurtosis | 2.74 | 1.90 |
| Arithmetic Mean Ratio | 101.7 | 102.8 | Arithmetic Mean Ratio | 90.2 | 74.7 |
| Weighted Mean Ratio | 101.3 | 93.6 | Weighted Mean Ratio | 85.8 | 63.4 |
| Geometric Mean Ratio | 101.1 | 98.5 | Geometric Mean Ratio | 86.4 | 70.1 |
| Harmonic Mean Ratio | 100.5 | 94.1 | Harmonic Mean Ratio | 82.3 | 66.1 |
| Standard Deviation | 11.2 | 30.0 | Standard Deviation | 26.0 | 29.3 |
| Coefficient of Variation | 11.0 | 29.2 | Coefficient of Variation | 28.9 | 39.2 |
| Price Related Differential (PRD) | 1.00 | 1.10 | Price Related Differential (PRD) | 1.05 | 1.18 |
| Bootstrap Price Related Differential | 1.01 | 1.09 | Bootstrap Price Related Differential | 1.05 | 1.12 |
| Lower PRD Confidence Interval | 1.00 | 1.01 | Lower PRD Confidence Interval | 0.99 | 1.03 |
| Upper PRD Confidence Interval | 1.01 | 1.23 | Upper PRD Confidence Interval | 1.13 | 1.48 |
| Average Sale Price | 123,158 | 387,441 | Average Sale Price | 60,277 | 66,083 |
| Average Market Value | 124,698 | 362,504 | Average Market Value | 51,704 | 41,895 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 091 - SHERMAN | | | 092 - SMITH | | |
|--|------------|------------|--|------------|------------|
| | | | S-3 | | |
| GENERAL STATISTICS | RES | C/I | GENERAL STATISTICS | RES | C/I |
| Original Number of Sales | 68 | 8 | Original Number of Sales | 29 | 6 |
| Number of Sales Trimmed | 6 | 0 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 62 | 8 | Number of Ratios: Outliers Removed | 28 | 6 |
| Minimum Ratio | 54.6 | 59.7 | Minimum Ratio | 53.0 | 63.1 |
| Maximum Ratio | 363.5 | 188.3 | Maximum Ratio | 222.5 | 150.9 |
| Minimum Sale Price | 5,000 | 10,000 | Minimum Sale Price | 2,250 | 3,950 |
| Maximum Sale Price | 199,000 | 157,000 | Maximum Sale Price | 130,000 | 90,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.0 | 99.5 | Median Ratio | 91.6 | 107.0 |
| Bootstrap Median Ratio | 100.0 | 99.5 | Bootstrap Median Ratio | 91.6 | 107.0 |
| Lower Median Confidence Interval | 94.7 | 78.3 | Lower Median Confidence Interval | 79.1 | 66.0 |
| Upper Median Confidence Interval | 103.6 | 132.6 | Upper Median Confidence Interval | 99.3 | 138.0 |
| Broadened Median Ratio (BMED) | 100.0 | 97.3 | Broadened Median Ratio (BMED) | 89.1 | 103.7 |
| Coefficient of Dispersion (COD) | 14.0 | 24.8 | Coefficient of Dispersion (COD) | 19.4 | 26.3 |
| Bootstrap Coefficient of Dispersion | 14.1 | 23.9 | Bootstrap Coefficient of Dispersion | 18.7 | 22.3 |
| Lower COD Confidence Interval | 11.0 | 10.4 | Lower COD Confidence Interval | 14.6 | 13.1 |
| Upper COD Confidence Interval | 17.1 | 48.9 | Upper COD Confidence Interval | 26.2 | 42.5 |
| Weighted Coefficient of Dispersion | 14.0 | 24.9 | Weighted Coefficient of Dispersion | 15.7 | 23.6 |
| Coefficient of Concentration @ 10% | 41.2 | 37.5 | Coefficient of Concentration @ 10% | 27.6 | 0.0 |
| Coefficient of Concentration @ 15% | 54.4 | 50.0 | Coefficient of Concentration @ 15% | 48.3 | 33.3 |
| Coefficient of Concentration @ 20% | 64.7 | 50.0 | Coefficient of Concentration @ 20% | 62.1 | 50.0 |
| Coefficient of Concentration @ 50% | 91.2 | 87.5 | Coefficient of Concentration @ 50% | 93.1 | 100.0 |
| Coefficient of Concentration @ 100% | 98.5 | 100.0 | Coefficient of Concentration @ 100% | 96.6 | 100.0 |
| Coefficient of Interquartile Deviation | 14.1 | 22.3 | Coefficient of Interquartile Deviation | 16.6 | 30.0 |
| Median Percent Deviation | 13.5 | 17.6 | Median Percent Deviation | 16.3 | 26.3 |
| Lower Quartile (25th Percentile) | 87.3 | 80.1 | Lower Quartile (25th Percentile) | 77.2 | 67.5 |
| Upper Quartile (75th Percentile) | 115.4 | 124.4 | Upper Quartile (75th Percentile) | 107.6 | 131.6 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.11 | 1.15 | Relative Skewness | 0.47 | 0.05 |
| Relative Kurtosis | 2.90 | 3.53 | Relative Kurtosis | 2.76 | 1.64 |
| Arithmetic Mean Ratio | 98.0 | 105.4 | Arithmetic Mean Ratio | 90.5 | 103.7 |
| Weighted Mean Ratio | 93.8 | 89.8 | Weighted Mean Ratio | 86.2 | 106.0 |
| Geometric Mean Ratio | 96.3 | 99.9 | Geometric Mean Ratio | 88.0 | 98.8 |
| Harmonic Mean Ratio | 94.4 | 95.1 | Harmonic Mean Ratio | 85.6 | 93.9 |
| Standard Deviation | 18.4 | 39.5 | Standard Deviation | 21.8 | 34.3 |
| Coefficient of Variation | 18.8 | 37.5 | Coefficient of Variation | 24.1 | 33.1 |
| Price Related Differential (PRD) | 1.04 | 1.17 | Price Related Differential (PRD) | 1.05 | 0.98 |
| Bootstrap Price Related Differential | 1.04 | 1.14 | Bootstrap Price Related Differential | 1.05 | 1.00 |
| Lower PRD Confidence Interval | 1.02 | 1.04 | Lower PRD Confidence Interval | 0.99 | 0.84 |
| Upper PRD Confidence Interval | 1.08 | 1.59 | Upper PRD Confidence Interval | 1.12 | 1.21 |
| Average Sale Price | 60,210 | 58,000 | Average Sale Price | 38,882 | 28,658 |
| Average Market Value | 56,492 | 52,093 | Average Market Value | 33,522 | 30,375 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 093 - STAFFORD | | | 094 - STANTON | | |
|--|---------|---------|--|---------|---------|
| S-10 | | | S-6 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 42 | 10 | Original Number of Sales | 15 | 7 |
| Number of Sales Trimmed | 2 | 1 | Number of Sales Trimmed | 0 | 1 |
| Number of Ratios: Outliers Removed | 40 | 9 | Number of Ratios: Outliers Removed | 15 | 6 |
| Minimum Ratio | 35.1 | 39.2 | Minimum Ratio | 62.1 | 60.3 |
| Maximum Ratio | 231.1 | 182.5 | Maximum Ratio | 133.1 | 534.5 |
| Minimum Sale Price | 600 | 4,000 | Minimum Sale Price | 14,000 | 2,000 |
| Maximum Sale Price | 175,000 | 277,500 | Maximum Sale Price | 245,000 | 75,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 101.3 | 101.8 | Median Ratio | 84.4 | 104.4 |
| Bootstrap Median Ratio | 101.3 | 101.8 | Bootstrap Median Ratio | 84.4 | 104.4 |
| Lower Median Confidence Interval | 95.7 | 84.6 | Lower Median Confidence Interval | 71.5 | 92.4 |
| Upper Median Confidence Interval | 112.6 | 121.1 | Upper Median Confidence Interval | 95.6 | 151.5 |
| Broadened Median Ratio (BMED) | 101.4 | 101.2 | Broadened Median Ratio (BMED) | 82.1 | 109.0 |
| Coefficient of Dispersion (COD) | 26.4 | 18.6 | Coefficient of Dispersion (COD) | 16.9 | 22.4 |
| Bootstrap Coefficient of Dispersion | 26.0 | 17.0 | Bootstrap Coefficient of Dispersion | 16.3 | 18.7 |
| Lower COD Confidence Interval | 19.8 | 9.6 | Lower COD Confidence Interval | 11.2 | 12.4 |
| Upper COD Confidence Interval | 34.9 | 41.7 | Upper COD Confidence Interval | 26.8 | 46.5 |
| Weighted Coefficient of Dispersion | 19.0 | 16.8 | Weighted Coefficient of Dispersion | 15.8 | 25.9 |
| Coefficient of Concentration @ 10% | 35.7 | 40.0 | Coefficient of Concentration @ 10% | 26.7 | 28.6 |
| Coefficient of Concentration @ 15% | 42.9 | 50.0 | Coefficient of Concentration @ 15% | 46.7 | 42.9 |
| Coefficient of Concentration @ 20% | 47.6 | 60.0 | Coefficient of Concentration @ 20% | 66.7 | 42.9 |
| Coefficient of Concentration @ 50% | 78.6 | 80.0 | Coefficient of Concentration @ 50% | 93.3 | 85.7 |
| Coefficient of Concentration @ 100% | 92.9 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 85.7 |
| Coefficient of Interquartile Deviation | 24.4 | 18.2 | Coefficient of Interquartile Deviation | 16.0 | 28.3 |
| Median Percent Deviation | 23.2 | 14.5 | Median Percent Deviation | 15.3 | 21.7 |
| Lower Quartile (25th Percentile) | 80.6 | 83.0 | Lower Quartile (25th Percentile) | 69.9 | 92.4 |
| Upper Quartile (75th Percentile) | 130.1 | 120.0 | Upper Quartile (75th Percentile) | 96.9 | 151.5 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptW |
| Relative Skewness | 0.61 | -0.70 | Relative Skewness | 0.94 | 0.11 |
| Relative Kurtosis | 3.28 | 3.34 | Relative Kurtosis | 3.53 | 2.24 |
| Arithmetic Mean Ratio | 104.7 | 94.9 | Arithmetic Mean Ratio | 85.1 | 105.2 |
| Weighted Mean Ratio | 97.3 | 85.9 | Weighted Mean Ratio | 76.1 | 100.4 |
| Geometric Mean Ratio | 98.6 | 90.5 | Geometric Mean Ratio | 83.2 | 101.2 |
| Harmonic Mean Ratio | 92.1 | 84.7 | Harmonic Mean Ratio | 81.5 | 96.9 |
| Standard Deviation | 36.3 | 27.0 | Standard Deviation | 19.3 | 31.3 |
| Coefficient of Variation | 34.6 | 28.5 | Coefficient of Variation | 22.6 | 29.7 |
| Price Related Differential (PRD) | 1.08 | 1.11 | Price Related Differential (PRD) | 1.12 | 1.05 |
| Bootstrap Price Related Differential | 1.07 | 1.09 | Bootstrap Price Related Differential | 1.11 | 1.05 |
| Lower PRD Confidence Interval | 1.01 | 0.99 | Lower PRD Confidence Interval | 1.05 | 0.97 |
| Upper PRD Confidence Interval | 1.16 | 1.31 | Upper PRD Confidence Interval | 1.25 | 1.17 |
| Average Sale Price | 35,409 | 66,106 | Average Sale Price | 102,700 | 43,667 |
| Average Market Value | 34,440 | 56,767 | Average Market Value | 78,165 | 43,830 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 095 - STEVENS | | | 096 - SUMNER | | |
|--|---------|---------|--|---------|---------|
| S-5 | | | | | |
| GENERAL STATISTICS | RES | C/I | GENERAL STATISTICS | RES | C/I |
| Original Number of Sales | 37 | 9 | Original Number of Sales | 167 | 11 |
| Number of Sales Trimmed | 1 | 0 | Number of Sales Trimmed | 14 | 1 |
| Number of Ratios: Outliers Removed | 36 | 9 | Number of Ratios: Outliers Removed | 153 | 10 |
| Minimum Ratio | 62.6 | 37.0 | Minimum Ratio | 33.5 | 64.3 |
| Maximum Ratio | 157.5 | 133.0 | Maximum Ratio | 375.0 | 352.0 |
| Minimum Sale Price | 19,500 | 20,000 | Minimum Sale Price | 1,200 | 4,000 |
| Maximum Sale Price | 249,000 | 140,000 | Maximum Sale Price | 290,000 | 650,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 92.8 | 72.2 | Median Ratio | 101.9 | 131.0 |
| Bootstrap Median Ratio | 92.8 | 72.2 | Bootstrap Median Ratio | 101.9 | 131.0 |
| Lower Median Confidence Interval | 85.7 | 44.8 | Lower Median Confidence Interval | 99.7 | 88.0 |
| Upper Median Confidence Interval | 97.7 | 102.8 | Upper Median Confidence Interval | 105.5 | 180.9 |
| Broadened Median Ratio (BMED) | 92.4 | 72.1 | Broadened Median Ratio (BMED) | 101.9 | 128.2 |
| Coefficient of Dispersion (COD) | 14.7 | 34.6 | Coefficient of Dispersion (COD) | 14.0 | 27.7 |
| Bootstrap Coefficient of Dispersion | 14.3 | 29.9 | Bootstrap Coefficient of Dispersion | 13.9 | 26.1 |
| Lower COD Confidence Interval | 11.5 | 22.3 | Lower COD Confidence Interval | 12.2 | 16.4 |
| Upper COD Confidence Interval | 19.1 | 66.5 | Upper COD Confidence Interval | 16.1 | 43.2 |
| Weighted Coefficient of Dispersion | 12.8 | 33.9 | Weighted Coefficient of Dispersion | 11.7 | 12.5 |
| Coefficient of Concentration @ 10% | 45.9 | 11.1 | Coefficient of Concentration @ 10% | 47.3 | 27.3 |
| Coefficient of Concentration @ 15% | 56.8 | 11.1 | Coefficient of Concentration @ 15% | 58.7 | 27.3 |
| Coefficient of Concentration @ 20% | 73.0 | 33.3 | Coefficient of Concentration @ 20% | 67.7 | 27.3 |
| Coefficient of Concentration @ 50% | 97.3 | 88.9 | Coefficient of Concentration @ 50% | 92.2 | 81.8 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 97.0 | 90.9 |
| Coefficient of Interquartile Deviation | 13.7 | 35.1 | Coefficient of Interquartile Deviation | 12.3 | 35.5 |
| Median Percent Deviation | 12.7 | 37.2 | Median Percent Deviation | 11.3 | 32.8 |
| Lower Quartile (25th Percentile) | 78.6 | 50.3 | Lower Quartile (25th Percentile) | 93.0 | 88.0 |
| Upper Quartile (75th Percentile) | 104.0 | 100.9 | Upper Quartile (75th Percentile) | 118.1 | 180.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | AcceptK |
| Relative Skewness | 0.59 | 0.44 | Relative Skewness | 0.28 | 0.17 |
| Relative Kurtosis | 2.82 | 2.16 | Relative Kurtosis | 3.21 | 1.68 |
| Arithmetic Mean Ratio | 93.1 | 76.5 | Arithmetic Mean Ratio | 103.1 | 125.0 |
| Weighted Mean Ratio | 88.5 | 69.3 | Weighted Mean Ratio | 101.4 | 125.0 |
| Geometric Mean Ratio | 91.6 | 70.9 | Geometric Mean Ratio | 101.3 | 118.1 |
| Harmonic Mean Ratio | 90.2 | 65.5 | Harmonic Mean Ratio | 99.5 | 111.3 |
| Standard Deviation | 17.1 | 31.3 | Standard Deviation | 18.8 | 43.1 |
| Coefficient of Variation | 18.4 | 40.9 | Coefficient of Variation | 18.3 | 34.5 |
| Price Related Differential (PRD) | 1.05 | 1.10 | Price Related Differential (PRD) | 1.02 | 1.00 |
| Bootstrap Price Related Differential | 1.05 | 1.09 | Bootstrap Price Related Differential | 1.02 | 1.03 |
| Lower PRD Confidence Interval | 1.02 | 1.00 | Lower PRD Confidence Interval | 1.00 | 0.82 |
| Upper PRD Confidence Interval | 1.09 | 1.29 | Upper PRD Confidence Interval | 1.03 | 1.19 |
| Average Sale Price | 113,629 | 77,222 | Average Sale Price | 80,970 | 91,200 |
| Average Market Value | 100,546 | 53,544 | Average Market Value | 82,121 | 113,996 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 097 - THOMAS | | | 098 - TREGO | | |
|--|---------|---------|--|---------|---------|
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 98 | 16 | Original Number of Sales | 35 | 6 |
| Number of Sales Trimmed | 12 | 2 | Number of Sales Trimmed | 3 | 0 |
| Number of Ratios: Outliers Removed | 86 | 14 | Number of Ratios: Outliers Removed | 32 | 6 |
| Minimum Ratio | 38.0 | 53.5 | Minimum Ratio | 48.6 | 26.7 |
| Maximum Ratio | 285.0 | 163.7 | Maximum Ratio | 194.0 | 305.0 |
| Minimum Sale Price | 2,000 | 16,000 | Minimum Sale Price | 500 | 10,000 |
| Maximum Sale Price | 310,000 | 189,000 | Maximum Sale Price | 240,000 | 135,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 97.8 | 93.6 | Median Ratio | 87.0 | 84.4 |
| Bootstrap Median Ratio | 97.8 | 93.6 | Bootstrap Median Ratio | 87.0 | 84.4 |
| Lower Median Confidence Interval | 94.9 | 88.7 | Lower Median Confidence Interval | 76.6 | 32.1 |
| Upper Median Confidence Interval | 99.7 | 99.7 | Upper Median Confidence Interval | 96.6 | 215.7 |
| Broadened Median Ratio (BMED) | 97.6 | 94.3 | Broadened Median Ratio (BMED) | 85.9 | 83.5 |
| Coefficient of Dispersion (COD) | 6.9 | 7.1 | Coefficient of Dispersion (COD) | 20.7 | 78.7 |
| Bootstrap Coefficient of Dispersion | 6.8 | 6.5 | Bootstrap Coefficient of Dispersion | 19.5 | 64.8 |
| Lower COD Confidence Interval | 5.7 | 4.6 | Lower COD Confidence Interval | 16.6 | 32.9 |
| Upper COD Confidence Interval | 8.2 | 12.1 | Upper COD Confidence Interval | 28.6 | 247.9 |
| Weighted Coefficient of Dispersion | 6.4 | 6.7 | Weighted Coefficient of Dispersion | 17.8 | 62.1 |
| Coefficient of Concentration @ 10% | 65.3 | 75.0 | Coefficient of Concentration @ 10% | 28.6 | 0.0 |
| Coefficient of Concentration @ 15% | 77.6 | 75.0 | Coefficient of Concentration @ 15% | 45.7 | 0.0 |
| Coefficient of Concentration @ 20% | 83.7 | 81.3 | Coefficient of Concentration @ 20% | 57.1 | 33.3 |
| Coefficient of Concentration @ 50% | 96.9 | 93.8 | Coefficient of Concentration @ 50% | 88.6 | 50.0 |
| Coefficient of Concentration @ 100% | 99.0 | 100.0 | Coefficient of Concentration @ 100% | 97.1 | 83.3 |
| Coefficient of Interquartile Deviation | 5.8 | 7.3 | Coefficient of Interquartile Deviation | 14.9 | 80.8 |
| Median Percent Deviation | 6.0 | 6.7 | Median Percent Deviation | 15.7 | 52.7 |
| Lower Quartile (25th Percentile) | 90.5 | 86.2 | Lower Quartile (25th Percentile) | 73.3 | 34.7 |
| Upper Quartile (75th Percentile) | 101.8 | 99.9 | Upper Quartile (75th Percentile) | 99.3 | 171.0 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK | Normality Test | RejectK | RejectW |
| Relative Skewness | 0.13 | -0.99 | Relative Skewness | 0.41 | 1.29 |
| Relative Kurtosis | 3.29 | 2.86 | Relative Kurtosis | 2.87 | 3.31 |
| Arithmetic Mean Ratio | 96.8 | 92.2 | Arithmetic Mean Ratio | 84.9 | 110.7 |
| Weighted Mean Ratio | 97.0 | 93.3 | Weighted Mean Ratio | 80.4 | 58.5 |
| Geometric Mean Ratio | 96.4 | 91.8 | Geometric Mean Ratio | 82.3 | 80.1 |
| Harmonic Mean Ratio | 96.0 | 91.4 | Harmonic Mean Ratio | 79.7 | 60.0 |
| Standard Deviation | 8.8 | 8.7 | Standard Deviation | 21.3 | 102.3 |
| Coefficient of Variation | 9.1 | 9.5 | Coefficient of Variation | 25.1 | 92.4 |
| Price Related Differential (PRD) | 1.00 | 0.99 | Price Related Differential (PRD) | 1.06 | 1.89 |
| Bootstrap Price Related Differential | 1.00 | 0.99 | Bootstrap Price Related Differential | 1.05 | 1.63 |
| Lower PRD Confidence Interval | 0.99 | 0.96 | Lower PRD Confidence Interval | 1.02 | 1.09 |
| Upper PRD Confidence Interval | 1.01 | 1.02 | Upper PRD Confidence Interval | 1.10 | 3.26 |
| Average Sale Price | 92,235 | 62,429 | Average Sale Price | 66,416 | 38,083 |
| Average Market Value | 89,489 | 58,219 | Average Market Value | 53,379 | 22,292 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 099 - WABAUNSEE | | | 100 - WALLACE | | |
|--|---------|---------|--|---------|---------|
| S-6 | | | S-1 85%LOC | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 39 | 9 | Original Number of Sales | 12 | 4 |
| Number of Sales Trimmed | 6 | 0 | Number of Sales Trimmed | 1 | 0 |
| Number of Ratios: Outliers Removed | 33 | 9 | Number of Ratios: Outliers Removed | 11 | 4 |
| Minimum Ratio | 33.7 | 50.4 | Minimum Ratio | 58.3 | 64.2 |
| Maximum Ratio | 193.9 | 147.8 | Maximum Ratio | 271.0 | 107.0 |
| Minimum Sale Price | 14,000 | 7,000 | Minimum Sale Price | 2,000 | 7,000 |
| Maximum Sale Price | 335,000 | 260,000 | Maximum Sale Price | 160,000 | 34,600 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.6 | 99.8 | Median Ratio | 96.0 | 105.2 |
| Bootstrap Median Ratio | 100.6 | 99.8 | Bootstrap Median Ratio | 96.0 | 105.2 |
| Lower Median Confidence Interval | 95.6 | 68.5 | Lower Median Confidence Interval | 78.1 | 66.1 |
| Upper Median Confidence Interval | 105.9 | 116.0 | Upper Median Confidence Interval | 103.9 | 107.0 |
| Broadened Median Ratio (BMED) | 100.5 | 100.2 | Broadened Median Ratio (BMED) | 95.8 | 98.6 |
| Coefficient of Dispersion (COD) | 11.7 | 22.1 | Coefficient of Dispersion (COD) | 15.6 | 10.9 |
| Bootstrap Coefficient of Dispersion | 11.5 | 20.0 | Bootstrap Coefficient of Dispersion | 14.7 | 10.2 |
| Lower COD Confidence Interval | 8.5 | 12.8 | Lower COD Confidence Interval | 8.6 | 0.9 |
| Upper COD Confidence Interval | 15.7 | 43.3 | Upper COD Confidence Interval | 28.9 | 25.1 |
| Weighted Coefficient of Dispersion | 12.4 | 32.1 | Weighted Coefficient of Dispersion | 14.1 | 10.2 |
| Coefficient of Concentration @ 10% | 51.3 | 22.2 | Coefficient of Concentration @ 10% | 50.0 | 75.0 |
| Coefficient of Concentration @ 15% | 56.4 | 44.4 | Coefficient of Concentration @ 15% | 58.3 | 75.0 |
| Coefficient of Concentration @ 20% | 64.1 | 55.6 | Coefficient of Concentration @ 20% | 58.3 | 75.0 |
| Coefficient of Concentration @ 50% | 87.2 | 100.0 | Coefficient of Concentration @ 50% | 91.7 | 100.0 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 91.7 | 100.0 |
| Coefficient of Interquartile Deviation | 12.3 | 20.5 | Coefficient of Interquartile Deviation | 16.5 | 15.6 |
| Median Percent Deviation | 9.3 | 16.3 | Median Percent Deviation | 10.3 | 1.6 |
| Lower Quartile (25th Percentile) | 93.4 | 73.4 | Lower Quartile (25th Percentile) | 73.6 | 74.0 |
| Upper Quartile (75th Percentile) | 118.2 | 114.4 | Upper Quartile (75th Percentile) | 105.3 | 106.9 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | AcceptK | Normality Test | AcceptK | RejectW |
| Relative Skewness | -0.07 | 0.06 | Relative Skewness | -0.19 | -1.14 |
| Relative Kurtosis | 2.87 | 2.45 | Relative Kurtosis | 2.33 | 2.32 |
| Arithmetic Mean Ratio | 101.8 | 97.2 | Arithmetic Mean Ratio | 90.3 | 95.4 |
| Weighted Mean Ratio | 101.7 | 76.5 | Weighted Mean Ratio | 85.2 | 95.8 |
| Geometric Mean Ratio | 100.5 | 93.0 | Geometric Mean Ratio | 88.1 | 93.3 |
| Harmonic Mean Ratio | 99.1 | 88.6 | Harmonic Mean Ratio | 85.8 | 91.0 |
| Standard Deviation | 16.1 | 29.0 | Standard Deviation | 20.0 | 20.9 |
| Coefficient of Variation | 15.8 | 29.9 | Coefficient of Variation | 22.1 | 21.9 |
| Price Related Differential (PRD) | 1.00 | 1.27 | Price Related Differential (PRD) | 1.06 | 1.00 |
| Bootstrap Price Related Differential | 1.00 | 1.25 | Bootstrap Price Related Differential | 1.05 | 1.00 |
| Lower PRD Confidence Interval | 0.97 | 0.97 | Lower PRD Confidence Interval | 0.97 | 0.94 |
| Upper PRD Confidence Interval | 1.04 | 1.58 | Upper PRD Confidence Interval | 1.22 | 1.01 |
| Average Sale Price | 120,800 | 57,400 | Average Sale Price | 47,955 | 21,650 |
| Average Market Value | 122,821 | 43,924 | Average Market Value | 40,859 | 20,735 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 101 - WASHINGTON | | | 102 - WCHITA | | |
|--|---------|---------|--|---------|---------|
| S-3 | | | S-4 | | |
| GENERAL STATISTICS | RES | CI | GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 48 | 7 | Original Number of Sales | 14 | 6 |
| Number of Sales Trimmed | 0 | 0 | Number of Sales Trimmed | 0 | 0 |
| Number of Ratios: Outliers Removed | 48 | 7 | Number of Ratios: Outliers Removed | 14 | 6 |
| Minimum Ratio | 48.9 | 33.1 | Minimum Ratio | 54.0 | 17.6 |
| Maximum Ratio | 130.0 | 107.7 | Maximum Ratio | 143.1 | 87.8 |
| Minimum Sale Price | 900 | 3,084 | Minimum Sale Price | 4,500 | 5,000 |
| Maximum Sale Price | 140,000 | 65,000 | Maximum Sale Price | 120,000 | 255,000 |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 99.8 | 76.0 | Median Ratio | 96.5 | 64.8 |
| Bootstrap Median Ratio | 99.8 | 76.0 | Bootstrap Median Ratio | 96.5 | 64.8 |
| Lower Median Confidence Interval | 90.5 | 36.7 | Lower Median Confidence Interval | 86.5 | 31.4 |
| Upper Median Confidence Interval | 105.0 | 105.4 | Upper Median Confidence Interval | 106.8 | 81.8 |
| Broadened Median Ratio (BMED) | 100.1 | 82.9 | Broadened Median Ratio (BMED) | 96.5 | 63.4 |
| Coefficient of Dispersion (COD) | 16.7 | 33.5 | Coefficient of Dispersion (COD) | 15.3 | 27.2 |
| Bootstrap Coefficient of Dispersion | 16.5 | 27.4 | Bootstrap Coefficient of Dispersion | 14.4 | 24.6 |
| Lower COD Confidence Interval | 13.4 | 18.8 | Lower COD Confidence Interval | 9.6 | 11.1 |
| Upper COD Confidence Interval | 21.3 | 94.8 | Upper COD Confidence Interval | 26.5 | 97.8 |
| Weighted Coefficient of Dispersion | 15.8 | 21.5 | Weighted Coefficient of Dispersion | 10.4 | 50.7 |
| Coefficient of Concentration @ 10% | 35.4 | 28.6 | Coefficient of Concentration @ 10% | 42.9 | 33.3 |
| Coefficient of Concentration @ 15% | 45.8 | 28.6 | Coefficient of Concentration @ 15% | 64.3 | 33.3 |
| Coefficient of Concentration @ 20% | 66.7 | 28.6 | Coefficient of Concentration @ 20% | 78.6 | 50.0 |
| Coefficient of Concentration @ 50% | 97.9 | 71.4 | Coefficient of Concentration @ 50% | 100.0 | 83.3 |
| Coefficient of Concentration @ 100% | 100.0 | 100.0 | Coefficient of Concentration @ 100% | 100.0 | 100.0 |
| Coefficient of Interquartile Deviation | 15.8 | 45.3 | Coefficient of Interquartile Deviation | 13.2 | 31.3 |
| Median Percent Deviation | 16.2 | 38.8 | Median Percent Deviation | 12.1 | 23.6 |
| Lower Quartile (25th Percentile) | 82.8 | 36.7 | Lower Quartile (25th Percentile) | 84.7 | 38.3 |
| Upper Quartile (75th Percentile) | 114.4 | 105.4 | Upper Quartile (75th Percentile) | 110.1 | 78.8 |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | AcceptW | Normality Test | AcceptK | AcceptW |
| Relative Skewness | -0.32 | -0.34 | Relative Skewness | 0.17 | -0.68 |
| Relative Kurtosis | 2.42 | 1.54 | Relative Kurtosis | 3.70 | 2.39 |
| Arithmetic Mean Ratio | 97.4 | 75.9 | Arithmetic Mean Ratio | 96.5 | 59.3 |
| Weighted Mean Ratio | 91.7 | 76.5 | Weighted Mean Ratio | 94.8 | 40.5 |
| Geometric Mean Ratio | 95.1 | 69.1 | Geometric Mean Ratio | 94.3 | 53.0 |
| Harmonic Mean Ratio | 92.5 | 61.6 | Harmonic Mean Ratio | 91.9 | 44.6 |
| Standard Deviation | 20.4 | 31.8 | Standard Deviation | 20.9 | 24.9 |
| Coefficient of Variation | 21.0 | 41.9 | Coefficient of Variation | 21.7 | 41.9 |
| Price Related Differential (PRD) | 1.06 | 0.99 | Price Related Differential (PRD) | 1.02 | 1.47 |
| Bootstrap Price Related Differential | 1.06 | 1.00 | Bootstrap Price Related Differential | 1.02 | 1.43 |
| Lower PRD Confidence Interval | 1.02 | 0.84 | Lower PRD Confidence Interval | 0.97 | 0.94 |
| Upper PRD Confidence Interval | 1.11 | 1.18 | Upper PRD Confidence Interval | 1.07 | 2.21 |
| Average Sale Price | 44,346 | 27,441 | Average Sale Price | 56,578 | 74,833 |
| Average Market Value | 40,686 | 20,993 | Average Market Value | 53,620 | 30,277 |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 103 - WILSON | | | 104 - WOODSON | | |
|--|---------|---------|------------------------------|---------|--|
| S-5 | | | RES C/I | | |
| GENERAL STATISTICS | | | GENERAL STATISTICS | | |
| | RES | C/I | RES | C/I | |
| Original Number of Sales | 58 | 10 | 20 | 6 | |
| Number of Sales Trimmed | 4 | 0 | 1 | 0 | |
| Number of Ratios: Outliers Removed | 54 | 10 | 19 | 6 | |
| Minimum Ratio | 59.9 | 82.1 | 47.2 | 34.4 | |
| Maximum Ratio | 333.0 | 231.2 | 822.7 | 190.5 | |
| Minimum Sale Price | 1,500 | 2,000 | 2,200 | 10,000 | |
| Maximum Sale Price | 180,000 | 75,000 | 155,000 | 68,000 | |
| DISTRIBUTION-FREE STATISTICS | | | DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 97.7 | 115.2 | 85.4 | 83.5 | |
| Bootstrap Median Ratio | 97.7 | 115.2 | 85.4 | 83.5 | |
| Lower Median Confidence Interval | 92.8 | 93.3 | 71.1 | 48.1 | |
| Upper Median Confidence Interval | 104.6 | 164.0 | 112.9 | 161.6 | |
| Broadened Median Ratio (BMED) | 97.9 | 114.4 | 83.7 | 88.1 | |
| Coefficient of Dispersion (COD) | 14.6 | 28.8 | 45.2 | 51.7 | |
| Bootstrap Coefficient of Dispersion | 14.3 | 27.1 | 44.6 | 40.9 | |
| Lower COD Confidence Interval | 11.8 | 15.5 | 27.0 | 28.6 | |
| Upper COD Confidence Interval | 18.2 | 49.1 | 73.3 | 117.6 | |
| Weighted Coefficient of Dispersion | 12.6 | 31.1 | 29.5 | 40.7 | |
| Coefficient of Concentration @ 10% | 39.7 | 40.0 | 15.0 | 0.0 | |
| Coefficient of Concentration @ 15% | 58.6 | 40.0 | 20.0 | 0.0 | |
| Coefficient of Concentration @ 20% | 65.5 | 50.0 | 40.0 | 33.3 | |
| Coefficient of Concentration @ 50% | 93.1 | 80.0 | 75.0 | 50.0 | |
| Coefficient of Concentration @ 100% | 94.8 | 90.0 | 85.0 | 83.3 | |
| Coefficient of Interquartile Deviation | 11.8 | 33.8 | 49.6 | 55.2 | |
| Median Percent Deviation | 11.5 | 22.9 | 32.2 | 42.4 | |
| Lower Quartile (25th Percentile) | 85.9 | 91.0 | 61.4 | 55.0 | |
| Upper Quartile (75th Percentile) | 109.0 | 169.0 | 146.1 | 147.2 | |
| PARAMETRIC STATISTICS | | | PARAMETRIC STATISTICS | | |
| Normality Test | AcceptK | RejectK | RejectK | AcceptW | |
| Relative Skewness | 0.05 | 1.02 | 1.51 | 0.62 | |
| Relative Kurtosis | 2.75 | 2.88 | 4.59 | 2.19 | |
| Arithmetic Mean Ratio | 95.9 | 129.5 | 101.3 | 97.7 | |
| Weighted Mean Ratio | 94.1 | 129.1 | 78.7 | 94.8 | |
| Geometric Mean Ratio | 94.2 | 122.5 | 89.6 | 84.4 | |
| Harmonic Mean Ratio | 92.5 | 116.6 | 81.1 | 72.4 | |
| Standard Deviation | 17.8 | 48.4 | 57.5 | 56.6 | |
| Coefficient of Variation | 18.6 | 37.4 | 56.8 | 57.9 | |
| Price Related Differential (PRD) | 1.02 | 1.00 | 1.29 | 1.03 | |
| Bootstrap Price Related Differential | 1.02 | 1.01 | 1.26 | 1.04 | |
| Lower PRD Confidence Interval | 0.99 | 0.89 | 1.10 | 0.84 | |
| Upper PRD Confidence Interval | 1.06 | 1.18 | 1.63 | 1.38 | |
| Average Sale Price | 54,462 | 35,650 | 31,742 | 37,583 | |
| Average Market Value | 51,236 | 46,013 | 24,988 | 35,640 | |

Detailed Statistics for the Commercial/Industrial & Residential Subclass

| 105 - WYANDOTTE | | |
|--|------------|-----------|
| GENERAL STATISTICS | RES | CI |
| Original Number of Sales | 303 | 43 |
| Number of Sales Trimmed | 43 | 3 |
| Number of Ratios: Outliers Removed | 260 | 40 |
| Minimum Ratio | 23.9 | 39.4 |
| Maximum Ratio | 1028.0 | 340.6 |
| Minimum Sale Price | 3,000 | 8,000 |
| Maximum Sale Price | 750,000 | 2,186,712 |
| DISTRIBUTION-FREE STATISTICS | | |
| Median Ratio | 100.8 | 86.7 |
| Bootstrap Median Ratio | 100.8 | 86.7 |
| Lower Median Confidence Interval | 99.1 | 77.2 |
| Upper Median Confidence Interval | 103.8 | 99.9 |
| Broadened Median Ratio (BMED) | 100.8 | 88.3 |
| Coefficient of Dispersion (COD) | 18.6 | 29.5 |
| Bootstrap Coefficient of Dispersion | 18.6 | 28.2 |
| Lower COD Confidence Interval | 16.3 | 23.4 |
| Upper COD Confidence Interval | 21.0 | 39.3 |
| Weighted Coefficient of Dispersion | 14.1 | 26.5 |
| Coefficient of Concentration @ 10% | 35.6 | 14.0 |
| Coefficient of Concentration @ 15% | 49.2 | 27.9 |
| Coefficient of Concentration @ 20% | 58.4 | 39.5 |
| Coefficient of Concentration @ 50% | 79.2 | 81.4 |
| Coefficient of Concentration @ 100% | 86.8 | 90.7 |
| Coefficient of Interquartile Deviation | 19.9 | 29.7 |
| Median Percent Deviation | 15.2 | 29.5 |
| Lower Quartile (25th Percentile) | 90.0 | 62.7 |
| Upper Quartile (75th Percentile) | 130.2 | 114.2 |
| PARAMETRIC STATISTICS | | |
| Normality Test | RejectK | RejectK |
| Relative Skewness | 0.97 | 0.83 |
| Relative Kurtosis | 4.62 | 3.62 |
| Arithmetic Mean Ratio | 103.0 | 88.6 |
| Weighted Mean Ratio | 98.4 | 90.6 |
| Geometric Mean Ratio | 99.8 | 83.6 |
| Harmonic Mean Ratio | 96.5 | 78.9 |
| Standard Deviation | 26.4 | 31.1 |
| Coefficient of Variation | 25.6 | 35.1 |
| Price Related Differential (PRD) | 1.05 | 0.98 |
| Bootstrap Price Related Differential | 1.05 | 0.98 |
| Lower PRD Confidence Interval | 1.03 | 0.90 |
| Upper PRD Confidence Interval | 1.07 | 1.08 |
| Average Sale Price | 98,552 | 506,054 |
| Average Market Value | 96,929 | 458,607 |

Section II

Kansas Real Estate

Sales Validation Questionnaire

INSTRUCTIONS FOR COMPLETING THE SALES VALIDATION QUESTIONNAIRE

ITEM 1 Please check all boxes which pertain.

ITEM 2 Check the box which describes the current or most recent use of the property at the time of sale. Check all boxes which are applicable if the property has multiple uses.

ITEM 3 Check yes; if the buyer assumed any long term lease(s) (more than 3 years remaining) at the time of sale.

ITEM 4 Check yes; if the purchase price included an operating business, franchise, trade license, patent, trademark, stock, bonds, technology, and/or goodwill.

ITEM 5 Check yes; if any tangible and portable items of property were included in the sale price. If possible, provide a brief description and your estimate of the total value of all personal property included in the sale price.

ITEM 6 Check yes; if the property characteristics have been changed since January 1. Indicate what type of change(s) took place by marking the appropriate box. Indicate the date the change(s) took place.

ITEM 7 Check yes; if any delinquent taxes were assumed by the purchaser and included as part of the sale price. Do not consider any prorated taxes for the year in which the property was sold that are part of normal escrow closings.

ITEM 8 Check the predominate method of financing used to acquire the property. Check "Not Applicable" if no money received from the sale was used to finance an existing loan.

ITEM 9 Check yes; if the property was either advertised in the open market, displayed for sale signs, listed with a real estate agent or offered by the seller.

ITEM 10 Check yes; if the buyer owns or controls the property adjoining or adjacent to the property.

ITEM 11 Provide an explanation if you believe the buyer or seller did not act prudently, was not fully informed about the property or knowledgeable of the local market, poorly advised, misled or acted under duress, or was acting under duress, or compelled to sell. If necessary, provide a brief description of the circumstances.

ITEM 12 Mark YES if the total sale price of the sale price should be the date that either the deed or the deed was recorded.

ITEM 13 BUYER'S PHONE: sign the questionnaire and list your phone number. The county appraiser may need to make a follow-up phone call to clarify unusual terms or conditions.

| KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE | |
|---|---|
| <p>FOR COUNTY USE ONLY:</p> <p>DEED BOOK _____ PAGE _____</p> <p>RECORDING DATE _____ TYPE OF INSTRUMENT _____</p> <p>SELLER (Seller's) NAME _____</p> <p>MAILING _____</p> <p>CITY/TOWNSHIP _____</p> <p>PHONE NO. (_____) _____</p> <p>BRIEF LEGAL DESCRIPTION _____</p> <p>TRANSACTION TYPE _____</p> <p>CHECK ANY FACTORS THAT APPLY TO THIS SALE:</p> <p>1. SPECIAL FACTORS</p> <p><input type="checkbox"/> Sale between immediate family members</p> <p><input type="checkbox"/> Sale involved corporate affiliates belonging to the same company</p> <p><input type="checkbox"/> Auction Sale</p> <p><input type="checkbox"/> Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)</p> <p><input type="checkbox"/> Sale involved a governmental agency or public utility</p> <p><input type="checkbox"/> Buyer (has or needs) a religious, charitable, or nonprofit organization, school or educational association</p> <p><input type="checkbox"/> Buyer (has or needs) a financial institution, trust company, pension fund, or mortgage corporation</p> <p><input type="checkbox"/> Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)</p> <p><input type="checkbox"/> Sale of one's partial interest in the real estate</p> <p><input type="checkbox"/> Sale involved a trade or exchange of properties</p> <p><input type="checkbox"/> NONE OF THE ABOVE</p> <p>2. CHECK USE OF PROPERTY AT THE TIME OF SALE</p> <p><input type="checkbox"/> Single Family Residence <input type="checkbox"/> Agricultural Land</p> <p><input type="checkbox"/> Multifamily With Residence <input type="checkbox"/> Mineral Rights Included?</p> <p><input type="checkbox"/> Condominium Unit <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Rental Land <input type="checkbox"/> Amusement Facility</p> <p><input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Commercial/Industrial Bldg.</p> <p>3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FURNISHES OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If yes, please describe _____</p> <p>Estimated value of all personal property items included in the sale price \$ _____</p> <p>1. Mobile Home Year _____ Model _____</p> | <p>ITEM 11 Provide an explanation if you believe the buyer or seller did not act prudently, was not fully informed about the property or knowledgeable of the local market, poorly advised, misled or acted under duress, or was acting under duress, or compelled to sell. If necessary, provide a brief description of the circumstances.</p> <p>ITEM 12 Mark YES if the total sale price of the sale price should be the date that either the deed or the deed was recorded.</p> <p>ITEM 13 BUYER'S PHONE: sign the questionnaire and list your phone number. The county appraiser may need to make a follow-up phone call to clarify unusual terms or conditions.</p> <p>K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of any real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500. (L. 1981, ch. 162, sec. 71.L. 1992, ch. 159, sec. 1-1-1997)</p> <p>NOTES: THIS FORM DOES NOT REQUIRE A SALES VALIDATION QUESTIONNAIRE ARE AS FOLLOWS:</p> <p>1. Time and Mailing Address: The date of this act, L. Ch. 1, 1991;</p> <p>2. made solely for the purpose of securing, extending, or clearing a debt or other obligation;</p> <p>3. made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;</p> <p>4. made in contemplation of death, as stated in the deed or other instruments;</p> <p>5. ARE YOU PROVIDING FOR YOUR OWN PERSONAL INTERESTS;</p> <p>6. SPECIFICALLY TO YOURSELF OR YOUR FAMILY; or</p> <p>7. Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>8. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>9. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>10. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>11. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>12. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>13. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>14. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>15. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>16. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>17. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>18. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>19. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>20. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>21. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>22. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>23. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>24. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>25. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>26. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>27. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>28. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>29. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>30. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>31. <input type="checkbox"/> Donee or donees (or the purpose of creating a joint tenancy or tenancy in common.</p> <p>32. <input type="checkbox"/> Donee or donees (or the purpose of 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KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

| | | | | | | | | | | |
|-------------------------------|--|--------------------------------|----------|-----|----------|----------|--------------|---------|---------|-----|
| FOR COUNTY USE ONLY: | | COV# | CO. NO. | MAP | SEC | SHEET | QTR. | BLOCK | PARCEL | OWN |
| DEED BOOK _____ | PAGE _____ | | | | | | | | | |
| RECORDING DATE ____/____/____ | TYPE OF INSTRUMENT CR _____ RA _____ DE _____ | SPLIT <input type="checkbox"/> | MO _____ | | YR _____ | TY _____ | AMOUNT _____ | S _____ | V _____ | |
| | | | | | | | | | | |

SELLER (Grantor) NAME _____ BUYER (Grantee) NAME _____

MAILING _____ MAILING _____

CITY/ST/ZIP _____ CITY/ST/ZIP _____

PHONE NO. (____) _____ PHONE NO. (____) _____

| | |
|--|--|
| BRIEF LEGAL DESCRIPTION _____ _____ _____ | Property / Situs Address: _____ Name and Mailing Address for Tax Statements _____ _____ |
|--|--|

CHECK ANY FACTORS THAT APPLY TO THIS SALE: (See instructions on back of form.)

1. SPECIAL FACTORS
- Sale between immediate family members: SPECIFY THE RELATIONSHIP _____
 - Sale involved corporate affiliates belonging to the same parent company
 - Auction Sale
 - Deed transfer in lieu of foreclosure or repossession
 - Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 - Sale involved a government agency or public utility
 - Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 - Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)
 - Sale of only a partial interest in the real estate
 - Sale involved a trade or exchange of properties
 - NONE OF THE ABOVE**

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:
- Single Family Residence Agricultural Land
 - Farm/Ranch With Residence Mineral Rights Included? Yes No
 - Condominium Unit
 - Vacant Land Apartment Building
 - Other: (Specify) _____ Commercial/Industrial Bldg.

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? YES NO

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? YES NO

5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? YES NO

If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____

If Mobile Home Year _____ Model _____

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1? YES NO

Demolition New Construction Remodeling Additions

Date Completed _____

7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? YES NO AMOUNT \$ _____

8. METHOD OF FINANCING (check all that apply):

- New loan(s) from a Financial Institution
- Seller Financing Assumption of Existing Loan(s)
- All Cash Trade of Property Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? YES NO If not, explain _____

(SEE #9 INSTRUCTION ON BACK)

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? YES NO

11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) YES NO

12. TOTAL SALE PRICE \$ _____

DEED DATE ____/____/____

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME _____

SIGNATURE _____

GRANTOR (SELLER) GRANTEE (BUYER)

INSTRUCTIONS FOR COMPLETING THE SALES VALIDATION QUESTIONNAIRE

- ITEM 1** Please check all boxes which pertain.
- ITEM 2** Check the box which describes the current or most recent use of the property at the time of sale. Check all boxes which are applicable if the property has multiple uses.
- ITEM 3** Check yes; if the buyer assumed any long term lease(s) (more than 3 years remaining) at the time of sale.
- ITEM 4** Check yes; if the purchase price included an operating business, franchise, trade license, patent, trademark, stock, bonds, technology, and/or goodwill.
- ITEM 5** Check yes; if any tangible and portable items of property were included in the sale price. If possible, provide a brief description and your estimate of the total value of all personal property included in the sale price.
- ITEM 6** Check yes; if the property characteristics have been changed since January 1. Indicate what type of change(s) took place by marking the appropriate box. Indicate the date the change(s) took place.
- ITEM 7** Check yes; if any delinquent taxes were assumed by the purchaser and included as part of the sale price. Do not consider any prorated taxes for the year in which the property was sold that are part of normal escrow closings.
- ITEM 8** Check the predominate method of financing used to acquire the property. Check "Not Applicable" if no money exchanged hands or refinancing of an existing loan.
- ITEM 9** Check yes; if the property was either advertised on the open market, displayed a for sale sign, listed with a real estate agent or offered by word of mouth.
- ITEM 10** Check yes; if the buyer owns or controls the property adjoining or adjacent to the property being purchased.
- ITEM 11** Provide an explanation if you believe the buyer or seller did not act prudently, was not fully informed about the property or knowledgeable of the local market, poorly advised, did not use good judgement in the negotiations, was acting under duress, or compelled out of necessity. Use an additional sheet of paper if necessary.
- ITEM 12** Provide the total sale price and date of sale. The date should be the date that either the deed or the contract for deed was signed, not the date the deed was recorded.
- ITEM 13** Please sign the questionnaire and list your phone number. The county appraiser may need to make a follow up phone call to clarify unusual terms or conditions.

K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500. (L. 1991, ch. 162, sec. 7; L. 1992, ch. 159, sec. 3; April 30.)

TRANSFERS OF TITLE THAT DO NOT REQUIRE A SALES VALIDATION QUESTIONNAIRE ARE AS FOLLOWS:

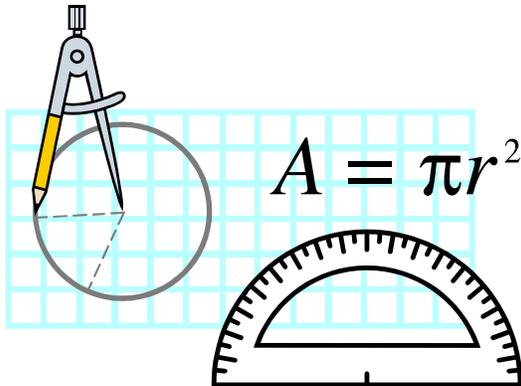
- (1) Recorded prior to the effective date of this act, i.e., July 1, 1991;
 - (2) made solely for the purpose of securing or releasing security for a debt or other obligation;
 - (3) made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
 - (4) by way of gift, donation or contribution stated in the deed or other instruments;
 - (5) to cemetery lots;
 - (6) by leases and transfers of severed mineral interests;
 - (7) to or from a trust, and without consideration;
 - (8) resulting from a divorce settlement where one party transfers interest in property to the other;
 - (9) made solely for the purpose of creating a joint tenancy or tenancy in common;
 - (10) by way of a sheriff's deed;
 - (11) by way of a deed which has been in escrow for longer than five years;
 - (12) by way of a quit claim deed filed for the purpose of clearing title encumbrances;
 - (13) when title is transferred to convey right-of-way or pursuant to eminent domain;
 - (14) made by a guardian, executor, administrator, conservator or trustee of an estate pursuant to judicial order;
 - (15) when title is transferred due to repossession; or
 - (16) made for the purpose of releasing an equitable lien on a previously recorded affidavit of equitable interest, and without additional consideration.
- (b) **When a real estate sales validation questionnaire is not required due to one or more of the exemptions provided in 1-16 above, the exemption shall be clearly stated on the document being filed.**

Section III

Ratio Study Validation

&

Statistical Procedures



Sales Ratio Study

The sales ratio study is an important performance evaluation tool in the mass appraisal process. It can be used to measure the county's overall appraisal accuracy by indicating the general level of appraisal and the degree of uniformity. The study can also be used to monitor the need for a general reappraisal or identify neighborhoods that may require a review. Information from the study can also be used to develop market trends affecting various types of properties. By identifying problem areas or selected groups of properties in need of attention, resources can be efficiently allocated.

The ratio study makes a comparison of recently sold properties to the county appraiser's estimate of market value. Recent sales of property can often serve as representatives of true market value if the buyer and seller are well informed, the market is open and competitive and neither party is acting with undue compulsion. The appraiser will also consider other factors that may influence the price paid for a property. In some cases, an adjustment to the sale price must be made before it can be used as a good indicator of market value.

The principal information source used to confirm the sale price and determine validity of a real estate transfer is the Kansas Real Estate Sales Validation Questionnaire. Kansas statutes requires that a questionnaire be completed and filed with the register of deeds before a deed, affidavit of equitable interest or other recording instrument is accepted for recording (with some exceptions per K.S.A. 79-1437e).

Information provided by the Kansas Real Estate Sales Validation Questionnaire is not always sufficient to make a validation decision and a follow-up verification may be required. The buyer, seller or agent may have to be interviewed in order to make a final decision on the validity or obtain additional information for needed adjustments. The determination to classify a sale as valid or invalid is based upon industry standards promulgated by the International Association of Assessing Officers (IAAO). Various factors will be considered during the screening process before invalidating a sale. Any sale

that is affected by the following conditions will be considered invalid for ratio study purposes:

- Property not exposed for sale on the open market
- Physical characteristics or highest and best use of the property changed after January 1, 2010, and before the sale occurred
- Sale involved a governmental agency liquidating repossessed property
- Transfer was determined to be a satisfaction of a contract for deed signed prior to the study year
- Transaction was a forced sale
- Sale included an excessive amount of tangible or intangible personal property
- Sale date not within the current study timeframe
- Split parcel
- Uninformed buyer and/or seller

The study concept is a simple one. The degree to which an appraisal made for tax purposes reflects market value can be indicated by the sale price of that property. If a sufficient number of recent sales are available, statistical measures can often provide reliable estimates of performance. Because property in Kansas is grouped into several subclasses, such as residential and commercial/industrial, a ratio study is conducted on each group to provide more detailed information.

The ratio for each property is calculated by dividing the appraised value by the sale price. The resulting ratios indicate how closely the appraiser achieved the goal of fair market value with a ratio of 100 percent being the most desirable. For the Kansas Real Estate Ratio Study, ratios are expressed as a percentage.

For example, consider the following five residential properties that have recently sold.

| <i>Sale</i> | <i>Appraised Value</i> | <i>Sale Price</i> | <i>Ratio</i> | <i>Ratio as a Percentage</i> |
|-------------|------------------------|-------------------|--------------|------------------------------|
| 1 | \$25,000 | \$20,000 | 1.25 | 125.0 |
| 2 | \$45,000 | \$50,000 | 0.90 | 90.0 |
| 3 | \$12,000 | \$15,000 | 0.80 | 80.0 |
| 4 | \$30,000 | \$30,000 | 1.00 | 100.0 |
| 5 | \$19,200 | \$16,000 | 1.20 | 120.0 |

Distribution-Free Statistics

Distribution-free statistics do not require assumptions about the shape of the population distribution from which the ratio study sample was drawn. Distribution-free statistics are nonparametric estimates that include the median and median absolute deviation.

Median Ratio

The median ratio is one of the most common statistical measures used in mass appraisal performance. It is considered a robust measure of the overall level of assessment (central tendency) because of its insensitivity to low or high ratios in the sample.

The ratios must first be sorted in ascending or descending order (*arrayed*). If the number of sample ratios is odd, the median is the value halfway through the arrayed data set with an equal number of ratios above and below the median.

| <i>Sale</i> | <i>Ratio</i> |
|-------------|--------------|
| 1 | 80.0 |
| 2 | 90.0 |
| 3 | 100.0 |
| 4 | 120.0 |
| 5 | 125.0 |

Median Ratio

If the number of sample ratios is even, the median value is determined by adding the two middle values that fall in the center of the array and dividing by 2.

| <i>Sale</i> | <i>Ratio</i> |
|-------------|--------------|
| 1 | 80.0 |
| 2 | 90.0 |
| 3 | 100.0 |
| 4 | 120.0 |
| 5 | 125.0 |
| 6 | 130.0 |

Median Ratio

The ratios 100.0 and 120.0 (*sample no. 3 & 4*) are in the middle of the array and should be added together and divided by 2.

$$\frac{100.0 + 120.0}{2} = \mathbf{110.0} \text{ Median Ratio}$$

Broadened Median Ratio (BMED)

The broadened median is a useful measure because it preserves the resistance of the median to outliers while achieving insensitivity to rounding and grouping of the middle observations. It is computed by averaging the median and up to six of the ratios around the median. The exact number depends on the sample size. Data sets with an odd number of ratios for sample sizes between five and eleven use the average of the three central ratios. For sample sizes greater than eleven the five central ratios are averaged. For data sets with an even number of ratios in sample sizes less than fourteen, the broadened median uses the four central ratios with weights 1/6, 1/3, 1/3 and 1/6. For data sets larger than fourteen, the broadened median uses the six central ratios with an assigned weight of 1/5 to each of the middle four ratios and 1/10 to the ratios at each end.

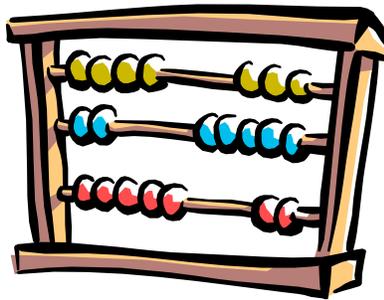
Broadened Median Ratio Computation

Example of odd numbered data set: 80.0 90.0 100.0 120.0 135.0

1. Sum of the three central values ($90.0 + 100.0 + 120.0 = 310.0$)
2. Divide by 3 ($310.0 / 3 = 103.3$) **Broadened Median Ratio**

Example of even number data set: 75.0 80.0 90.0 100.0 120.0 135.0

$$(80.0 * 1/6) + (90.0 * 1/3) + (100.0 * 1/3) + (120.0 * 1/3) \\ 13.3 + 30.0 + 33.3 + 20.0 = 96.7 \text{ **Broadened Median Ratio**}$$



Coefficient of Dispersion (COD)

The coefficient of dispersion (COD) is the most common measure of uniformity in the mass appraisal industry. It measures the average amount of dispersion from the median and expresses it as a percentage of the median ratio. The statistic indicates how close the ratios are clustered around the median ratio.

COD Computation

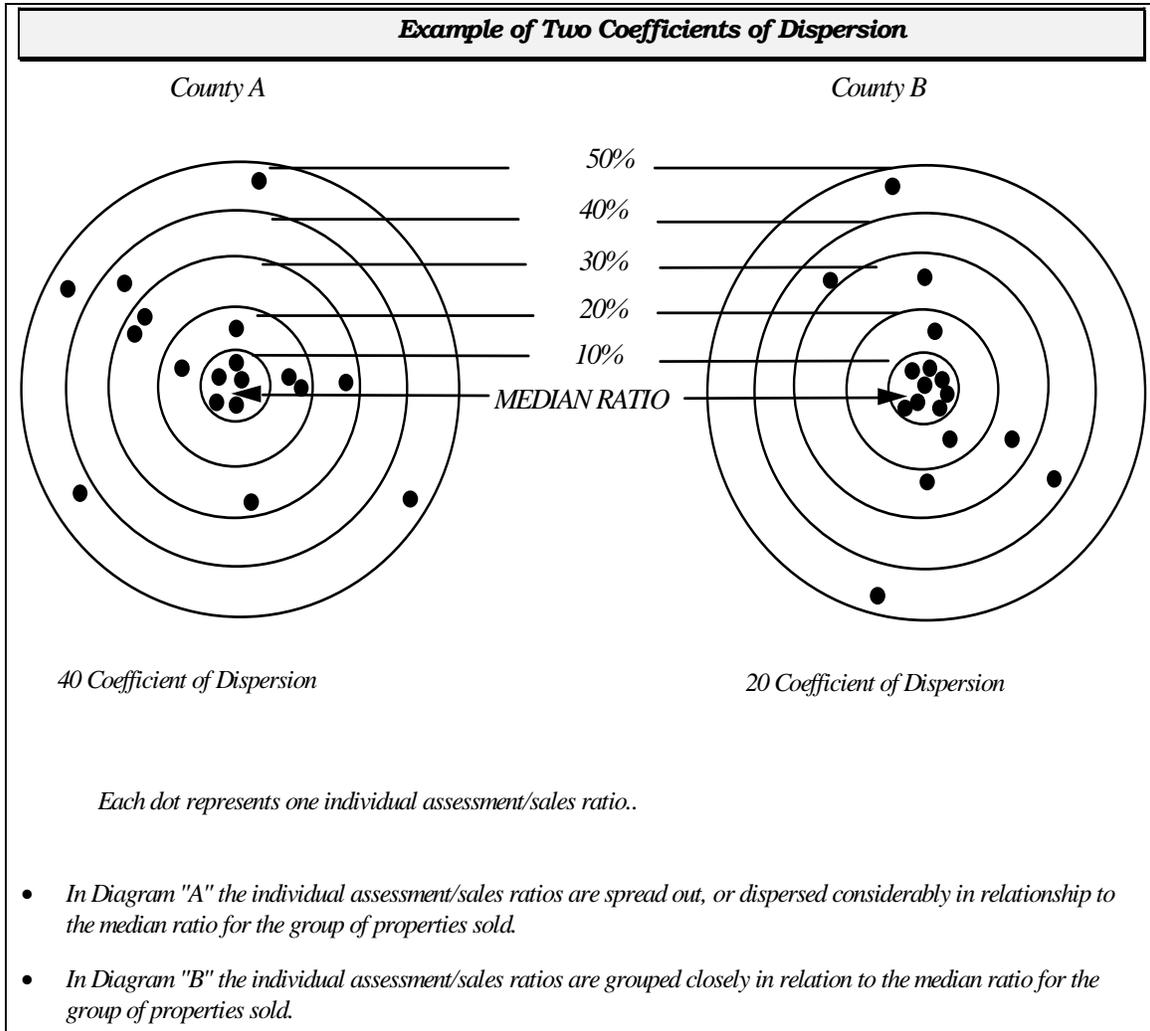
1. Subtract the median ratio from each ratio to find the absolute deviation (ignore plus or minus signs)
2. Sum the absolute deviations and divide by the sample size to find the average absolute deviation
3. Divide the average absolute deviation by the median ratio and multiply by 100 to obtain the percentage measure known as the COD

| <i>Sale</i> | <i>Ratio</i> | <i>Median Ratio</i> | <i>Absolute Deviation From Median</i> |
|--------------------------|--------------|-------------------------|---|
| 1 | 80.0 | 100.0 | 20.0 |
| 2 | 90.0 | 100.0 | 10.0 |
| 3 | 100.0 | 100.0 | 00.0 |
| 4 | 120.0 | 100.0 | 20.0 |
| 5 | 125.0 | 100.0 | 25.0 |
| <i>Sum of Deviations</i> | | | <i>75.0</i> |

$$\frac{20.0 + 10.0 + 00.0 + 20.0 + 25.0}{5} = \frac{75.0}{5} = 15.0 \text{ Average Absolute Deviation from Median}$$

$$\frac{15.0}{100.0} = 0.15 * 100 = \mathbf{15.0} \text{ Coefficient of Dispersion (COD)}$$

The lower the coefficient of deviation, the more uniform the assessments. A high COD suggest a lack of uniformity. The ideal value is 0, however, this cannot be considered a realistic goal in an imperfect real estate market.



The two counties in the illustration above both have a median ratio of 100 percent. However, one of the counties has a COD of 20 while the other county has a COD of 40. This difference suggests that appraisals in the county with a COD of 20 came twice as close to the median level of appraisal as the county with a COD of 40.



Weighted Coefficient of Dispersion

To calculate a value weighted COD, the contribution of each sale is factored into the deviation of each ratio about the median. If the weighted COD is greater than the COD, relatively high-value properties have been appraised with greater variability than low-value properties. If the weighted COD is less than the COD, high-value properties have been appraised with less variability than low-value properties.

Weighted COD Computation

1. Calculate the mean sale price
2. Divide each sale price by the mean sale price to find the weight
3. Subtract each ratio from the median and take the absolute value (ignore plus or minus signs)
4. Multiply each weight times the absolute deviation from the median
5. Sum the weighted absolute deviations from the median
6. Divide by the number of ratios ($61.9 / 5 = 12.4$)
7. Divide by the median and multiply $12.4 / 1.00 * 100 = 12.4$

| Sale | Appraised Value | Sale Price | Mean Sale Price | Weight | Ratio | Median Ratio | Absolute Deviation From Median | Weight x Absolute Deviation From Median |
|--------------|------------------|------------------|-----------------|--------|-------|--------------|--------------------------------|---|
| 1 | \$25,000 | \$20,000 | \$26,200 | 0.7634 | 125.0 | 100.0 | 25.0 | 19.1 |
| 2 | \$45,000 | \$50,000 | \$26,200 | 1.9084 | 90.0 | 100.0 | 10.0 | 19.1 |
| 3 | \$12,000 | \$15,000 | \$26,200 | 0.5725 | 80.0 | 100.0 | 20.0 | 11.5 |
| 4 | \$30,000 | \$30,000 | \$26,200 | 1.1450 | 100.0 | 100.0 | 00.0 | 00.0 |
| 5 | \$19,200 | \$16,000 | \$26,200 | 0.6107 | 120.0 | 100.0 | 20.0 | 12.2 |
| Total | \$131,200 | \$131,000 | | | | | | 61.9 |

$$\text{Mean sale price} = \frac{\$131,000}{5} = \$26,200$$

$$\left(\frac{61.9}{5} \right) / 100.0 * 100 = \mathbf{12.4} \text{ Weighted Coefficient of Dispersion}$$



Coefficient of Concentration (COC)

The coefficient of concentration (COC) is another measure of appraisal uniformity. It is found by determining the portion of ratios falling within a specified percentage of the median. The higher the coefficient of concentration the better the measure of uniformity. Coefficients are calculated for 10 percent, 15 percent, 20 percent, 50 percent and 100 percent.

COC @ 15%

| Sale | Ratio |
|------|-------------|
| 1 | 70.0 |
| 2 | 75.0 |
| 3 | 81.0 |
| 4 | 82.0 |
| 5 | 85.0 |
| 6 | 90.0 |
| 7 | 90.0 |
| 8 | 95.0 |
| 9 | 100.0 |
| 10 | 105.0 |
| 11 | 107.0 |
| 12 | 108.0 |
| 13 | 120.0 |
| 14 | 130.0 |
| 15 | 135.0 |

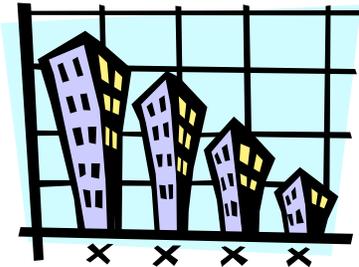
Median Ratio

$95.0 - 14.3 = 80.7$

$95.0 + 14.3 = 109.3$

If the range selected is 15%, to select the proportion that falls within the range:
 $95.0 * 15.0 = 14.3$
 $95.0 - 14.3 = 80.7$
 $95.0 + 14.3 = 109.3$

$10 / 15 = 0.667 * 100 = 66.7$ **Coefficient of Concentration**



Coefficient of Interquartile Deviation

This measure was the original coefficient of dispersion recommended for use in ratio studies by the National Association of Tax Administrators. It is the interquartile range of ratios divided by 2, divided by the median ratio and multiplied by 100. The statistic is less sensitive to outliers than the COD currently defined by the IAAO.



| <i>Sale</i> | <i>Ratio</i> |
|-------------|--------------|
| 1 | 60.0 |
| 2 | 80.8 |
| 3 | 88.1 |
| 4 | 96.0 |
| 5 | 115.2 |
| 6 | 120.4 |
| 7 | 145.7 |

Median Ratio 96.0

1st Quartile = (Sale 2) 80.8
3rd Quartile = (Sale 6) 120.4

Interquartile range 120.4 - 80.8 = 39.6

*39.6 / 2 / 96.0 * 100 = 20.625 round to **20.6** Coefficient Interquartile Deviation*

Median Percent Deviation

The median percent deviation is the *median* of the absolute deviations about the median, divided by the median ratio. It is an alternative to the COD and is highly resistant to the influence of outlier ratios.

- Median Percent Deviation Computation**
1. Subtract the median ratio from each ratio and find the absolute value of the deviation
 2. Array the absolute deviations and find the median value deviation in the array
 3. Divide the median absolute deviation by the median ratio and multiply by 100

| Sale | Ratio | Median Ratio | Absolute Deviation From Median |
|------|-------|--------------|--------------------------------|
| 1 | 80.0 | 100.0 | 20.0 |
| 2 | 90.0 | 100.0 | 10.0 |
| 3 | 100.0 | 100.0 | 00.0 |
| 4 | 120.0 | 100.0 | 20.0 |
| 5 | 125.0 | 100.0 | 25.0 |

Arrayed Deviations: 0 10.0 **20.0** 20.0 25.0 - Median Absolute Deviation (MAD) = 20.0

MAD = 20.0, Median = 100.0

$$\frac{20.0}{100.0} = 0.2000 * 100 = \mathbf{20.0} \text{ Median Percent Deviation}$$

Percentiles and Quartiles

Percentiles are dividing points for specific percentages of the data. The dividing points are the 25th percentile (*1st quartile*), the 50th percentile (*median or 2nd quartile*) and the 75th (*3rd quartile*) percentile. The interquartile range is the difference between the 25th and the 75th percentiles.

25th Percentile (1st Quartile)

The 25th percentile is the first percentile and exceeds one-quarter of the ratios. The formula for finding the lower 25th percentile is $k = 0.25 * n + 0.25$. The rank of the 25th percentile in an array of 99 ratios is $0.25 * 99 + 0.25 = 0.25$.

75th Percentile (3rd Quartile)

The 75th percentile is the third percentile and exceeds three quarters of the ratios. The formula for finding the rank of the 75th percentile is $k = 0.75 * n + 0.75$. Usually, the rank of the percentile will not be a whole number, which means one must interpolate between ratios. In a sample that has 100 ratios, the 75th percentile is $0.75 * 100 + 0.75 = 75.75$. If the 75th and 76th highest ratios are 0.98 and 1.00 respectively, the 75th percentile is $0.98 + (0.75) * (1.00 - 0.98) = 0.995$.

Normality Test

A normality test of the sample data can be used to determine if the shape of the population conforms to a normal or bell-shaped curve (*Gaussian shape*). If the sample data can be usefully characterized by a bell-shaped curve, the population is assumed to be normally distributed. Although ratio data seldom conforms to a normal distribution, an effort has been made to examine and test the sample data. Parametric statistics generally depend upon assumptions of normality. Numerous statistical tests can be employed to detect departures from a normal distribution. The ratio study program employs newer and more powerful procedures based on the empirical distribution function or standardized moments of skewness and kurtosis. These also include the D'Agostino-Pearson K^2 , Shapiro-Wilk W (Shapiro-Francis W') and Anderson-Darling A^2 tests. Several tests are used on each ratio study sample. The primary test is identified by a letter code.

M: 3rd and 4th standardized moments critical values
 3: 3rd standardized moment critical value
 4: 4th standardized moment critical value
 A: Anderson-Darling A^2
 K: D'Agostino-Pearson K^2
 W: Shapiro-Wilk W (*Shapiro-Francia W' for $n > 50$ to 99*)

H_0 : The study sample was drawn from a population with a normal distribution of ratios.

No statistical procedure is expected to be perfectly accurate under all circumstances. There is a small probability that an individual sample drawn from a population with a standard normal distribution of ratios may not pass a mathematical test. Thus, the null hypothesis

will sometimes be rejected, when in fact it should not be (this is a type *I* error). The testing methods used by PVD are designed to limit the probability of rejection to less than 10%. Thus, the *p*-value is set to $< .10$. Any *p*-value at or above $.10$ is in the critical region of rejection and the null hypothesis (H_0) is rejected.

Skewness

Skewness is a descriptive measure of symmetry about the ratio distribution. Most ratio study frequency distributions tend to have longer tails that stretch to the right of the mean. This indication of positive skewness can often be attributed to high ratio outliers. Several approaches are available to calculate measures of skewness. The degree of skewness in this analysis is measured by the moment coefficient of skewness (based on the third moment about the mean). It is also called a measure of relative skewness. The normal distribution has no skewness and the value of this measure should be close to zero. Highly skewed sample distributions will have a measure greater than $+3$ or lower than -3 .

Kurtosis

Kurtosis is a measure that is used to describe the concentration of ratio data in a frequency distribution. A flat distribution with short tails is sometimes referred to as platykurtic. A peaked distribution with thinner tails is referred to as leptokurtic, or centralized. The degree of kurtosis in this analysis is measured by the moment coefficient of kurtosis (based on the fourth moment about the mean). It is also called a measure of relative kurtosis. A normal distribution is bell shaped and referred to as mesokurtic, or neutral. It will have a value close to 3. Ratio study samples tend to have high peaks. Values above 6 tend to be associated with samples drawn from populations that would not be considered normal.

Parametric Statistics

Parametric statistics make certain assumptions about the distribution of the population ratios or samples drawn from these populations. When these assumptions are met, parametric statistics make more efficient use of the data than distribution-free statistics.

Arithmetic Mean Ratio

The arithmetic mean ratio is the average of the sample ratios.

Arithmetic Mean Ratio Computation

1. Sum the sample ratios
2. Divide by the sample number

In a normal distribution, the mean will equal the median. If the distribution is skewed to the right, the mean will be greater than the median, which is typical of ratio study data. If the distribution is skewed to the left, the mean will be less than the median.

| <i>Sale</i> | <i>Ratio</i> |
|-------------|--------------|
| 1 | 80.0 |
| 2 | 90.0 |
| 3 | 100.0 |
| 4 | 120.0 |
| 5 | 125.0 |

Note: The median sales ratio for this example is 100.0.

$$\frac{80.0 + 90.0 + 100.0 + 120.0 + 125.0}{5} = \mathbf{103.0} \text{ Arithmetic Mean Ratio}$$



Weighted Mean Ratio

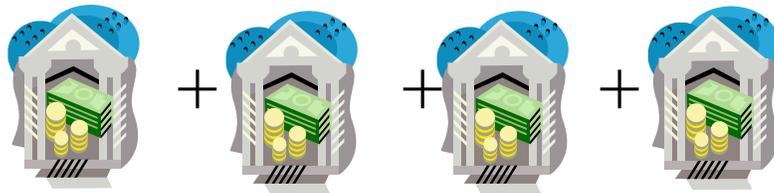
The value weighted mean ratio is the average of a sample of ratios where proportional weights have been assigned to the sales prices. The weighted mean ratio gives weight to each dollar of value in the sample whereas the median and mean give equal weight to each ratio. The weighted mean ratio is often referred to as the aggregate ratio and is used in computing the price-related differential (*PRD*).

Weighted Mean Ratio Computation

1. *Sum the appraised values*
2. *Sum the sales prices*
3. *Divide the sum of the total appraised value by the sum of the total sale price*
4. *Multiply by 100*

| Sale | Appraised Value | Sale Price |
|--------------|-----------------|------------|
| 1 | \$55,000 | \$50,000 |
| 2 | \$125,000 | \$128,800 |
| 3 | \$75,000 | \$75,000 |
| 4 | \$40,000 | \$32,000 |
| 5 | \$15,000 | \$59,900 |
| <i>Total</i> | \$310,000 | \$345,700 |

$$\frac{310,000}{345,700} = 0.8967 * 100 = \mathbf{89.7} \text{ Weighted Mean Ratio}$$



Geometric Mean Ratio

The geometric mean offers a measure of appraisal level that, like the median, is not as susceptible to the influence of outliers as the mean and weighted mean. Large differences between the geometric mean and the arithmetic mean indicate the presence of significant outlier ratios.

- Geometric Mean Ratio Computation**
1. Multiply the ratios in the sample together and finding the n^{th} root of the result, where n equals the number of ratios in the sample
 2. Find the n^{th} root of the product, where n equals the number of ratios in the sample

| Sale | Ratio |
|------|-------|
| 1 | 80.0 |
| 2 | 90.0 |
| 3 | 100.0 |
| 4 | 120.0 |
| 5 | 125.0 |

$$(80.0 * 90.0 * 100.0 * 120.0 * 125.0)^{1/5} = \mathbf{101.6 \text{ Geometric Mean Ratio}}$$

Harmonic Mean Ratio

The harmonic mean is used to calculate average rates. The rate usually indicates the relationship between two different types of measuring units that can be expressed reciprocally. The harmonic mean is less affected by extreme ratios than the geometric mean and the arithmetic mean.

- Harmonic Mean Ratio Computation**
1. Find the reciprocal of each ratio value (1divided by the ratio)
 2. Sum the reciprocals
 3. Divide the number of ratios in the sample by the sum of the reciprocals

| Sale | Appraised Value | Sale Price | Ratio | Reciprocal Values |
|-------|-----------------|------------|-------|-------------------|
| 1 | \$25,000 | \$20,000 | 125.0 | 0.00800 |
| 2 | \$45,000 | \$50,000 | 90.0 | 0.01111 |
| 3 | \$12,000 | \$15,000 | 80.0 | 0.01250 |
| 4 | \$30,000 | \$30,000 | 100.0 | 0.01000 |
| 5 | \$19,200 | \$16,000 | 120.0 | 0.00833 |
| Total | | | | 0.04994 |

$$\frac{5}{0.04994} = \mathbf{100.1 \text{ Harmonic Mean Ratio}}$$

Standard Deviation

The standard deviation is the most common measure of dispersion and may be a useful measure of appraisal uniformity if the underlying distribution of ratios in the population conforms to a normal distribution.

The formula for the standard deviation is $s = \sqrt{\frac{\sum (A_i/S_i - \bar{A}/\bar{S})^2}{n - 1}}$

| | |
|-------------------|---|
| s | = standard deviation |
| \sum | = algebraic symbol for sum |
| A_i | = each Appraised Value |
| S_i | = each Sale Price |
| \bar{A}/\bar{S} | = Mean of the Ratio |
| 2 | = square or take to the 2 nd Power |
| $\sqrt{\quad}$ | = the square root symbol |

- Standard Deviation Computation**
1. Subtract the mean from each ratio (ignore plus or minus signs)
 2. Square the difference
 3. Sum the squared differences
 4. Divide by the number of ratios less one to obtain the **variance**
 5. Take the square root of the variance to arrive at the standard deviation

| <i>Sale</i> | <i>Appraised Value</i> | <i>Sale Price</i> | <i>Ratio</i> | <i>Ratio Minus Mean</i> | <i>Square the Difference</i> |
|--------------|------------------------|-------------------|--------------|-------------------------|------------------------------|
| 1 | \$25,000 | \$20,000 | 125.0 | 22.0 | 484.0 |
| 2 | \$45,000 | \$50,000 | 90.0 | -13.0 | 169.0 |
| 3 | \$12,000 | \$15,000 | 80.0 | -23.0 | 529.0 |
| 4 | \$30,000 | \$30,000 | 100.0 | -3.0 | 9.0 |
| 5 | \$19,200 | \$16,000 | 120.0 | 17.0 | 289.0 |
| <i>Total</i> | | | | | 1480.0 |
| <i>Mean</i> | 103.0 | | | | |

$$\sqrt{\frac{1480.0}{5-1}} = \sqrt{\frac{1480.0}{4}} = \sqrt{370.0} \text{ Variance}$$

$$\sqrt{370.0} = \mathbf{19.2 \text{ Standard Deviation}}$$

Coefficient of Variation (COV)

The coefficient of variation (COV) is a relative measure of appraisal uniformity that is based on the standard deviation.

Coefficient of Variation (COV) Computation

1. Compute the standard deviation
2. Divide the standard deviation by the arithmetic mean ratio

Using the standard deviation of 19.2 and the arithmetic mean ratio of 103.0, the calculation would be as follows.

$$\frac{19.2}{103.0} * 100 = 18.6 \text{ Coefficient of Variation (COV)}$$



Price-Related Differential (PRD)

The price-related differential (*PRD*) is a statistic for measuring assessment regressivity or progressivity. Appraisals are considered regressive if high-value properties are under appraised relative to low-value properties and progressive if high-value properties are relatively over appraised.

A PRD of 1.00 is the most desirable state and indicates that no assessment bias exists between the low and high value properties. A PRD greater than 1.00 suggests that high-value property may be under appraised relative to lower valued property. If the PRD is less than 1.00, high-value property may be over appraised relative to low-valued property.

Price-Related Differential (PRD) Computation

1. Divide the arithmetic mean ratio by the weighted mean ratio

| Sale | Appraised Value | Sale Price | Ratio |
|--------------|-----------------|------------|-------|
| 1 | \$25,000 | \$20,000 | 125.0 |
| 2 | \$45,000 | \$50,000 | 90.0 |
| 3 | \$12,000 | \$15,000 | 80.0 |
| 4 | \$30,000 | \$30,000 | 100.0 |
| 5 | \$19,200 | \$16,000 | 120.0 |
| <i>Total</i> | \$131,200 | \$131,000 | 515.0 |

$$\frac{515.0}{5} = 103.0 \text{ Arithmetic Mean}$$

$$\frac{131,200}{131,000} * 100 = 100.2 \text{ Weighted Mean Ratio}$$

$$\frac{103.0}{100.2} = \mathbf{1.03 \text{ Price-Related Differential (PRD)}}$$

The arithmetic mean ratio is 103.0 and the weighted mean ratio is 100.2 ($1.002 * 100$). The PRD is found by dividing the mean ratio by the weighted mean ratio.

The example above suggests assessment regressivity. The International Association of Assessing Officers *Standard on Ratio Studies* recommends the price-related differential (*PRD*) should range between 0.98 and 1.03.

Average Sale Price

- Average Sale Price Computation**
1. Sum the sale prices
 2. Divide by the number of sale prices in the sample

| <i>Sale</i> | <i>Sale Price</i> |
|--------------|-------------------|
| <i>1</i> | <i>\$20,000</i> |
| <i>2</i> | <i>\$50,000</i> |
| <i>3</i> | <i>\$15,000</i> |
| <i>4</i> | <i>\$30,000</i> |
| <i>5</i> | <i>\$16,000</i> |
| <i>Total</i> | <i>\$131,000</i> |

$$\frac{\$131,000}{5} = \mathbf{\$26,200}$$

Average Sale Price

Average Market (Appraised) Value Estimate

- Average Market Value Computation**
5. Sum the appraised values
 6. Divide by the number of observations in the sample

| <i>Sale</i> | <i>Appraised Value</i> |
|--------------|------------------------|
| <i>1</i> | <i>\$25,000</i> |
| <i>2</i> | <i>\$45,000</i> |
| <i>3</i> | <i>\$12,000</i> |
| <i>4</i> | <i>\$30,000</i> |
| <i>5</i> | <i>\$19,200</i> |
| <i>Total</i> | <i>\$131,200</i> |

$$\frac{\$131,200}{5} = \mathbf{\$26,240}$$

Average Market Value

Trimming Outlier Ratios

Outliers are extreme ratios that are considered highly unusual when compared to the sample as a whole. These aberrant ratios can distort some statistical measures. The potential for damage is greater when the sample sizes are small. One anomalous ratio can exert a controlling influence over a ratio study outcome and produce misleading information. Although extra steps have been taken in the sale verification and screening process to identify suspect sales; some suspect ratios may slip through. Uniform trimming procedures have been used to remove the influence of outlier ratios prior to calculating the following statistics and performance measures.

| Trimmed Statistical Measures | | |
|--|---|-------------------------|
| Coefficient of Dispersion (<i>COD</i>) | Weighted Mean | PRD Confidence Interval |
| <i>COD</i> Confidence Intervals | Geometric Mean | Average Sale Price |
| Weighted Coefficient of Dispersion | Standard Deviation | Average Market Value |
| Harmonic Mean | Coefficient of Variation | |
| Arithmetic Mean | Price-Related Differential (<i>PRD</i>) | |

| Trimming Procedures for Removing Outlier Ratios |
|--|
| <ol style="list-style-type: none"> 1. The interquartile range of the sample is calculated by locating the first and third quartile points. The first quartile point is identified by the formula $(n * .25) + .25$ (n is the sample size). The third quartile is identified by the formula $(n * .75) + .75$. 2. The interquartile range (third quartile – first quartile) is multiplied by a factor of 1.5 to establish a base width for general outlier trimming. A factor of 3 is used to remove extreme outliers only. 3. The base width is added to the third quartile and subtracted from the first quartile to set the outlier trim points. |

An additional screen has been built into the trimming algorithm to restrict the maximum percentage of trimmed ratios to 20 percent.

*Note: Most personal computer spreadsheets contain functions to locate the first (Q1) and third (Q3) quartile, but they do not all use the same formula to calculate quartiles. PVD uses the same formula as Minitab, SPSS and NCSS. Excel uses $(n * .25) + .75$ for Q1 and $(n * .75) + .25$ for Q3. The difference in formulas CAN cause trim points to be different.*

Determining Minimum Sample Size from Tolerance Limits

In order for ratio study inferences to be reliable, it is necessary to know if the sample size is sufficient. For this Kansas ratio study, nonparametric tolerance limits have been employed to develop minimum sample size guidelines. A tolerance limit provides an interval wherein prescribed proportions of ratio populations are expected to lie, with a given level of statistical probability. For ratio study samples in the Residential or Commercial/Industrial subclass, a threshold has been selected to coincide with an 85 percent probability that at least 50 percent of the population ratios will be represented by the distribution of ratios found in the sample.

The table below provides information that can be used to evaluate sample size adequacy. For the Residential and Commercial/Industrial subclasses, a minimum of five ratios are required to achieve the minimum sample size threshold and provide a sufficient number of observations to develop confidence interval estimates. In most counties the Residential subclass sample will exceed 13 sales and achieve an 85 percent probability that 75 percent of the population ratios will be represented by the sample. Small counties will require supplemental sales (over the past 4 years) if less than five recent sales are available to develop a ratio sample for the Commercial/Industrial subclass. Large counties that qualify for representative residential sampling are held to higher standards. The sample size goal is expected to meet a 90 percent probability that 98 percent of the population ratios will be represented by the sample distribution. To meet this threshold, a county must have more than 194 valid residential sales during the study year.

| <i>Sample Sizes for Nonparametric Tolerance Limits</i> | | | | | | | | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|
| <i>Proportion of Ratios</i> | <i>50%</i> | <i>70%</i> | <i>75%</i> | <i>80%</i> | <i>85%</i> | <i>90%</i> | <i>95%</i> | <i>98%</i> |
| <i>85% Probability</i> | 6 | 10 | 13 | 16 | 22 | 33 | 67 | 168 |
| <i>90% Probability</i> | 7 | 12 | 15 | 18 | 25 | 38 | 77 | 194 |
| <i>95% Probability</i> | 8 | 14 | 18 | 22 | 30 | 46 | 93 | 236 |

References:

Conover, W.J., 1980. *Practical nonparametric statistics*. New York: John Wiley & Sons Wilks, S.S., 1962. *Mathematical statistics*. New York: John Wiley & Sons

Bootstrap Confidence Intervals for the Compliance Ratio Study

Traditional statistical methods have not been very successful in assessing the accuracy of inferences when the underlying data deviates from a Gaussian (*normal or bell-shaped*) distribution. Ratio study data typically falls into this category. Statistical procedures developed over the last twenty years have improved the accuracy of reliability measures, such as confidence intervals, in many scientific and industrial applications. The *bootstrap* is one such method that employs computer simulation and re-sampling techniques to provide a more powerful way to comprehend the uncertainty associated with ratio study performance measures. This process can provide estimates for statistical measures that do not easily lend themselves to formulas by reducing the dependency on mathematical and model assumptions.

The name bootstrap is derived from the old saying, “*pulling yourself up by your bootstraps* (Efron, 1999),” that reflects the fact that one available sample gives rise to many others.

Bootstrapping produces a confidence interval in a different but natural way. Bootstrap samples are generated using a Monte Carlo simulation routine to prepare numerous re-samples of the same size as the original sample. After these samples are generated, the statistics of interest are computed (*Coefficient of Dispersion, Median Ratio and Price-Related Differential*). A bootstrap confidence interval for each statistic can be obtained from the distribution of the sample.

References:

- Efron, Bradley and Robert J. Tibshirani. 1993. *An introduction to the bootstrap*. New York: Chapman & Hall.
- Diaconis, Persi and Bradley Efron. 1983. Computer-intensive methods in statistics. *Scientific American*. 148:116-130.
- Gunter, Bert. 1991. Bootstrapping: How to make something from almost nothing and get statistically valid answers. *Quality Progress*. 24(12)97-103.
- Hall, Peter. 1992. *Bootstrap and the edgeworth expansion*. New York: Springer-Verlag.

Residential Sampling Counties

A sample of sales ratios from a county may not accurately represent the population from which they have been drawn. Ratio study performance measures can be distorted or skewed by a disproportionate influence of new construction, highly active neighborhoods or unique properties. Depressed areas, older neighborhoods and properties with low turnover rates are often underrepresented in a sample of sales. A large sample does not mitigate these problems. Research conducted by PVD has shown that in the largest counties, a smaller representative sample can improve statistical accuracy and permit considerable savings of staff time and resources in conducting the validation process.

Legislative changes in 1994 granted the Director of Property Valuation discretion to select a *random sample* from the pool of valid sales in the residential subclass of property. This option can be used in counties with more than 15,000 parcels.

The Ratio Study Technical Advisory Committee has determined that an eligible county should have a sufficient number of transfers to construct a representative sample with at least 200 valid residential sales for the study year. The counties listed below meet the aforementioned criteria.

| <i>Residential Sampling Counties</i> | | | | | |
|--------------------------------------|--------------------|--------------------|--------------------|------------------|--------------------|
| <i>County</i> | <i>Sample Size</i> | <i>County</i> | <i>Sample Size</i> | <i>County</i> | <i>Sample Size</i> |
| <i>Barton</i> | <i>250</i> | <i>Johnson</i> | <i>400</i> | <i>Reno</i> | <i>300</i> |
| <i>Butler</i> | <i>400</i> | <i>Leavenworth</i> | <i>300</i> | <i>Riley</i> | <i>300</i> |
| <i>Cowley</i> | <i>300</i> | <i>Lyon</i> | <i>250</i> | <i>Saline</i> | <i>350</i> |
| <i>Crawford</i> | <i>250</i> | <i>McPherson</i> | <i>300</i> | <i>Sedgwick</i> | <i>400</i> |
| <i>Douglas</i> | <i>350</i> | <i>Miami</i> | <i>300</i> | <i>Shawnee</i> | <i>400</i> |
| <i>Finney</i> | <i>250</i> | <i>Montgomery</i> | <i>300</i> | <i>Wyandotte</i> | <i>350</i> |
| <i>Ford</i> | <i>250</i> | <i>Harvey</i> | <i>300</i> | | |

To perform residential sampling the following procedures have been implemented:

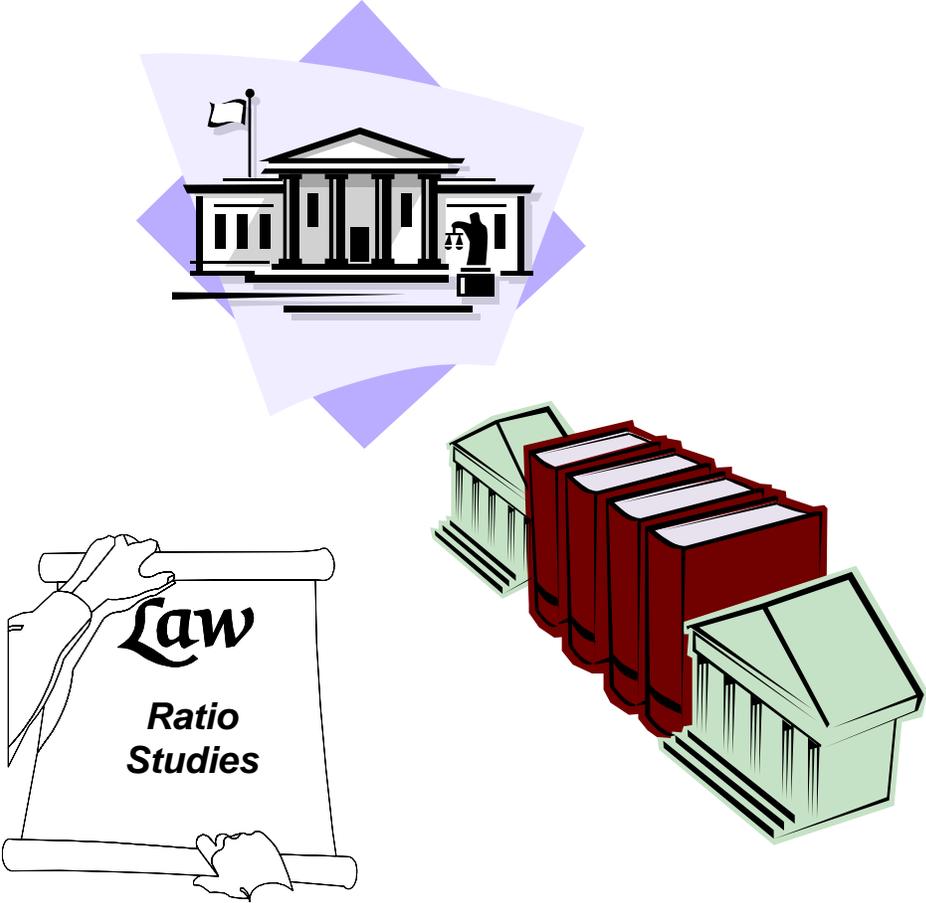
- Changes in population property characteristics are analyzed each year before sampling goals are established for a county.
- A computer assisted sampling program is employed to track the sampling process and ensure that sales will be selected on a random basis.
- A process has been employed to develop a more representative sample based on salient property characteristics of the population, such as, year built, size and construction quality.
- Sales validation and appeal procedures are uniform between residential sampling counties and non-sampling counties.
- Residential sampling plans and results are submitted each year to the Ratio Study Technical Advisory Committee for review and evaluation.

Supplemental Sales

If less than six valid sales occurred in a county with the commercial/industrial subclass of property during the study cycle, a review of sales from the previous four-year timeframe was made (*January 1, 2006 through December 31, 2009*) pursuant to K.S.A. 79-1488. Fifty-four Kansas counties required supplemental sales for the commercial/industrial subclass for the year 2010. Approximately 300 supplemental commercial sales have been included in the statistical analysis for the year 2010 ratio studies. For the year 2009 ratio study sixty-one counties were supplemented with approximately 380 commercial sales.

The appraised value for supplemental sales reflects the appraised value for the year in which the property sold.

Section IV
Kansas Statutes Pertaining to the
“2010 Appraisal Sales Ratio Study”



Kansas Statutes

79-503a. Fair market value defined; allowable variance; factors to be considered in determining fair market value; generally accepted appraisal procedures to be utilized.

“Fair market value” means the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion. In the determination of fair market value of any real property which is subject to any special assessment, such value shall not be determined by adding the present value of the special assessment to the sales price. For the purposes of this definition it will be assumed that consummation of a sale occurs as of January 1.

Sales in and of themselves shall not be the sole criteria of fair market value but shall be used in connection with cost, income and factors including but not by way of exclusion:

- (a) The proper classification of land and improvements;
- (b) the size thereof;
- (c) the effect of location on value;
- (d) depreciation, including physical deterioration or functional, economic or social obsolescence;
- (e) cost of reproduction of improvements;
- (f) productivity; taking into account all restrictions imposed by the state or federal government and local governing bodies, including, but not limited to, restrictions on property rented or leased to low income individuals and families as authorized by section 42 of the federal internal revenue code of 1986, as amended;
- (g) earning capacity as indicated by lease price or by capitalization of net income, or by absorption or sell-out period;
- (h) rental or reasonable rental values or rental values restricted by the state or federal government or local governing bodies, including, but not limited to, restrictions on property rented or leased to low income individuals and families, as authorized by section 42 of the federal internal revenue code of 1986, as amended;
- (i) sale value on open market with due allowance to abnormal inflationary factors influencing such values;
- (j) restrictions or requirements imposed upon the use of real estate by the state or federal government or local governing bodies, including zoning and planning boards or commissions, and including, but not limited to, restrictions or requirements imposed upon the use of real estate rented or leased to low income individuals and families, as authorized by section 42 of the federal internal revenue code of 1986, as amended; and
- (k) comparison with values of other property of known or recognized value. The assessment-sales ratio study shall not be used as an appraisal for appraisal purposes.

The appraisal process utilized in the valuation of all real and tangible personal property for ad valorem tax purposes shall conform to generally accepted appraisal procedures which are adaptable to mass appraisal and consistent with the definition of fair market value unless otherwise specified by law.

History: L. 1982, ch. 391, § 2; L. 1990, ch. 346, § 3; L. 1995, ch. 254, § 5; L. 1997, ch. 126, § 42; L. 2003, ch. 156, § 4; L. 2009, ch.97, § 3; July 1.

79-1437c. Real estate sales validation questionnaires; required to accompany transfers of title; retention time; use of information.

No deed or instrument providing for the transfer of title to real estate or affidavit of equitable interest in real estate shall be recorded in the office of the register of deeds unless such deed, instrument or affidavit shall be accompanied by a completed real estate sales validation

questionnaire completed by the grantor or grantee or the agent of such grantor or grantee concerning the property transferred. Such questionnaire shall not be filed of record by the register of deeds but shall be retained for a period of five years at which time they shall be destroyed. The register of deeds shall in conjunction with the county clerk use the information derived from such questionnaires in cooperating with and assisting the director of property valuation in developing the information as provided for in K.S.A. 79-1487, and amendments thereto.

History: L. 1991, ch. 162, § 3; L. 1992, ch. 159, § 1; L. 1992, ch. 282, § 18; L. 1995, ch. 252, § 25; Jan. 1, 1996.

79-1437d. Same; devised by director of property valuation; approval by legislature; information to be contained therein.

The real estate sales questionnaire shall be devised by the director of property valuation, and the director shall furnish copies thereof to the register of deeds. Upon proposing modifications or changes to the real estate sales validation questionnaire devised and used prior to 1992 or any validation questionnaire approved by the legislature in 1992 or thereafter, the director of property valuation shall submit such proposal to the legislature. Upon the failure of the legislature to enact legislation modifying the director's proposal within 60 days of submission thereof, such proposal shall be deemed to be approved, and the director's modified questionnaire may be utilized at anytime thereafter. The questionnaire shall be devised to obtain information regarding the identification and location of the property, name and address of the purchaser, sales price, date of sale, the classification and subclassification to which such property belongs, nature and circumstances peculiar to the sale, whether any personal property was included in the sales price, whether the purchaser assumed any mortgage or liens, loans, leases or taxes, the method of financing, whether any special assessments are levied against the property and such other information as the director of property valuation shall require. No information shall be requested in such questionnaire which would require the disclosure of the interest rate paid by the purchaser or the specific term of any mortgage.

History: L. 1991, ch. 162, § 4; July 1.

79-1437e. Same; inapplicability to certain transfers of title.

- (a) The real estate sales validation questionnaire required by this act shall not apply to transfers of title:
 - (1) Recorded prior to the effective date of this act;
 - (2) made solely for the purpose of securing or releasing security for a debt or other obligation;
 - (3) made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
 - (4) by way of gift, donation or contribution stated in the deed or other instrument;
 - (5) to cemetery lots;
 - (6) by leases and transfers of severed mineral interests;
 - (7) to or from a trust, and without consideration;
 - (8) resulting from a divorce settlement where one party transfers interest in property to the other;
 - (9) made solely for the purpose of creating a joint tenancy or tenancy in common;

- (10) by way of a sheriff's deed;
 - (11) by way of a deed which has been in escrow for longer than five years;
 - (12) by way of a quit claim deed filed for the purpose of clearing title encumbrances;
 - (13) when title is transferred to convey right-of-way or pursuant to eminent domain;
 - (14) made by a guardian, executor, administrator, conservator or trustee of an estate pursuant to judicial order;
 - (15) when title is transferred due to repossession; or
 - (16) made for the purpose of releasing an equitable lien on a previously recorded affidavit of equitable interest, and without additional consideration.
- (b) When a real estate sales validation questionnaire is not required due to one or more of the exemptions provided in subsection (a), the exemption shall be clearly stated on the document being filed.

History: L. 1991, ch. 162, § 5; L. 1992, ch. 159, § 2; L. 1994, ch. 275, § 12; L. 2002, ch.22, §1; July 1.

79-1437f. Same; disposition and use of contents thereof, to and by whom. Except as otherwise provided by K.S.A. 79-1460, and amendments thereto, contents of the real estate sales validation questionnaire shall be made available only to the following people for the purposes listed hereafter:

- (a) County officials for cooperating with and assisting the director of property valuation in developing the information as provided for in K.S.A. 79-1487, and amendments thereto;
- (b) any property owner, or the owner's representative, for prosecuting an appeal of the valuation of such owner's property or for determining whether to make such an appeal, but access shall be limited to the contents of those questionnaires concerning the same constitutionally prescribed subclass of property as that of such owner's property;
- (c) the county appraiser and appraisers employed by the county for the appraisal of property located within the county;
- (d) appraisers licensed or certified pursuant to K.S.A. 58-4101 *et seq.*, and amendments thereto, for appraisal of property and preparation of appraisal reports;
- (e) financial institutions for conducting appraisals as required by federal and state regulators;
- (f) the county appraiser or the appraiser's designee, hearing officers or panels appointed pursuant to K.S.A. 79-1602 or 79-1611, and amendments thereto, and the state court of tax appeals for conducting valuation appeal proceedings;
- (g) the board of county commissioners for conducting any of the boards statutorily prescribed duties;
- (h) the director of property valuation for conducting any of the director's statutorily prescribed duties; and

- (i) a person licensed pursuant to the real estate brokers' and salespersons' act for purposes of fulfilling such person's statutory duties and providing information on market value of property to clients and customers.

History: L. 1991, ch. 162, § 6; L. 1992, ch. 282 § 19; L. 1999, ch. 123, § 2; L. 2002, ch. 23 § 1; L. 2006, ch 151, § 3; L 2007, ch. 63, § 1; 2008, ch. 109, §87; July 1.

79-1437g. Same; penalty for violations.

Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.

History: L. 1991, ch. 162, § 7; L. 1992, ch. 159, § 3; April 30.

79-1444 Same; technical advisory committee; membership; qualifications, compensation and allowance; duties; additional advisory committee, appointment.

There is hereby established a technical advisory committee on the assessment-sales ratio study. The committee shall consist of three (3) members, appointed by and serving at the pleasure of the secretary of revenue. Members of the committee shall have such education and training as may be necessary to advise the director in the methodology of conducting studies of the type required under the provisions of this act. Members of the advisory committee on assessment-sales ratio study attending meetings of such committee, or attending a subcommittee meeting thereof authorized by such committee, shall be paid amounts provided in subsection (e) of K.S.A. 75-3223 and amendments thereto. The same shall be paid from appropriations to the secretary of revenue upon warrants of the director of accounts and reports issued pursuant to vouchers approved by the secretary of revenue or a person or persons designated by him or her.

It shall be the duty of the committee to advise and consult with and assist the director in the review and evaluation of the procedures used by the director of property valuation in making the assessment-sales ratio study and to make recommendations for any changes deemed necessary. It shall be the duty of the board of regents and the administration of each of the state institutions thereunder to authorize any staff members so selected to participate as members in the activities of such committee. The secretary of revenue may appoint an additional advisory committee of not to exceed seven (7) members to serve at his or her pleasure.

History: L. 1965, ch. 516, § 6; L. 1968, ch. 208, § 14; L. 1972, ch. 362, § 7; L. 1974, ch. 348, § 99; L. 1974, ch. 428, § 7; L. 1975, ch. 416, § 27; July 1.

79-1485 Kansas real estate ratio study act: purposes.

- (a) This act shall be known and may be cited as the Kansas real estate ratio study act.
- (b) The purpose of this act is to provide statistical information regarding the relationship of the appraised value to the selling price of real estate which has sold during the study year and the relative level of uniformity of appraisal within and among counties and to report such information in convenient form to the legislature and other interested parties. The statistical information determined pursuant to this act may be used by the director in carrying out such director's duties, including, but not limited to, assisting such director in the determination of substantial compliance under K.S.A. 79-1445, and amendments thereto.

History: L. 1992, ch. 131, § 1; L. 1994, ch. 275, § 8; July 1.

79-1486 Same; definitions. As used in this act:

- (a) “Sale” or “sales” shall include all transfers of real estate for which a real estate sales validation questionnaire is required by K.S.A. 79-1437c, and amendments thereto; however, all sales for which a real estate sales validation questionnaire is required by K.S.A. 79-1437c, and amendments thereto, need not be included in the final ratios determined;
- (b) “valid sale” is a sale that is an indicator of fair market value as defined in K.S.A. 79-503a, and amendments thereto;
- (c) “invalid sale” is a sale that is not an indicator of fair market value as defined in K.S.A. 79-503a, and amendments thereto;
- (d) “unvalidated sale” is a residential subclass sale that was not selected through a random sampling process and has not been determined to be either a valid sale or an invalid sale;
- (e) “real estate” shall include land, improvements and structures which are appraised as real property;
- (f) “director” shall mean the director of property valuation;
- (g) “classification” shall mean those classifications which apply to real property contained in K.S.A. 79-1439, and amendments thereto, or any stratification which may be prescribed by the director;
- (h) “average” shall mean that measure or measures of central tendency which the director shall determine best describes a group of individual ratios;
- (i) “ratio” shall mean the numerical relationship between the appraised or assessed value and the selling price; and
- (j) “study year” shall mean that twelve-month period beginning annually on January 1.

History: L. 1992, ch. 131, § 2; L. 1994, ch. 275, § 9; July 1.

79-1487 Same: duties of local officials; access of records by director.

It shall be the duty of all county officials to cooperate with and assist the director in the development of the information required by this act. Such county officials shall exchange such information as may be necessary to carry out the intent and purposes of this act. The director or the director’s agents shall have access to all county records for the purpose of carrying out the intent and purposes of this act.

History: L. 1992, ch. 131, § 3; July 1.

79-1488 Same; authorities and duties of director.

It shall be the duty of the director to obtain all information relating to each sale of real estate as the director shall deem necessary to carry out the intent and purposes of this act. The director shall prescribe the form in which the data is obtained. The director shall assign agents who shall verify and categorize each sale as valid, invalid or unvalidated. The director shall determine the median ratio in relation to the county’s certified value, the price-related differential, and the coefficient of dispersion for each classification of property in each county. If, in the director’s opinion, sales from the study year are insufficient to determine reliable ratios for any classification of property in any county, sales from the four-year period preceding the study year may be used to supplement study year sales or the director may obtain

or conduct appraisals for the purpose of supplementing, verifying or correcting ratios for the study year. The director may select random samples of residential subclass sales from counties having a total parcel count in excess of 15,000 to determine reliable residential subclass ratios for any such county. The random sample shall be selected prior to any validation process. Data from deeds, other instruments of conveyance and real estate sales validation questionnaires recorded or filed with the register of deeds on or after the first day of February following the study year shall not be used in determining the ratios for any county.

History: L. 1992, ch. 131, § 4; L. 1994, ch. 275, § 10; July 1.

79-1489 Same; notification of ratios to county by the director; appeals, procedure.

The director shall determine the mid-year ratios for each county and notify the board of county commissioners thereof. When the final ratios are determined, the director shall notify the board of county commissioners of each county of the ratios determined for such county. If the board of county commissioners disagrees with the ratios determined for the county, such board, within 15 days after receipt of such notice, may appeal such determination to the state court of tax appeals. Written notice of appeal shall be served on the state court of tax appeals and the director by certified mail. The notice of appeal shall clearly and specifically state the facts upon which the appeal is based. The state court of tax appeals shall conduct a summary proceeding in accordance with the provisions of the Kansas administrative procedure act within 30 days of receipt of the written notice of appeal and shall issue findings and a final order within 30 days after the conclusion of such summary proceeding. If the state court of tax appeals finds that corrections in the ratios are necessary, it shall order the director to make necessary corrections consistent with such findings prior to the publication of the study.

History: L. 1992, ch. 131, § 5; L. 1994, ch. 275, § 11; L. 2008, ch. 109, § 94; July 1.

79-1490 Same; publishing of study, when.

The director shall publish the ratio study after the procedures prescribed in K.S.A. 79-1489 have been concluded. If it is determined that the ratio study cannot be published by April 1, the director shall provide a preliminary ratio study to the governor, the speaker of the house and the president of the senate and their respective tax committees on or before March 15.

History: L. 1992, ch. 131, § 6; July 1.

79-1491 Same; rules and regulations.

The secretary of revenue shall adopt rules and regulations providing for the administration of this act.

History: L. 1992, ch. 131, § 7; July 1.

79-1492 Same; application of act.

The provisions of K.S.A. 79-1437e, 79-1485, 79-1486, 79-1488 and 79-1489 shall apply to all taxable years commencing after December 31, 1993.

History: L. 1992, ch. 131, § 8; L. 1994, ch. 275, § 13; July 1.

79-1493 Same; authority to compile and publish other statistics not affected.

Nothing in this act shall preclude the director from gathering, compiling or publishing any information or statistics in addition to those required by this act.

History: L. 1992, ch. 131, § 9; July 1.



STATE OF KANSAS
Bill Graves, Governor

DEPARTMENT OF REVENUE
John D. LaFaver, Secretary

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Division of Property Valuation
DIRECTIVE #92-002 (Rev)

TO: County Appraisers
SUBJECT: Substantial Compliance

This directive is adopted pursuant to the provisions of K.S.A. 1994 Supp. 79-506, and shall be in force and effect from and after the Director's approval date.

The following criteria and standards shall be used for 1995 and subsequent years to determine whether a county is in substantial compliance with the statutory requirement to uniformly appraise real and personal property at its fair market value, as defined by K.S.A. 79-503a, and amendments thereto. In order to establish compliance or lack of compliance in each county, the Division of Property Valuation (PVD) shall conduct a ratio study as required by K.S.A. 79-1485 *et. seq.* PVD shall conduct a procedural audit in each county covering items deemed essential to establishing fair market value. PVD shall determine whether specific Kansas statutes pertaining to property taxation have been followed. Whenever sufficient valid sales within a single property subclass cannot be obtained for the ratio study, or whenever the confidence level for the subclass suggests the median ratio or coefficient of dispersion measure is unreliable, compliance shall be determined according to the procedural and statutory review.

CRITERIA AND STANDARDS

Any county achieving 75 to 100 points (as explained on page 3-6) shall be found in substantial compliance. Any county achieving 74 or less points shall be found in noncompliance and required to submit a detailed plan to correct areas of noncompliance.

A county in noncompliance may be audited on all property tax functions and responsibilities depending on the reason the county is found to be in noncompliance. An audit may be initiated if the county does not implement its approved plan and correct the area or areas in noncompliance. If a county is found to be in noncompliance in the same subclass in the next compliance period, a full audit shall be conducted. When a county is in noncompliance in the same subclass for two consecutive years the Director may pursue all legal options, including, but not limited to, proceedings before the State Board of Tax Appeals and/or the removal of the county appraiser.

An Administrative Review designation shall be assigned to any county in which a subclass, as a whole, indicates compliance, but in which one or more stratifications (age or price by neighborhood) indicates a failure to meet the basic statistical standards for Ratio or Coefficient of Dispersion (COD). Counties subject to Administrative Review shall be required to submit a plan to correct the area or areas not meeting the basic statistical standards. Counties are reminded that administrative appeals to the Director and State Board of Tax Appeals are available.

Examples of points used for the measuring of compliance and the weighting of those points are found on the next four pages.

MEASURE OF COMPLIANCE:

| | <u>Measure</u> | <u>Points</u> |
|----|--|---------------|
| 1. | Statistical Measures Total Weight | 50 |
| | a. Appraisal Level | 25 |
| | b. Appraisal Uniformity | 25 |
| | The total of (a.) and (b.) shall be multiplied by the subclass weight for Commercial/Industrial and Residential. | |
| 2. | Procedures | 36 |
| | a. Reappraisal plan | 4 |
| | b. Cost index | 4 |
| | c. Sale files | 4 |
| | d. Depreciation documentation | 4 |
| | e. Income approach | 4 |
| | f. Comparable sales approach | 4 |
| | g. 25% maintenance reinsertion | 4 |
| | h. Land valuation model calibration | 4 |
| | i. Final review process | 4 |
| 3. | Agricultural Use Valuation | 2 |
| 4. | Cadastral Mapping | 2 |
| 5. | Constitutional and Statutory Compliance Checklist | 10 |
| | a. CVN's mailed and trend study published timely | 2 |
| | b. Hearings conducted within statutory time frame | 2 |
| | c. Certification to clerk timely | 2 |
| | d. Personal property listed correctly | 2 |
| | e. Retention of records | 2 |
| | TOTAL | 100 |

SUBCLASS WEIGHTING

The statistical compliance of "residential" and "commercial/industrial" subclasses shall be determined separately. Each subclass shall be weighted by its percentage of the combined appraised value of the two subclasses, as derived from the statistical abstract, to demonstrate the county's statistical compliance. These calculated weights shall vary from county to county and from year to year. If a 95% confidence interval can not be achieved with respect to the median ratio or coefficient of dispersion, the points assigned to the statistical measures for that subclass shall be omitted thereby establishing a new base of total possible points. The total points assigned to a county shall be divided by the adjusted base, total possible, and multiplied by 100 to arrive at the total points used to determine substantial compliance. This method adds more emphasis to the procedural review. The following is an example of the weighting procedure:

| <u>SUBCLASS</u> | <u>APPRAISED VALUE</u> | <u>% OF APPRAISED</u> |
|-----------------------|----------------------------|---------------------------|
| RESIDENTIAL | \$250,000,000 | 84.7% |
| COMMERCIAL/INDUSTRIAL | \$45,000,000 | 15.3% |
| TOTAL APPRAISED VALUE | \$295,000,000 | 100.0% |

| <u>SUBCLASS</u> | <u>% OF APPRAISED</u> | <u>COMPLIANCE POINTS</u> | <u>WEIGHTED POINTS</u> |
|---|---------------------------|------------------------------|----------------------------|
| RESIDENTIAL | 84.7% | 50 | 42.4 |
| COMMERCIAL/ INDUSTRIAL | 15.3% | 25 (Ratio 88) | 3.8 |
| STATISTICAL COMPLIANCE POINTS | | | 46.2 |
| PROCEDURES | | | 23.0 |
| AGRICULTURAL USE VALUATION | | | 0.0 |
| CADASTRAL MAPPING | | | 2.0 |
| CONSTITUTIONAL / STATUTORY | | | 10.0 |
| NON STATISTICAL COMPLIANCE POINT | | | 35.0 |
| TOTAL COMPLIANCE POINTS | | | 81.2 |

2010 Kansas Appraisal/Sales Ratio Study

| COMPLIANCE REVIEW: SAMPLE 1 | | | | | |
|--|---|------------------|-----------------|-----------------|-----------------|
| SUBCLASS WEIGHTING: | | | | | |
| | SUBCLASS | APPRAISED VALUE | % OF TOTAL | | |
| | RESIDENTIAL | 250,000,000 | 84.7 | | |
| | COMM./IND. | 45,000,000 | 15.3 | | |
| | TOTAL | 295,000,000 | 100 | | |
| MEASURE | | POINTS ALLOCATED | SUBCLASS WEIGHT | POINTS POSSIBLE | POINTS RECEIVED |
| 1. STATISTICAL MEASURES | | | | | |
| a. RESIDENTIAL | | | | | |
| | APPRAISAL LEVEL | 25.0 | 0.847 | 21.2 | 21.2 |
| | APPRAISAL UNIFORMITY | 25.0 | 0.847 | 21.2 | 21.2 |
| b. COMMERCIAL/INDUSTRIAL | | | | | |
| | APPRAISAL LEVEL | 25.0 | 0.153 | 3.8 | 3.8 |
| | APPRAISAL UNIFORMITY | 25.0 | 0.153 | 3.8 | 0.0 |
| | TOTAL | | | 50.0 | 46.2 |
| 2. PROCEDURES | | | | | |
| | a. APPRAISAL PLAN | 4 | | 4.0 | 4.0 |
| | b. COST INDEX | 4 | | 4.0 | 4.0 |
| | c. SALES FILE | 4 | | 4.0 | 0.0 |
| | d. DEPRECIATION DOCUMENTATION | 4 | | 4.0 | 4.0 |
| | e. INCOME APPROACH | 4 | | 4.0 | 0.0 |
| | f. COMPARABLE SALES APPROACH | 4 | | 4.0 | 4.0 |
| | g. 25% MAINTENANCE INSPECTION | 4 | | 4.0 | 4.0 |
| | h. LAND VALUATION MODEL CALIBRATION | 4 | | 4.0 | 4.0 |
| | i. FINAL REVIEW PROCESS | 4 | | 4.0 | 4.0 |
| | TOTAL | 36 | | 36.0 | 28.0 |
| 3. AGRICULTURAL USE VALUATION | | | | | |
| | | 2 | | 2.0 | 0.0 |
| 4. CADASTRAL MAPPING | | | | | |
| | | 2 | | 2.0 | 2.0 |
| 5. STATUTORY COMPLIANCE | | | | | |
| | a. CVN'S MAILED BEFORE STATUTORY DEADLINE | 2 | | 2.0 | 2.0 |
| | b. HEARINGS WITHIN STATUTORY TIMEFRAME | 2 | | 2.0 | 0.0 |
| | c. CERTIFICATION TO CLERK ON TIME | 2 | | 2.0 | 0.0 |
| | d. PERSONAL PROPERTY LISTED CORRECTLY | 2 | | 2.0 | 2.0 |
| | e. RECORDS PROPERLY KEPT | 2 | | 2.0 | 2.0 |
| | TOTAL | 10 | | 10.0 | 6.0 |
| I. TOTAL POSSIBLE | | | | 100.0 | |
| II. TOTAL RECEIVED | | | | | 82.2 |
| OVERALL SCORE (II/I) * 100 | | | 82.2 | | |
| 1. b. COD outside acceptable range 2. c. Sales file not maintained in an acceptable manner 2. e. Income approach not properly developed 3. Agricultural use not properly delineated 5. b. Hearings not completed in statutory timeframe 5. c. Values not certified to clerk by statutory deadline | | | | | |

2010 Kansas Appraisal/Sales Ratio Study

| COMPLIANCE REVIEW: SAMPLE 2 | | | | | |
|--|---|------------------|-----------------|-----------------|-----------------|
| SUBCLASS WEIGHTING: | | | | | |
| | SUBCLASS | APPRAISED VALUE | % OF TOTAL | | |
| | RESIDENTIAL | 250,000,000 | 84.7 | | |
| | COMM./IND. | 45,000,000 | 15.3 | | |
| | TOTAL | 295,000,000 | 100 | | |
| MEASURE | | POINTS ALLOCATED | SUBCLASS WEIGHT | POINTS POSSIBLE | POINTS RECEIVED |
| 1. STATISTICAL MEASURES | | | | | |
| a. RESIDENTIAL | | | | | |
| | APPRAISAL LEVEL | 25.0 | 0.847 | 21.2 | 21.2 |
| | APPRAISAL UNIFORMITY | 25.0 | 0.847 | 21.2 | 21.2 |
| b. COMMERCIAL/INDUSTRIAL | | | | | |
| | APPRAISAL LEVEL | 0.0 | 0.153 | 0.0 | 0.0 |
| | APPRAISAL UNIFORMITY | 0.0 | 0.153 | 0.0 | 0.0 |
| | TOTAL | | | 42.4 | 42.4 |
| 2. PROCEDURES | | | | | |
| | a. APPRAISAL PLAN | 4 | | 4.0 | 4.0 |
| | b. COST INDEX | 4 | | 4.0 | 4.0 |
| | c. SALES FILE | 4 | | 4.0 | 0.0 |
| | d. DEPRECIATION DOCUMENTATION | 4 | | 4.0 | 4.0 |
| | e. INCOME APPROACH | 4 | | 4.0 | 0.0 |
| | f. COMPARABLE SALES APPROACH | 4 | | 4.0 | 4.0 |
| | g. 25% MAINTENANCE INSPECTION | 4 | | 4.0 | 4.0 |
| | h. LAND VALUATION MODEL CALIBRATION | 4 | | 4.0 | 4.0 |
| | i. FINAL REVIEW PROCESS | 4 | | 4.0 | 4.0 |
| | TOTAL | 36 | | 36.0 | 28.0 |
| 3. AGRICULTURAL USE VALUATION | | | | | |
| | | 2 | | 2.0 | 0.0 |
| 4. CADASTRAL MAPPING | | | | | |
| | | 2 | | 2.0 | 2.0 |
| 5. STATUTORY COMPLIANCE | | | | | |
| | a. CVN'S MAILED BEFORE STATUTORY DEADLINE | 2 | | 2.0 | 2.0 |
| | b. HEARINGS WITHIN STATUTORY TIMEFRAME | 2 | | 2.0 | 0.0 |
| | c. CERTIFICATION TO CLERK ON TIME | 2 | | 2.0 | 0.0 |
| | d. PERSONAL PROPERTY LISTED CORRECTLY | 2 | | 2.0 | 2.0 |
| | e. RECORDS PROPERLY KEPT | 2 | | 2.0 | 2.0 |
| | TOTAL | 10 | | 10.0 | 6.0 |
| I. TOTAL POSSIBLE | | | | 92.4 | |
| II. TOTAL RECEIVED | | | | | 78.4 |
| OVERALL SCORE (II/I) * 100 | | | 84.8 | | |
| Reason for "0" points by measures | | | | | |
| 1. b. Median and COD outside acceptable range--Confidence intervals overlap acceptable range | | | | | |
| 2. c. Improper handling of COV's | | | | | |
| e. No income and expense file | | | | | |
| 3. Cost tables not updated with current use values | | | | | |
| 5. b. Hearings scheduled past deadline | | | | | |
| c. Certification made past deadline | | | | | |

I. STATISTICAL COMPLIANCE REVIEW

The following statistical review shall be used to establish whether the county's appraisal performance is in substantial compliance pursuant to Property Valuation Division statistical measures and Kansas statutes.

A. APPRAISAL LEVEL:

The median ratio measure of central tendency must suggest the level of appraised value for a subclass of property falls between 90 and 110 percent.

If the median ratio does not suggest a ratio within the prescribed range, a confidence interval test shall be made to provide an indication of reliability. If, at the 95% confidence level, the subclass falls within the prescribed range, the appraisal level shall not be out of compliance.

B. APPRAISAL UNIFORMITY:

The average deviation of ratios about the median appraisal level shall be measured by the coefficient of dispersion (COD). The COD measure must suggest a deviation of 20% or less for the *residential* subclass and the *commercial/industrial* subclass. If a subclass fails to meet these measures, a confidence interval test shall be performed on the COD. If the suggested range includes the maximum acceptable COD prescribed for the subclass at the 95% confidence level, appraisal uniformity shall not be out of compliance.

For example:

COD = 18% Confidence interval = 13-21%

This example would be considered in compliance because the COD is less than 20%. The confidence interval does suggest, however, there is a possibility the COD could actually be out of compliance due to imprecision in the statistical measure.

COD = 30% Confidence interval = 22-38%

This example is out of compliance because the COD is 30% and there is a high degree of confidence that the true COD measure does not fall below the 20% maximum specified for this subclass.

COD = 22% Confidence interval = 17-27%

This example is not out of compliance although the COD is 22%. Due to the imprecision in the statistical measure it is possible that the COD is actually within the range of 17 to 20%; therefore, the county would be found in compliance.

C. SAMPLE SIZE:

If less than 10 valid sales are collected for each subclass during the study period, all valid sales from the previous study period for that subclass shall be included in the statistical analysis. Sales used from the previous study period shall be trended to account for any changes in the market conditions since the date of sale.

II. PROCEDURAL COMPLIANCE REVIEW

The following procedural review is designed to establish whether the county's appraisal performance, as it pertains to appraisal guidelines and directives, is in substantial compliance. It is very important that the county has the ability to perform the appraisal functions required by manuals, guidelines and directives.

- A. **REAPPRAISAL MAINTENANCE PLAN:**
PVD shall confirm that the county has prepared and submitted to the Director of Property Valuation a feasible appraisal maintenance plan for the current year. The plan must contain objectives, personnel requirements, a budget and be approved by the Director.
- B. **COST INDEX ANALYSIS:**
PVD shall review and confirm that the county has a current cost index study and the cost tables are updated to reflect that study. The county must document that they have developed a new construction cost file, trend analysis, cost index analysis and statistical analysis proving the index.
- C. **SALES FILE:**
PVD shall verify that the county has a sales file that documents validity of sales, field inspection of data and sales price adjustments. Both physical and computer files must be maintained and updated on a regular basis.
- D. **DEPRECIATION DOCUMENTATION:**
PVD shall confirm that the county has a depreciation analysis that utilizes all available valid sales and includes neighborhood CDU analyses. The county must include appropriate statistical and graphics reports and statistical analyses to test percent good assignments. The county must update percent good tables, if appropriate, with the results of the yearly analysis.
- E. **INCOME APPROACH:**
PVD shall verify that the county has attempted or developed an income approach to value for appropriate properties. The county appraiser must document: neighborhood analysis, rental survey documentation, income and expense analysis, vacancy study, effective tax rate study, capitalization rate development documentation, expense summary used for public disclosure (general summary of income and expense data as opposed to specific income and expense statements). Updated income and expense models must be completed.
- F. **COMPARABLE SALES APPROACH:**
PVD shall verify that the county has developed a market approach to value. The county must use logical variables, coefficients, selection criteria and neighborhood grouping.
- G. **25% MAINTENANCE REINSPECTION:**
PVD shall confirm that the county has performed the data collection reinspection. Documentation on field documents as well as on the KSCAMA system showing data collection, quality control, grading and CDU application activities must be maintained.
- H. **LAND VALUATION MODEL CALIBRATION:**
PVD shall verify that the county has developed and calibrated land valuation models. Neighborhood analysis forms, updated sales maps and data summary and analysis documentation must be complete to be considered in compliance. PVD shall also confirm that land pricing tables have been updated. Records shall be reviewed to determine lot sizing and model assignment uniformity in order to assist in determining conformity.

I. FINAL REVIEW PROCESS:

PVD shall verify that the county has performed the final review of values. The county must document the date, person/persons performing the final review, qualifications of person/persons performing the final review, time frame and resource allocation for performing a careful and critical examination of values.

III. AGRICULTURAL USE VALUATION

PVD shall confirm that the county has performed a review/inspection for current agricultural use and influence factors. The county must identify current use of agricultural land, including crop land, grassland, irrigated land, waterways, non-productive land, farm homesites and adverse influences, and update land pricing tables with current PVD values.

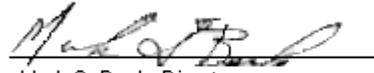
IV. CADASTRAL MAPPING

PVD shall confirm that accurate property ownership maps are being maintained. Updated field maps (showing new plats, splits and combinations), an updated assessment administration file and adherence to the parcel definition must be maintained.

V. CONSTITUTIONAL AND STATUTORY COMPLIANCE

The following review areas are to establish whether the county is following Kansas statutes not previously covered.

- A. Change of value notices mailed before statutory deadline. (K.S.A. 1994 Supp. 79-1460)
- B. Informal hearings held within statutory time frame or an extension has been granted pursuant to K.S.A. 1994 Supp. 79-1404, *Seventeenth*. (K.S.A. 1994 Supp. 79-1448.)
- C. Values certified to county clerk by statutory deadline, provided an extension has not been granted pursuant to K.S.A. 1994 Supp. 79-1404, *Seventeenth*. (K.S.A. 79-1466 and 79-1467)
- D. Real estate value trend study published at least five business days prior to the mailing of the CVN's. (K.S.A. 1994 Supp. 79-1460)
- E. Personal property listed as required and penalties applied where applicable. (K.S.A. 1994 Supp. 79-306 and 79-1422; K.S.A. 1994 Supp. 79-332a)
- F. The preservation and protection of all property tax records. (K.S.A. 45-403)


Mark S. Beck, Director
Division of Property Valuation

Approved: November 3, 1995



K A N S A S

DEPARTMENT OF REVENUE
DIVISION OF PROPERTY VALUATION

DIRECTIVE 03-041

TO: REGISTER OF DEEDS
FROM: Mark S. Beck, Director
SUBJECT: Real Estate Sales Validation Questionnaires; Filing Requirements
(To replace Directive #92-016 and 94-028)

This directive is adopted pursuant to the provisions of K.S.A. 79-505, and shall be in force and effect from and after the Director's approval date.

Register of Deeds shall comply with the following procedures in handling and processing real estate sales validation questionnaires.

1. The only exceptions to the requirement to file a real estate sales validation questionnaire are statutory.

K.S.A. 79-1437e(a), as amended by L. 2002, ch. 22, provides:

The real estate sales validation questionnaire required shall not apply to transfers of title:

- (1) recorded prior to the effective date of this act;
- (2) made solely for the purpose of securing or releasing security for a debt or other obligation;
- (3) made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
- (4) by way of gift, donation or contribution stated in the deed or other instrument;
- (5) to cemetery lots;
- (6) by leases and transfers of severed mineral interests;

- (7) to or from a trust, and without consideration;
- (8) resulting from a divorce settlement where one party transfers interest in property to the other;
- (9) made solely for the purpose of creating a joint tenancy or tenancy in common;
- (10) by way of a sheriff's deed;
- (11) by way of a deed which has been in escrow for longer than five years;
- (12) by way of a quit claim deed filed for the purpose of clearing title encumbrances;
- (13) when title is transferred to convey right-of-way or pursuant to eminent domain;
- (14) made by a guardian, executor, administrator, conservator or trustee of an estate pursuant to judicial order;
- (15) when title is transferred due to repossession; or
- (16) made for the purpose of releasing an equitable lien on a previously recorded affidavit of equitable interest, and without additional consideration.

When a real estate questionnaire is not required due to one of the exemptions listed above, the exemption number or reason for an exemption must be clearly stated on the deed. The register of deeds should not make changes to the face of the deed by adding the exemption number or exemption description. (*Also see Att'y Gen. Op. No. 92-122*)

2. The Division of Property Valuation supplies a three-part real estate sales validation questionnaire (form number PV-RE-21) which is required when an affidavit of equitable interest, deed in real estate, or any other instrument used to transfer real property is recorded in the office of the register of deeds. Only counties having prior written approval from the director may use a special one-part version of the form (PV-RE-21-OP). The one-part form can be used in conjunction with image document management systems. Photocopies are not acceptable; however, filers may submit a computer-printed form. The digital version of the form (PV-RE-21-OP-CG) can be obtained from the Department of Revenue website. Instructions for completing the questionnaire must be printed on the reverse side or attached on a separate page. Counties accepting one-part forms are required to provide the original document(s) to the Division of Property Valuation.
3. The "total sale price" must be entered on the real estate sales validation questionnaire. If one dollar (\$1.00), ten dollars (\$10.00) or any nominal sale price is entered on the real estate sales validation questionnaire, the register of deeds shall question the accuracy of the sale price as entered. If the grantor, grantee, or agent affirms that the sale price as entered is correct, the deed should be recorded.
4. A real estate sales validation questionnaire is not required on a deed that states "without consideration" or that has one dollar (\$1.00), ten dollars (\$10.00) or some other nominal value entered thereon. "Without consideration" as used in K.S.A. 79-1437(e)(7), as amended by L. 1992, ch. a59, § 2, means "gift." Therefore, an entered consideration of one dollar (\$1), ten dollars (\$10) or "love and affection" on a deed shall be construed as a "gift," and the deed

accepted without a real estate sales validation questionnaire. However, if the phrase "one dollar (\$1.00) and other valuable consideration" has been entered on the deed, a real estate sales validation questionnaire is required to record the deed.

5. The buyer, seller or agent thereof may complete and sign the real estate validation questionnaire.
6. If a government entity, such as a county, conveys real property, the real estate sales validation questionnaire must be signed by the government official(s) who signed the deed or an agent.
7. Multiple deeds conveying partial interests and filed simultaneously, do not require multiple real estate sales validation questionnaires, provided the real estate sales validation questionnaire filed is annotated to state that the consideration entered thereon is the total consideration for the transfer of the entire interest. The register of deeds shall indicate in the upper left-hand corner of the real estate sales validation questionnaire the deed book and page number range assigned to the corresponding deeds.
8. A real estate sales validation questionnaire with the phrase "other valuable consideration" entered as the sales price shall not be accepted. It shall be returned for the sale price to be entered before the deed, instrument or affidavit may be recorded.
9. The Register of Deeds has a legal obligation to see that the real estate sales validation questionnaire is completed. At a minimum, this requires that each real estate sales validation questionnaire be scrutinized for completion of the identification and location information and all questions thereon.
10. A real estate sales validation questionnaire without every question answered, including the sale price, the signature and phone numbers entered is not "completed". Incomplete real estate sales validation questionnaires accompanied by the deed, other instrument transferring title to real estate or affidavit of equitable interest must be returned to the filer with notice that such deed, instrument or affidavit has not been recorded.
11. Phone numbers for both the buyer and the seller are required when the agent completes a real estate sales validation questionnaire.
12. The phrase "made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration," (K.S.A. 79-1437e) is explained as follows:

Confirm means "to support or establish the certainty or validity of; verify." The American Heritage Dictionary of the English Language, 386 (4th Edition, 2000).

Correct means "to remove errors from." Webster's II New Riverside University Dictionary, 314 (1984).

Modify means "To change in form or character; alter." The American Heritage Dictionary of the English Language, 1130 (4th Edition, 2000).

Supplement means "something added to offset a deficiency, or strengthen the whole; a section added to a document to provide additional data, or to correct errors." Webster's II New Riverside Dictionary, 1163 (1984).

The recurrent theme of these definitions is an incidental change, not a change in substance. In the case of a deed previously recorded, this would mean that the change does not change the grantor or the grantee (although, e.g., a change may be made in the spelling of the grantor or grantee's name). Whatever the change, the intent to convey the real property to a named person or entity is not changed. Also, there can be no additional consideration.

13. It is a misdemeanor to falsify the sale price of real estate transferred on a real estate sales validation questionnaire (K.S.A. 79-1437g). Any Register of Deeds or other county official who has information or suspects that a real estate sales validation questionnaire has been falsified shall notify the County Attorney or County Counselor for possible legal action.
14. Individuals may obtain photocopies of real estate sales validation questionnaires if they have statutory access to them (K.S.A. 79-1437f). K.S.A. 45-219(a) provides that any person may make abstracts or copies of any public record to which such person has access under the Open Records Act. Public officials may require advance payment of the actual cost of furnishing copies, including the cost of staff time, to make the information available. K.S.A. 45-218(f); K.S.A. 45-219(c)(1). (*Also see Att'y Gen. Op. No. 92-38*)

Financial institutions can also obtain copies of real estate sales validation questionnaires for conducting appraisals or evaluations that are being conducted pursuant to state and federal regulations.

The Internal Revenue Service (IRS) also has access to real estate sales validation questionnaires (*United States v. Martin*, 542 F. Supp. 22 (1982)).

15. Transfer on Death Deeds do not require the completion of the *Kansas Real Estate Sales Validation Questionnaire* because it does not actually transfer property at the time of filing.
16. Only those deeds to and from a trust and *without consideration* do not require a questionnaire be completed.
17. The Register of Deeds shall also comply with the Permanent Administrative Regulations promulgated by the Department of Revenue, Division of Property Valuation. Article 4 (Real Estate Ratio Study), 93-4-2 and 93-4-3 reference the duties of the Register of Deeds.

Approved: February 5, 2003
Date



Mark S. Beck
Director of Property Valuation.

REAL PROPERTY SUBCLASSES & ASSESSMENT RATES

**CONSTITUTION OF THE STATE OF KANSAS
Article II.-§ 1. Nov. 3, 1992**

System of taxation; classification: exemption.

- (a) The provisions of this subsection shall govern the assessment and taxation of property on and after January 1, 1993, and each year thereafter...

Class 1 shall consist of real property. Real property shall be further classified into seven subclasses. Such property shall be defined by law for the purpose of subclassification and assessed uniformly as to subclass at the following percentages of value:

- (1) Real Property used for residential purposes including multi-family residential real property and real property necessary to accommodate a residential community of mobile or manufactured homes including the real property upon which same homes are located **11.5%**

(KSCAMA Suffix Codes RR, RU, FR, FU)

- (2) Land devoted to agricultural use that shall be valued upon the basis of its agricultural income or agricultural productivity pursuant to section 12 of article 11 of the constitution **30.0%**

(KSCAMA Suffix Codes AU, AR)

- (3) Vacant Lots **12.0%**

(KSCAMA Suffix Codes VU, VR)

- (4) Real property which is owned and operated by a not-for-profit organization not subject to federal income taxation pursuant to section 501 of the federal internal revenue code, and which is included in this subclass by law **12.0%**

(KSCAMA Suffix Codes NR, NU)

- (5) Public utility real property, except railroad real property that shall be assessed at the average rate that all other commercial and industrial property **33.0%**

(KSCAMA Suffix Codes UL, UU)

- (6) Real property used for commercial and industrial purposes and buildings and other improvements located upon land devoted to agricultural use **25.0%**

(KSCAMA Suffix Codes CU, CR, AU & AR with agricultural improvements)

- (7) All other urban and rural real property not otherwise specifically sub-classed **30.0%**

(KSCAMA Suffix Codes OU, OR)

----- Kansas Register-----

State of Kansas

Department of Revenue
Division of Property Valuation

Permanent Administrative Regulations

Article 3.—CERTIFICATES OF VALUE

93-3-1 to 93-3-4. (Authorized by K.S.A. 1973 Supp. 79-1435, 79-1436, 79-1437, 79-1441, 79-1442 as amended; K.S.A. 1973 Supp. 58-2223a, 58-2223b, 58-2223c, 58-2223d, 58-2223e; effective E-74-48, Sept. 1, 1974; effective May 1, 1975; revoked June 26, 1998.)

Article 4.—REAL ESTATE RATIO STUDY

93-4-1. (Authorized by K.S.A. 79-1441; implementing K.S.A. 79-1437; effective T-85-13, May 3, 1984; effective May 1, 1985, revoked June 26, 1998.)

93-4-2. Annotation and disposition of real estate sales validation questionnaires; duties of county officials. (a) Not later than three business days after the receipt of a real estate sales validation questionnaire, the register of deeds shall annotate each copy with the following information:

- (1) the volume and page entry from the general index, indicating where the deed, instrument, or affidavit of equitable interest that accompanies it is recorded;
- (2) the county official validation number; and
- (3) the recording date.

The register of deeds shall then forward the county appraiser's copy and the director of property valuation's copy to the county appraiser. The register of deeds shall retain the original copy, but an electronic copy may be retained instead when the register of deeds has been authorized by the director of property valuation to process real estate sales validation questionnaires by electronic imaging.

- (b) Not later than three business days after the receipt of the county appraiser's and the director's copies, the county appraiser shall enter the parcel identification number on both copies. (Authorized by K.S.A. 79-1491; implementing K.S.A. 79-1487; effective June 26, 1998.)

93-4-3. Split real estate parcel sales; duties of county officials. Not later than 10 business days after the receipt of a real estate sales validation questionnaire concerning a split real estate parcel sale, the county appraiser shall perform one of the following:

- (a) enter the sales information on the parent parcel record in the county's computer-assisted mass appraisal system; or
- (b) enter the sales information on the split parcel record in the county's computer-assisted mass appraisal system after the transmission of the real property appraisals has been completed pursuant to K.S.A. 79-1466, and amendments thereto. (Authorized by the K.S.A. 79-1491; implementing K.S.A. 79-1487; effective June 26, 1998.)

93-4-4. Assemblage and entering of sales data; accounting for real estate sales validation questionnaires; duties of county officials. Not later than the 10th day of each month, the county appraiser shall assemble and enter into the county's computer-assisted mass appraisal system the sales data pertaining to sales that occurred on or before the last day of the preceding month, as obtained from the real estate sales validation questionnaires received from the register of deeds.

The county appraiser shall account for all real estate sales validation questionnaires by entering sales information from all questionnaires into the data base fields in the county's computer-assisted mass appraisal system. The county appraiser shall maintain in a void file those questionnaires that cannot be matched with a parcel of real estate, those that contain information that cannot be entered in the county's computer-assisted mass appraisal system, and those that were not required by K.S.A. 79-1437e, and amendments thereto. (Authorized by K.S.A. 79-1491; implementing K.S.A. 79-1487; effective June 26, 1998.)

93-4-5. Access to county records by the director of property valuation; duties of county officials.

(a) The county shall make its computer-assisted mass appraisal system available to the director of property valuation and the director's agents, to generate and print reports and to prepare data files to enable the electronic extraction of sale information on a monthly basis.

(b) Upon written request by the director of property valuation, the county appraiser shall prepare and transmit the electronic assessment administration file to the director not later than 10 business days after the receipt of the request.

(c) The county appraiser shall maintain extracted sales files in the county's computer file library for at least 15 business days before being deleted or erased. (Authorized by K.S.A. 79-1491; implementing K.S.A. 79-1487; effective June 26, 1998.)

93-4-6. Standards. The "standard on ratio studies," adopted by the executive board of the international association of assessing officers in July 1999, shall constitute the minimum standard for the design, preparation, and use of the ratio study. The performance standards, summarized in table 7 of the "standard on ratio studies," shall be used to evaluate the appraisal of residential and commercial and industrial real estate, except that the coefficient of dispersion shall be 20 or less, with a confidence interval of 95 percent. (Authorized by K.S.A. 79-1491; implementing K.S.A. 79-1485, 79-1486, 79-1487, 79-1488, 79-1489, 79-1490, 79-1492, 79-1493; effective June 26, 1998; amended April 20, 2001.)

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Section V

Glossary of Terminology



Glossary*

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| Adjusted Sale Price | The sale price that results from adjustments made to the stated sales price to account for the effects of time, personal property, financing or the like. |
| Aggregate Mean Ratio | See weighted mean ratio. |
| Alternative Hypothesis | The negation of the null hypothesis and usually consists of a statement saying “H ₀ is not true” or “Fail to accept H ₀ .” It is denoted by H ₁ . A statement indicates the opposite of the null hypothesis. |
| Appraisal-Sales Price Ratio | The ratio of the appraised value to the sale price (<i>or adjusted sale price</i>) of a property. The appraised value divided by the sale price. |
| Array | An ordered arrangement of data such as a listing of sales ratios in order to magnitude from high to low or low to high. |
| Assessment Progressivity (<i>Regressivity</i>) | An appraisal bias such that high-value properties are appraised higher (<i>lower</i>) than low-value properties. (<i>See also Price-Related Differential.</i>) |
| Assessment Ratio | The ratio of the assessed value to an indicator of market value. |
| Average Absolute Deviation | The sum of the absolute (<i>sign ignored</i>) differences between the individual observations and the average of all the observations, divided by the number of observations. |
| Average Market Value | Sum of the market values divided by the number of values added together. |
| Average Sale Price | Mean sale price. The sum of all sales divided by the number of samples. |
| Bootstrap | A computer intensive statistical procedure designed to provide numerous random samples from the original data set, which are in turn used to generate the statistics of interest, such as point estimates and confidence intervals. This procedure is particularly helpful when the original data set is small, in order to give more accurate statistics. |
| Broadened Median | A special type of median that reduces insensitivity to rounding and grouping of observations around the middle ratio. |
| Coefficient of Concentration (<i>COC</i>) | The percentage of ratios falling within a specified percentage range (\pm) of the median ratio. |
| Coefficient of Dispersion (<i>COD</i>) | The average of the absolute deviation of a sample of ratios from the median ratio, expressed as a percentage of the median. The most common measure of uniformity in sales ratio studies. Low COD's tend to be associated with good appraisal uniformity. |

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| Coefficient of Quartile Deviation | The interquartile ranges of a sample of ratios divided by 2 and expressed as a percentage of the median ratio. This measure of uniformity was referred to as the coefficient of dispersion when it was first adopted for use in assessment performance in 1954. Like the median, it is very resistant to the influence of outlier ratios. |
| Coefficient of Variation (COV) | The standard deviation expressed as a percentage of the mean ratio. |
| Confidence Interval | For a given confidence level, the range within which one can conclude that a population parameter (<i>such as the median ratio</i>) lies. The reliability of confidence intervals depends on the extent to which required statistical assumptions are met. A range of numbers within that we expect the true value of the population parameter to be contained. The high and low endpoints of the interval are computed based on sample information. |
| Confidence Level | The degree of precision selected for a confidence interval and other statistical tests. Ratio study confidence intervals are based on 95 percent confidence levels. |
| Consideration | The amount of money and other valuable goods or services upon which a buyer and a seller agree to consummate a sale. |
| Critical Values | Hypothesis testing uses a decision rule that specifies for every possible value of a statistic whether the null hypothesis should be accepted or rejected. The test procedure divides the sample space (<i>a set of possible values of a sample statistic</i>) into mutually exclusive parts called the acceptance region and the rejection (<i>or critical</i>) region. The critical region calls for rejecting the null hypothesis. The values that lie exactly on the boundary of the region of rejection are the critical values. |
| Descriptive Statistics | Statistics used to describe or summarize information about a sample. These measures include point estimates. |
| Dispersion | The degree to which data are distributed either tightly or loosely around a measure of central tendency. Measures of dispersion include the range, average deviation, median absolute deviation, standard deviation, coefficient of dispersion, median percent deviation and coefficient of variation. |
| Geometric Mean Ratio | A measure of central tendency computed by multiplying the values of all of the observations by one another and then taking the result to an exponent equal to one divided by the number of observations. The geometric mean is less sensitive to extreme ratios than the arithmetic mean. |
| Harmonic Mean Ratio | A specially calculated mean that is based upon the reciprocal of the arithmetic mean of the reciprocals of each value in the data set. (<i>Reciprocal: the inverse of a number, i.e., the reciprocal of 0.40 is 2.50.</i>) It is less effected of extreme values in the data set than the arithmetic mean or the geometric mean. |

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| Histogram | A bar chart or graph of a frequency distribution in which the frequencies of the various classes are indicated by horizontal or vertical bars whose lengths are proportional to the number or percentage of observations in each class. |
| Hypothesis | An unproved proposition that tentatively explains certain facts; a proposition that is empirically testable; a probable answer to a question. |
| Inferential Statistics | Statistics used to make judgments about a population based on information obtained from a sample. |
| Interquartile Range (<i>Interquartile Deviation</i>) | The result obtained by subtracting the first quartile from the third quartile. The interquartile range contains the middle 50 percent of the observations. |
| Market | The “place” in which buyers and sellers interact. The collective body of buyers and sellers for a particular product. |
| Market Price | The price a particular buyer and seller agree to in a particular transaction that occurs in an open and competitive market. |
| Market Value | Pursuant to K.S.A. 79-503a, “... <i>The amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion...</i> ” |
| Maximum Ratio | Largest sales ratio in the sample. |
| Mean Ratio | Result of adding all the ratios and dividing by the number of ratios. For example, the arithmetic mean of 3, 5 and 10 is 18 divided by 3, is 6. (<i>Also called the arithmetic mean.</i>) |
| Median | The midpoint or middle value when a set of values is ranked in order of magnitude; if the number of values is even, the midpoint or average of the two middle values. It is the second quartile. |
| Median Absolute Deviation (<i>MAD</i>) | The median of the absolute deviations from the median. In a symmetrical distribution, the measure approximates one-half of the interquartile range. |
| Median Percent Deviation | A relative measure of uniformity that is found by the median absolute deviation (<i>MAD</i>) by the median ratio. |
| Median Ratio | Middle ratio in a sorted array of ratios. If the number of ratios is even, it is the average of the middle two ratios. |
| Minimum Ratio | Lowest sales ratio in the sample. |
| Mode | A value most often assumed by a variable. By extension for grouped data, the class in which a plurality of the observations falls. |

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| Nonparametric | A statistic whose interpretation or reliability does not depend on the distribution of the underlying data. |
| Normal Distribution | A theoretical frequency distribution often approximated in real world situations. It is a symmetrical and bell-shaped distribution where 68 percent of the observations occur within one standard deviation of the mean and 96 percent within two standard deviations of the mean. |
| Normality Test | A test to determine if the data is considered to be normally distributed or conforms to a bell-shaped curve (<i>Gaussian shape</i>). The D'Agostino-Pearson K^2 normality test is used in the ratio study. |
| Null Hypothesis | A hypothesis that one chooses to accept in the absence of sufficient evidence to the contrary. (<i>Also known as the research hypothesis.</i>) |
| Observation | An observation is one recording or occurrence of the value of a variable. One ratio out of a sample of ratios is an example. |
| Open Market | A freely competitive market in which any buyer or seller may trade and in which prices are determined by competition. |
| Outliers | Observations that have unusual values differing markedly from a measure of central tendency. Some outliers occur naturally. Others are due to data errors. |
| Parameter | Numerical descriptive measures of the population, for example, the arithmetic mean or the standard deviation. Parameters are generally unknown and estimated from statistics calculated from a sample of the population. |
| Parametric Statistic | A statistic whose interpretation or reliability depends on the distribution of the underlying data. |
| Percentile | Values that divide a set of data into specified percentages when the data are arrayed in ascending order. The tenth percentile is the value of the observation below which the lowest 10 percent of the values fall, the twentieth percentile is the value below which the lowest 20 percent of the values fall, and so forth. |
| Population | All the items of interest, for example, all the properties in a subclass, jurisdiction or neighborhood. |
| Price-Related Differential (PRD) | A simple statistic used to measure appraisal regressivity or progressivity sometimes referred to as vertical inequity. It is calculated by taking the mean ratio and dividing it by the weighted mean ratio. |
| Quartiles | The values that divide a set of data into four equal parts when the data are arrayed in ascending order. |
| Random Sample | A sample in which each item of the population has an equal chance of being included and by extension, each possible combination of n items has an equal chance of occurrence. |

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| Range | <p>(1) The maximum value of a sample minus the minimum value.</p> <p>(2) The difference between the maximum and minimum values that a variable may assume.</p> |
| Ratio Study | <p>A study of the relationship between appraised or assessed values and the market values of property. Indicators of market values may be either sales (<i>sales ratio study</i>) or independent “expert” appraisals (<i>appraisal ratio study</i>). Of common interest in ratio studies is the level and uniformity of the appraisals or assessments.</p> |
| Representative Sample | <p>A sample of observations from a larger population of observations, such that statistics calculated from the sample can be expected to represent the characteristics of the population being studied.</p> |
| Sales Price | <p>Price a parcel of real property sold for. In some cases, this value must be adjusted to remove non-real estate components or trended back to January 1 (<i>the appraisal date</i>).</p> |
| Sales Ratio | <p>A ratio of the county appraisers estimate of value to the sale price of a property (<i>appraised value ÷ sale price</i>).</p> |
| Sales Data | <p>Information about the nature of the transaction and the sale price and property characteristics as of the date of sale.</p> |
| Sample | <p>A set of observations selected from a population. If the sample was randomly selected, basic concepts of probability may be applied. (<i>See random sample and representative sample.</i>)</p> |
| Skewed | <p>Quality of a frequency distribution that makes it asymmetrical. Distributions with longer tails on the right than on the left are said to be skewed to the right or to be positively skewed. Distributions with longer tails to the left are said to be skewed to the left or to be negatively skewed.</p> |
| Standard Deviation | <p>The statistic calculated from a set of numbers by subtracting the mean from each value and squaring the remainders, adding together these squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful and should be used with caution.</p> |
| Statistics | <p>(1) Numerical point estimates calculated from a sample (<i>for example, the mean, median or coefficient of dispersion</i>). Statistics are used to estimate corresponding measures, termed parameters for the population.</p> <p>(2) The science of studying numerical data systematically and presenting useful results. Two main branches of statistics exist: <i>descriptive and inferential</i>.</p> |

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| Stratify | To divide, for purposes of analysis, a sample of observations into two or more subsets according to some criterion or set of characteristics. |
| Stratum, Strata (Pls.) | A class or subset as a result of stratification. |
| Subclass | A group of properties with related use characteristics. In Kansas, the following subclasses of real property are used in the ratio study: <ol style="list-style-type: none">(1) residential, including multi-family residential mobile homes and condominiums;(2) land devoted to agricultural use;(3) vacant lots;(4) property owned and operated by not-for-profit organizations;(5) public utility property;(6) commercial and industrial property and buildings and other improvements located upon land devoted to agricultural use;(7) all other urban and rural real property not otherwise specifically subclassed. |
| Tolerance Limits | Interval measure that provides a specified degree of confidence that a prescribed proportion of the population values is thought to be contained within. |
| Trending | Adjustment to the sale price to account for inflation or deflation that has occurred in the local market between January 1 (<i>the appraisal date</i>) and the date of sale. |
| Weighted Coefficient of Dispersion | The coefficient of dispersion when absolute differences between individual assessment ratios and the measure of central tendency are weighted on the basis of sale price. |
| Weighted Mean | In ratio studies, the value weighted mean is calculated by weighting the ratios based on their sale prices. A shortcut method is to sum the appraisals (<i>or assessments</i>), sum the sale prices and divide the first result by the second. |
| Weighted Mean Ratio | Sum of the appraised values divided by the sum of the sales price, which weights each ratio in proportion to its sale price. Also known as the sum of the aggregates. |

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