

2004 Ratio Study Statistical Data

Improved Rural Residential Tracts < per Rural Residential Land
May Include Improvement Categories 34, 46 and 48

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	88	20,666,735	22,013,492	96.74%	97.74%	94.65%	93.88%	1.03	16.04%	21.11%	Approx.100%
ADAMS	8	797,160	1,092,100	75.95%	73.81%	74.50%	72.99%	1.04	17.08%	21.03%	2.05%
BANNOCK	30	4,347,861	4,435,187	101.69%	95.79%	100.12%	98.03%	1.04	12.94%	19.35%	Approx.100%
BEARLAKE	-										
BENEWAH	17	1,440,347	1,733,882	97.42%	89.18%	89.90%	83.07%	1.17	31.12%	42.26%	65.30%
BINGHAM	32	3,382,490	3,799,510	92.03%	86.86%	90.50%	89.02%	1.03	14.53%	19.47%	73.89%
BLAINE	5	4,126,346	7,004,000	69.82%	64.91%	66.20%	58.91%	1.19	31.43%	35.55%	4.63%
BOISE	15	1,976,450	2,578,755	78.46%	80.92%	76.90%	76.64%	1.02	14.19%	19.55%	0.57%
BONNER	190	29,967,917	34,494,509	91.67%	88.40%	89.09%	86.88%	1.06	18.55%	25.03%	84.13%
BONNEVILLE	54	6,193,430	7,129,890	87.90%	88.44%	86.25%	86.87%	1.01	15.27%	19.33%	18.14%
BOUNDARY	44	3,884,974	4,736,068	86.76%	86.70%	82.45%	82.03%	1.06	21.97%	32.74%	22.36%
BUTTE	5	423,650	473,000	90.52%	88.99%	88.39%	89.57%	1.01	17.54%	23.43%	46.56%
CAMAS	3	262,020	466,000	89.12%	87.13%	87.31%	77.69%	1.15	16.77%	24.67%	35.23%
CANYON	170	25,191,700	27,622,926	91.84%	93.27%	91.02%	91.20%	1.01	9.68%	13.29%	97.50%
CARIBOU	12	993,429	1,147,200	89.14%	85.94%	86.23%	86.60%	1.03	18.84%	29.51%	44.62%
CASSIA	44	3,851,979	4,384,150	91.74%	91.42%	89.72%	87.86%	1.04	14.38%	19.84%	73.57%
CLARK	-										
CLEARWATER	21	2,161,334	2,267,343	100.33%	102.54%	97.94%	95.32%	1.05	16.48%	21.89%	94.97%
CUSTER	20	2,292,020	2,641,047	90.99%	86.04%	88.03%	86.78%	1.05	21.33%	27.72%	56.74%
ELMORE	14	1,700,566	1,935,423	89.40%	83.22%	87.58%	87.87%	1.02	17.93%	21.71%	45.42%
FRANKLIN	8	708,856	690,000	104.68%	99.77%	104.20%	102.73%	1.02	6.82%	10.61%	88.75%
FREMONT	23	1,894,130	1,998,150	100.37%	86.26%	95.68%	94.79%	1.06	26.37%	34.96%	81.40%
GEM	83	11,894,100	13,258,510	90.25%	90.34%	89.55%	89.71%	1.01	9.80%	12.52%	57.93%
GOODING	28	2,676,314	2,893,481	94.03%	94.50%	93.30%	92.49%	1.02	8.33%	12.32%	96.15%
IDAHO	35	4,160,612	4,789,473	87.71%	88.71%	85.84%	86.87%	1.01	15.68%	20.30%	22.06%
JEFFERSON	59	6,741,305	7,278,175	93.52%	96.72%	92.75%	92.62%	1.01	8.57%	12.29%	99.06%
JEROME	22	2,602,565	2,854,650	92.64%	87.99%	91.60%	91.17%	1.02	12.56%	15.74%	79.75%
KOOTENAI	266	51,453,468	63,510,969	84.56%	82.58%	82.58%	81.02%	1.04	17.28%	22.50%	Approx.100%
LATAH	20	1,891,225	2,212,706	90.03%	84.38%	86.33%	85.47%	1.05	22.39%	32.85%	49.82%
LEMHI	14	1,556,435	1,714,470	94.03%	94.04%	92.46%	90.78%	1.04	12.96%	19.64%	78.22%
LEWIS	6	462,252	619,858	91.16%	84.30%	84.65%	74.57%	1.22	35.24%	44.32%	37.40%
LINCOLN	5	318,540	444,800	72.00%	73.98%	70.54%	71.61%	1.01	13.52%	20.92%	2.56%
MADISON	29	3,007,865	3,473,635	88.25%	88.11%	85.63%	86.59%	1.02	18.54%	24.84%	33.54%
MINIDOKA	38	3,729,214	4,060,815	94.11%	95.45%	93.28%	91.83%	1.02	9.73%	13.46%	97.72%
NEZPERCE	22	3,672,020	4,084,425	90.94%	89.84%	89.85%	89.90%	1.01	12.36%	15.92%	61.80%
ONEIDA	5	201,048	254,500	77.20%	89.26%	73.56%	79.00%	0.98	18.52%	30.85%	12.96%
OWYHEE	14	1,750,543	2,117,500	87.06%	90.14%	86.47%	82.67%	1.05	6.94%	11.42%	14.41%
PAYETTE	25	3,454,650	3,756,254	94.36%	91.19%	93.43%	91.97%	1.03	10.96%	14.75%	93.49%
POWER	6	891,215	976,000	91.87%	95.51%	91.25%	91.31%	1.01	9.67%	12.48%	64.08%
SHOSHONE	42	2,496,660	3,110,033	84.96%	85.07%	82.23%	80.28%	1.06	20.72%	25.10%	6.18%
TETON	7	1,514,357	1,625,000	95.30%	96.23%	92.00%	93.19%	1.02	21.48%	27.94%	59.41%
TWINFALLS	78	11,273,325	12,728,720	89.77%	85.93%	88.35%	88.57%	1.01	14.26%	19.15%	44.83%
VALLEY	24	5,294,614	6,959,932	73.20%	74.51%	70.80%	76.07%	0.96	18.19%	27.00%	0.02%
WASHINGTON	20	2,372,890	2,416,150	100.65%	98.24%	99.12%	98.21%	1.02	14.62%	19.02%	96.81%
STATEWIDE	1,651	238,956,785	281,693,959	89.29%	88.50%	87.08%	84.83%	1.05	16.63%	22.64%	7.64%

Some Counties DO NOT have sales in some of the categories.

12 Improved
Improved Rural Residential Tracts or Other Rural Residential Land
May Include Improvement Categories 34, 46 and 48

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	93.15%	100.32%	91.23%	99.88%	88.87%	98.90%	Normal	250,153
ADAMS	65.24%	86.65%	NA	NA	61.99%	83.99%	Normal	136,513
BANNOCK	95.59%	107.79%	91.88%	101.22%	92.06%	104.00%	Non-Normal	147,840
BEARLAKE								
BENEWAH	79.99%	114.86%	81.33%	108.39%	67.95%	98.20%	Normal	101,993
BINGHAM	86.82%	97.24%	84.77%	93.55%	85.17%	92.88%	Normal	118,735
BLAINE	49.40%	90.24%	NA	NA	34.72%	83.11%	Normal	1,167,333
BOISE	71.49%	85.44%	70.23%	90.62%	65.88%	87.40%	Normal	171,917
BONNER	88.93%	94.41%	85.77%	92.18%	83.84%	89.92%	Normal	181,550
BONNEVILLE	84.10%	91.70%	84.21%	93.57%	83.06%	90.67%	Normal	132,035
BOUNDARY	79.72%	93.80%	81.98%	91.00%	75.11%	88.95%	Normal	107,638
BUTTE	70.30%	110.74%	NA	NA	71.72%	107.41%	Normal	94,600
CAMAS	52.06%	126.18%	NA	NA	52.25%	103.12%	Normal	155,333
CANYON	90.30%	93.38%	90.82%	94.88%	89.72%	92.68%	Non-Normal	162,488
CARIBOU	75.50%	102.77%	71.72%	98.14%	78.29%	94.90%	Normal	95,600
CASSIA	87.23%	96.26%	89.31%	94.71%	82.59%	93.13%	Normal	99,640
CLARK								
CLEARWATER	92.07%	108.60%	91.86%	113.60%	87.70%	102.95%	Normal	107,969
CUSTER	81.24%	100.75%	74.40%	101.46%	77.33%	96.23%	Normal	132,052
ELMORE	80.22%	98.59%	77.20%	97.99%	80.09%	95.64%	Normal	138,244
FRANKLIN	97.24%	112.12%	NA	NA	97.35%	108.12%	Normal	86,250
FREMONT	87.80%	112.93%	82.10%	97.17%	85.65%	103.94%	Non-Normal	86,876
GEM	88.21%	92.29%	87.84%	93.52%	87.46%	91.96%	Normal	159,741
GOODING	90.30%	97.76%	91.54%	98.36%	87.92%	97.07%	Normal	103,339
IDAHO	82.76%	92.66%	83.49%	94.87%	81.20%	92.54%	Normal	136,842
JEFFERSON	91.06%	95.98%	92.51%	98.13%	90.32%	94.93%	Normal	123,359
JEROME	87.29%	97.99%	84.52%	100.83%	86.71%	95.62%	Normal	129,757
KOOTENAI	82.64%	86.48%	80.09%	84.98%	78.88%	83.15%	Normal	238,763
LATAH	78.60%	101.46%	75.67%	96.99%	78.37%	92.57%	Normal	110,635
LEMHI	85.29%	102.77%	81.82%	97.24%	83.27%	98.29%	Normal	122,462
LEWIS	57.93%	124.39%	NA	NA	48.78%	100.37%	Normal	103,310
LINCOLN	57.63%	86.36%	NA	NA	55.08%	88.14%	Normal	88,960
MADISON	81.33%	95.18%	77.55%	93.69%	80.24%	92.95%	Normal	119,781
MINIDOKA	90.73%	97.49%	92.84%	98.62%	88.01%	95.66%	Normal	106,864
NEZPERCE	85.63%	96.25%	82.26%	97.97%	85.52%	94.29%	Normal	185,656
ONEIDA	54.49%	99.91%	NA	NA	58.88%	99.11%	Normal	50,900
OWYHEE	82.35%	91.76%	88.20%	93.22%	74.70%	90.64%	Normal	151,250
PAYETTE	89.60%	99.12%	87.81%	96.60%	87.30%	96.64%	Normal	150,250
POWER	82.43%	101.30%	NA	NA	80.99%	101.64%	Normal	162,667
SHOSHONE	79.55%	90.37%	77.84%	92.95%	73.81%	86.75%	Normal	74,048
TETON	75.75%	114.86%	NA	NA	76.45%	109.93%	Normal	232,143
TWINFALLS	86.56%	92.97%	83.17%	89.47%	85.46%	91.67%	Normal	163,189
VALLEY	66.28%	80.11%	66.07%	77.79%	64.56%	87.59%	Normal	289,997
WASHINGTON	93.25%	108.05%	84.97%	106.20%	92.03%	104.39%	Normal	120,808
STATEWIDE	88.47%	90.11%	87.74%	89.30%	83.50%	86.16%	Normal	170,620

Some Counties DO NOT have data in some of the categories.

12 Unimproved
Unimproved Rural Residential Tracts
Includes Land Category 12 Only

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	17	1,865,100	2,249,900	84.35%	75.34%	82.08%	82.90%	1.02	20.23%	25.15%	14.41%
ADAMS	-	-	-	-	-	-	-	-	-	-	-
BANNOCK	4	181,481	208,000	88.25%	89.45%	87.84%	87.25%	1.01	7.53%	10.93%	36.00%
BEARLAKE	-	-	-	-	-	-	-	-	-	-	-
BENEWAH	28	918,170	1,054,442	93.15%	87.37%	87.39%	87.08%	1.07	30.52%	36.46%	67.90%
BINGHAM	6	102,587	119,900	88.77%	85.81%	87.54%	85.56%	1.04	14.17%	18.93%	41.89%
BLAINE	6	11,110,000	13,042,500	80.23%	83.62%	78.41%	85.18%	0.94	17.50%	22.32%	11.49%
BOISE	10	304,790	529,600	68.26%	67.00%	62.91%	57.55%	1.19	34.04%	40.42%	1.66%
BONNER	200	9,106,924	11,122,922	88.23%	85.38%	83.69%	81.88%	1.08	26.28%	32.84%	19.22%
BONNEVILLE	2	73,300	64,000	100.47%	100.47%	95.19%	114.53%	0.88	31.99%	45.24%	18.08%
BOUNDARY	29	638,320	929,396	77.71%	72.44%	71.53%	68.68%	1.13	35.81%	43.62%	3.05%
BUTTE	5	104,680	123,699	126.45%	142.80%	121.51%	84.62%	1.49	18.50%	29.24%	14.19%
CAMAS	-	-	-	-	-	-	-	-	-	-	-
CANYON	19	1,292,500	1,440,750	90.48%	94.34%	88.46%	89.71%	1.01	14.67%	20.34%	54.42%
CARIBOU	-	-	-	-	-	-	-	-	-	-	-
CASSIA	6	50,280	54,200	101.25%	106.38%	94.89%	92.77%	1.09	28.42%	37.53%	45.09%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	7	266,139	268,000	106.31%	96.40%	102.94%	99.31%	1.07	20.69%	28.03%	52.39%
CUSTER	15	829,503	1,116,538	104.71%	114.97%	98.38%	74.29%	1.41	24.00%	33.23%	65.55%
ELMORE	6	147,663	155,334	94.45%	97.72%	92.87%	95.06%	0.99	13.48%	19.56%	66.21%
FRANKLIN	10	846,400	813,904	118.59%	100.90%	115.02%	103.99%	1.14	23.41%	27.25%	20.08%
FREMONT	6	109,490	134,800	87.03%	96.01%	84.93%	81.22%	1.07	15.57%	22.88%	34.66%
GEM	40	1,697,980	2,019,200	86.32%	87.20%	85.30%	84.09%	1.03	12.39%	15.70%	4.27%
GOODING	-	-	-	-	-	-	-	-	-	-	-
IDAHO	8	247,520	291,036	93.01%	83.55%	84.77%	85.05%	1.09	32.81%	45.88%	42.75%
JEFFERSON	7	151,003	178,000	80.97%	78.40%	77.94%	84.83%	0.95	20.81%	29.02%	16.58%
JEROME	3	56,310	62,000	91.04%	103.39%	87.96%	90.82%	1.00	16.03%	29.73%	34.65%
KOOTENAI	194	11,801,754	13,055,659	98.76%	95.68%	93.29%	90.40%	1.09	26.23%	37.85%	Approx. 100%
LATAH	-	-	-	-	-	-	-	-	-	-	-
LEMHI	20	660,149	690,500	102.90%	103.42%	96.69%	95.60%	1.08	27.83%	33.97%	75.47%
LEWIS	7	205,180	277,900	104.91%	96.50%	98.88%	73.83%	1.42	33.65%	36.46%	46.04%
LINCOLN	-	-	-	-	-	-	-	-	-	-	-
MADISON	2	10,850	15,500	102.31%	102.31%	90.51%	70.00%	1.46	46.62%	65.93%	12.36%
MINIDOKA	3	36,078	39,000	93.55%	93.15%	93.45%	92.51%	1.01	3.75%	5.62%	79.90%
NEZPERCE	9	593,426	711,800	83.33%	79.50%	82.92%	83.37%	1.00	7.91%	10.74%	2.80%
ONEIDA	1	23,238	34,500	-	-	-	-	-	-	-	-
OWYHEE	7	148,211	218,250	71.44%	69.46%	66.09%	67.91%	1.05	31.47%	39.10%	5.93%
PAYETTE	2	35,790	40,000	85.35%	85.35%	84.95%	89.48%	0.95	9.67%	13.67%	22.39%
POWER	-	-	-	-	-	-	-	-	-	-	-
SHOSHONE	-	-	-	-	-	-	-	-	-	-	-
TETON	12	1,080,497	1,326,000	85.22%	79.38%	83.16%	81.49%	1.05	20.17%	23.27%	21.03%
TWINFALLS	8	359,077	464,250	80.61%	82.64%	77.48%	77.35%	1.04	23.52%	28.79%	14.05%
VALLEY	9	884,210	1,260,105	7498.00%	6333.00%	7017.00%	7150.00%	1.07	30.60%	66.07%	5.19%
WASHINGTON	3	72,000	86,000	81.32%	99.94%	75.57%	83.72%	0.97	19.65%	41.29%	20.92%
STATEWIDE	711	46,010,600	55,488,370	89.49%	87.25%	84.73%	82.92%	1.08	26.17%	34.00%	32.64%

Some Counties DO NOT have sales in some of the categories.

12 Unimproved
Unimproved Rural Residential Tracts
Includes Land Category 12 Only

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	75.36%	93.33%	71.11%	100.00%	74.19%	91.60%	Normal	132,347
ADAMS								
BANNOCK	76.90%	99.59%	NA	NA	77.08%	97.42%	Normal	52,000
BEARLAKE								
BENEWAH	82.22%	104.08%	75.45%	100.00%	77.70%	96.45%	Normal	37,659
BINGHAM	74.95%	102.59%	NA	NA	72.64%	98.48%	Normal	19,983
BLAINE	65.50%	94.97%	NA	NA	66.04%	104.32%	Normal	2,173,750
BOISE	52.27%	84.26%	35.63%	103.84%	34.77%	80.33%	Normal	52,960
BONNER	84.86%	91.60%	80.08%	88.62%	77.95%	85.80%	Normal	55,615
BONNEVILLE	NA	NA	NA	NA	NA	NA	Normal	32,000
BOUNDARY	67.00%	88.42%	56.06%	91.65%	59.36%	78.00%	Normal	32,048
BUTTE	91.19%	161.71%	NA	NA	58.96%	110.29%	Normal	24,740
CAMAS								
CANYON	83.15%	97.80%	77.76%	100.56%	83.47%	95.95%	Normal	75,829
CARIBOU								
CASSIA	69.99%	132.50%	NA	NA	58.52%	127.02%	Normal	9,033
CLARK								
CLEARWATER	84.42%	128.19%	NA	NA	85.85%	112.76%	Normal	38,286
CUSTER	88.88%	120.53%	81.06%	131.00%	51.40%	97.18%	Normal	74,436
ELMORE	79.25%	109.64%	NA	NA	81.70%	108.43%	Normal	25,889
FRANKLIN	99.86%	137.32%	93.00%	166.67%	89.21%	118.77%	Normal	81,390
FREMONT	70.65%	103.41%	NA	NA	61.70%	100.75%	Normal	22,467
GEM	82.80%	89.85%	80.94%	91.05%	80.35%	87.83%	Normal	50,480
GOODING								
IDAHO	64.42%	121.60%	NA	NA	65.98%	104.11%	Normal	36,380
JEFFERSON	63.72%	98.23%	NA	NA	59.13%	110.53%	Normal	25,429
JEROME	45.41%	136.66%	NA	NA	47.13%	134.52%	Normal	20,667
KOOTENAI	94.34%	103.17%	90.16%	98.27%	85.63%	95.16%	Normal	67,297
LATAH								
LEMHI	89.39%	116.42%	74.41%	122.50%	82.84%	108.37%	Normal	34,525
LEWIS	76.82%	133.00%	NA	NA	61.74%	85.93%	Normal	39,700
LINCOLN								
MADISON	NA	NA	NA	NA	NA	NA	Normal	7,750
MINIDOKA	84.69%	102.41%	NA	NA	83.60%	101.42%	Normal	13,000
NEZPERCE	77.78%	88.88%	77.38%	96.54%	77.64%	89.10%	Normal	79,089
ONEIDA							Normal	34,500
OWYHEE	50.92%	91.95%	NA	NA	42.78%	93.04%	Normal	31,179
PAYETTE	33.26%	137.44%	NA	NA	50.41%	128.54%	Normal	20,000
POWER								
SHOSHONE								
TETON	74.94%	95.50%	68.00%	100.74%	70.61%	92.36%	Normal	110,500
TWINFALLS	65.06%	96.16%	NA	NA	65.71%	88.98%	Normal	58,031
VALLEY	59.60%	90.35%	50.43%	105.73%	54.66%	85.68%	Normal	140,012
WASHINGTON	24.72%	137.93%	NA	NA	31.22%	136.22%	Normal	28,667
STATEWIDE	87.62%	91.37%	84.50%	88.91%	79.02%	86.81%	Normal	78,043

Some Counties DO NOT have data in some of the categories.

12 or 18 Unimproved
Unimproved Rural Residential Tracts w/ Combined with Other Rural Land
Includes Land Categories 12 and 18

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	17	1,865,100	2,259,900	84.35%	75.30%	82.08%	82.90%	1.02	20.23%	25.15%	14.41%
ADAMS	5	239,377	247,000	98.88%	91.42%	95.96%	96.91%	1.02	20.22%	29.22%	51.56%
BANNOCK	4	181,481	208,000	88.25%	89.45%	87.84%	87.25%	1.01	7.53%	10.93%	36.00%
BEARLAKE	-										
BENEWAH	28	918,170	1,054,442	93.15%	87.37%	87.39%	87.08%	1.07	30.52%	36.46%	67.90%
BINGHAM	7	104,087	121,400	90.37%	90.29%	89.22%	85.74%	1.05	13.08%	17.61%	51.52%
BLAINE	6	11,110,000	13,042,500	80.23%	83.62%	78.41%	85.18%	0.94	17.50%	22.32%	11.49%
BOISE	10	304,790	529,600	68.26%	67.00%	62.91%	57.55%	1.19	34.04%	40.42%	1.66%
BONNER	200	9,106,924	11,122,922	88.23%	85.38%	83.69%	81.88%	1.08	26.27%	32.84%	19.22%
BONNEVILLE	2	73,300	64,000	100.47%	100.47%	95.19%	114.53%	0.88	31.99%	45.24%	18.08%
BOUNDARY	29	638,320	929,396	77.71%	72.44%	71.53%	68.68%	1.13	35.81%	43.62%	3.05%
BUTTE	1	7,140	5,000								
CAMAS	1	18,830	45,000								
CANYON	19	1,292,500	1,440,750	90.48%	94.34%	88.46%	89.71%	1.01	14.67%	20.34%	54.42%
CARIBOU	-										
CASSIA	6	50,280	54,200	101.25%	106.38%	94.89%	92.77%	1.09	28.42%	37.53%	45.09%
CLARK	-										
CLEARWATER	7	266,139	268,000	106.31%	96.40%	102.94%	99.31%	1.07	20.69%	28.03%	52.39%
CUSTER	15	829,503	1,116,538	104.71%	114.97%	98.38%	74.29%	1.41	24.00%	33.23%	65.55%
ELMORE	6	147,663	155,334	94.45%	97.72%	92.87%	95.06%	0.99	13.48%	19.56%	66.21%
FRANKLIN	1	7,350	7,300								
FREMONT	6	109,490	134,800	87.03%	96.01%	84.93%	81.22%	1.07	15.57%	22.88%	34.66%
GEM	40	1,697,980	2,019,200	86.32%	87.20%	85.30%	84.09%	1.03	12.39%	15.70%	4.27%
GOODING	4	103,768	142,500	72.64%	68.98%	70.70%	72.82%	1.00	19.18%	27.44%	7.38%
IDAHO	34	1,175,030	1,394,063	88.42%	92.44%	84.36%	84.29%	1.05	20.80%	30.38%	36.32%
JEFFERSON	7	151,003	178,000	80.97%	78.40%	77.94%	84.83%	0.95	20.81%	29.02%	16.58%
JEROME	3	56,310	62,000	91.04%	103.39%	87.96%	90.82%	1.00	16.03%	29.73%	34.65%
KOOTENAI	194	11,801,754	14,346,557	90.21%	87.29%	84.92%	82.26%	1.10	27.87%	37.94%	53.19%
LATAH	6	118,910	141,876	102.87%	111.50%	96.08%	83.81%	1.23	25.20%	34.83%	46.68%
LEMHI	20	660,149	690,500	102.90%	103.42%	96.69%	95.60%	1.08	27.83%	33.97%	75.47%
LEWIS	4	94,420	116,900	93.33%	83.25%	89.61%	80.77%	1.16	28.31%	34.19%	38.87%
LINCOLN	-										
MADISON	2	10,850	15,500	102.31%	102.31%	90.51%	70.00%	1.46	46.62%	65.93%	12.36%
MINIDOKA	4	36,870	40,500	83.36%	90.83%	81.02%	91.04%	0.92	13.99%	24.98%	24.28%
NEZPERCE	17	572,800	722,184	85.18%	81.18%	82.88%	79.31%	1.07	19.82%	23.30%	16.60%
ONEIDA	1	23,238	34,500								
OWYHEE	7	148,211	218,250	71.44%	69.46%	66.09%	67.91%	1.05	31.47%	39.10%	5.93%
PAYETTE	2	35,790	40,000	85.35%	85.35%	84.95%	89.48%	0.95	9.67%	13.67%	22.39%
POWER	-										
SHOSHONE	5	48,820	49,100	106.71%	104.56%	98.70%	99.43%	1.07	25.44%	41.74%	33.69%
TETON	12	1,080,497	1,326,000	85.22%	79.38%	83.16%	81.49%	1.05	20.17%	23.27%	21.03%
TWINFALLS	8	359,077	464,250	80.61%	82.64%	77.48%	77.35%	1.04	23.52%	28.79%	14.05%
VALLEY	9	884,210	1,259,992	74.98%	63.33%	71.50%	70.18%	1.07	30.60%	33.06%	5.19%
WASHINGTON	3	72,000	86,000	81.32%	99.94%	75.57%	83.72%	0.97	19.65%	41.29%	20.92%
STATEWIDE	752	46,402,131	56,143,954	88.81%	87.10%	84.18%	82.65%	1.07	25.82%	33.52%	13.57%

Some Counties DO NOT have sales in some of the categories.

12 or 18 Unimproved
Unimproved Rural Residential Tracts when Combined with Other Rural Land
Includes Land Categories 12 and 18

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	75.36%	93.33%	71.11%	100.00%	74.19%	91.60%	Normal	132,347
ADAMS	71.33%	126.43%	NA	NA	71.08%	122.75%	Normal	49,400
BANNOCK	76.90%	99.59%	NA	NA	77.08%	97.42%	Normal	52,000
BEARLAKE								
BENEWAH	82.22%	104.08%	75.45%	100.00%	77.70%	96.45%	Normal	37,659
BINGHAM	78.69%	102.06%	NA	NA	73.56%	97.92%	Normal	17,343
BLAINE	65.50%	94.97%	NA	NA	66.04%	104.32%	Normal	2,173,750
BOISE	52.27%	84.26%	35.63%	103.84%	34.77%	80.33%	Normal	52,960
BONNER	84.86%	91.60%	80.08%	88.62%	78.14%	85.61%	Normal	55,615
BONNEVILLE	NA	NA	NA	NA	NA	NA	Normal	32,000
BOUNDARY	67.00%	88.42%	56.06%	91.65%	59.36%	78.00%	Normal	32,048
BUTTE							----	5,000
CAMAS							----	45,000
CANYON	83.15%	97.80%	77.76%	100.56%	93.47%	95.95%	Normal	75,829
CARIBOU								
CASSIA	69.99%	132.50%	NA	NA	58.52%	127.02%	Normal	9,033
CLARK								
CLEARWATER	84.42%	128.19%	NA	NA	85.85%	112.76%	Normal	38,286
CUSTER	88.88%	120.53%	81.06%	131.00%	51.40%	97.18%	Normal	74,436
ELMORE	79.25%	109.64%	NA	NA	81.70%	108.43%	Normal	25,889
FRANKLIN							----	7,300
FREMONT	70.65%	103.41%	NA	NA	61.70%	100.75%	Normal	22,467
GEM	82.80%	89.85%	80.94%	91.05%	80.35%	87.83%	Normal	50,480
GOODING	49.19%	96.09%	NA	NA	46.61%	99.03%	Normal	35,625
IDAHO	80.84%	95.99%	82.16%	99.35%	77.91%	90.67%	Normal	41,002
JEFFERSON	63.72%	98.23%	NA	NA	59.13%	110.53%	Normal	25,429
JEROME	45.41%	136.66%	NA	NA	47.13%	134.52%	Normal	20,667
KOOTENAI	86.17%	94.25%	81.43%	90.91%	78.28%	86.25%	Normal	73,951
LATAH	73.39%	132.35%	NA	NA	31.42%	136.20%	Normal	23,646
LEMHI	89.39%	116.42%	74.41%	122.50%	82.84%	108.37%	Normal	34,525
LEWIS	55.79%	130.88%	NA	NA	55.84%	105.70%	Normal	29,225
LINCOLN								
MADISON	NA	NA	NA	NA	NA	NA	Normal	7,750
MINIDOKA	58.87%	107.86%	NA	NA	83.62%	98.46%	Normal	10,125
NEZPERCE	76.78%	93.59%	75.86%	102.71%	70.23%	88.40%	Normal	42,481
ONEIDA							----	34,500
OWYHEE	50.92%	91.95%	NA	NA	42.78%	93.04%	Normal	31,179
PAYETTE	NA	NA	NA	NA	NA	NA	Normal	20,000
POWER								
SHOSHONE	64.24%	149.18%	NA	NA	84.85%	114.01%	Normal	9,820
TETON	74.94%	95.50%	68.00%	100.74%	70.61%	92.36%	Normal	110,500
TWINFALLS	65.06%	96.16%	NA	NA	65.71%	88.98%	Normal	58,031
VALLEY	59.61%	90.35%	50.46%	105.73%	55.08%	85.27%	Normal	139,999
WASHINGTON	24.72%	137.93%	NA	NA	31.22%	136.22%	Normal	28,667
STATEWIDE	87.02%	90.60%	84.44%	88.91%	78.78%	86.52%	Normal	74,660

Some Counties DO NOT have s in some of the categories.

15 Improv
 Improved Rural Residential E Division Lots / Acres
 May Include Improvements Categories 37, 46 and 48

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	1,610	307,770,727	312,485,853	99.20%	98.91%	98.76%	98.49%	1.01	6.57%	9.67%	Approx.100%
ADAMS	13	1,953,828	2,754,750	76.50%	70.66%	74.83%	70.93%	1.08	16.47%	23.55%	0.96%
BANNOCK	36	5,710,356	5,829,252	99.62%	96.01%	98.79%	97.96%	1.02	9.02%	13.71%	Approx.100%
BEARLAKE	8	1,291,440	1,400,694	92.09%	91.19%	91.80%	92.20%	1.00	6.15%	8.85%	75.42%
BENEWAH	22	1,614,377	1,826,800	91.51%	86.45%	88.72%	88.37%	1.04	21.87%	25.33%	61.80%
BINGHAM	19	2,027,979	2,381,500	86.15%	86.25%	85.59%	85.16%	1.01	9.04%	11.60%	5.52%
BLAINE	37	34,633,438	39,766,040	87.11%	87.47%	85.96%	87.09%	1.00	13.01%	16.17%	10.56%
BOISE	96	12,824,110	14,706,433	90.32%	87.34%	88.71%	87.20%	1.04	14.35%	20.07%	56.75%
BONNER	181	34,994,044	42,373,436	87.21%	85.98%	84.60%	82.58%	1.06	18.85%	24.76%	4.09%
BONNEVILLE	169	22,470,523	24,807,612	90.90%	90.01%	90.02%	90.58%	1.00	10.73%	13.81%	82.38%
BOUNDARY	13	1,724,652	1,961,573	89.09%	84.71%	87.70%	87.92%	1.01	14.61%	19.06%	42.45%
BUTTE	-	-	-	-	-	-	-	-	-	-	-
CAMAS	6	678,844	780,000	86.95%	87.80%	84.57%	87.03%	1.00	16.83%	24.53%	34.72%
CANYON	398	72,408,100	76,995,965	93.95%	95.52%	93.40%	94.04%	1.00	8.15%	10.65%	Approx.100%
CARIBOU	5	526,983	508,300	104.41%	100.67%	104.13%	103.68%	1.01	5.80%	8.25%	87.93%
CASSIA	21	2,515,354	2,792,000	91.30%	90.10%	90.17%	90.09%	1.01	9.19%	15.35%	66.21%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	12	1,190,397	1,359,696	90.44%	84.39%	86.74%	87.55%	1.03	21.96%	33.24%	49.71%
CUSTER	10	1,580,400	1,983,000	89.17%	94.31%	85.73%	79.70%	1.12	17.38%	26.61%	44.66%
ELMORE	42	4,755,395	5,375,543	88.07%	88.44%	87.17%	88.46%	1.00	10.31%	14.36%	16.11%
FRANKLIN	-	-	-	-	-	-	-	-	-	-	-
FREMONT	28	5,687,500	6,209,750	91.13%	90.10%	89.93%	91.59%	0.99	13.03%	16.15%	65.56%
GEM	50	6,886,470	7,546,400	92.63%	92.24%	92.23%	91.26%	1.02	7.47%	9.48%	98.26%
GOODING	18	2,035,109	2,274,608	90.62%	91.87%	90.01%	89.47%	1.01	7.73%	11.46%	59.83%
IDAHO	18	2,029,761	2,566,650	81.36%	82.92%	79.80%	79.08%	1.03	15.59%	19.70%	1.76%
JEFFERSON	78	11,425,585	11,856,835	96.27%	97.59%	95.96%	96.36%	1.00	6.24%	8.00%	Approx.100%
JEROME	22	3,022,248	3,286,222	93.95%	93.12%	93.00%	91.97%	1.02	11.29%	14.79%	90.16%
KOOTENAI	634	116,965,390	137,827,254	87.31%	85.81%	86.02%	84.86%	1.03	13.61%	17.24%	Approx.100%
LATAH	11	1,569,212	2,030,275	84.68%	85.05%	83.22%	77.29%	1.10	14.98%	20.08%	16.18%
LEMHI	-	-	-	-	-	-	-	-	-	-	-
LEWIS	-	-	-	-	-	-	-	-	-	-	-
LINCOLN	-	-	-	-	-	-	-	-	-	-	-
MADISON	12	1,703,267	1,902,300	88.85%	93.40%	87.86%	89.54%	0.99	11.54%	15.44%	38.87%
MINIDOKA	16	1,407,219	1,570,114	91.96%	90.67%	91.11%	89.63%	1.03	10.11%	14.29%	72.02%
NEZPERCE	11	1,871,902	2,110,950	89.22%	88.91%	88.68%	88.68%	1.01	10.27%	11.53%	40.28%
ONEIDA	3	323,498	455,900	69.01%	58.84%	67.22%	70.96%	0.97	20.51%	29.17%	7.10%
OWYHEE	-	-	-	-	-	-	-	-	-	-	-
PAYETTE	12	1,540,800	1,691,630	90.94%	91.85%	90.64%	91.08%	1.00	6.57%	8.41%	66.03%
POWER	10	743,902	751,630	99.85%	103.52%	98.20%	98.97%	1.01	12.91%	17.75%	89.17%
SHOSHONE	42	2,232,340	2,504,986	94.21%	92.07%	90.00%	89.12%	1.06	21.79%	33.22%	80.78%
TETON	18	4,654,495	4,923,407	94.79%	90.59%	93.60%	94.54%	1.00	12.90%	17.14%	88.56%
TWINFALLS	98	16,965,036	18,371,325	94.18%	96.00%	93.41%	92.35%	1.02	8.15%	12.31%	Approx.100%
VALLEY	93	17,929,740	23,092,057	75.28%	73.99%	73.16%	77.64%	0.97	19.33%	24.24%	Approx.100%
WASHINGTON	11	1,190,640	1,274,400	93.74%	97.70%	91.14%	93.43%	1.00	13.06%	21.24%	71.52%
STATEWIDE	3,883	710,855,061	780,776,680	92.90%	95.07%	91.65%	91.04%	1.02	11.34%	15.97%	Approx.100%

Some Counties DO NOT have sales in some of the categories.

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	98.81%	99.60%	98.63%	99.22%	97.95%	99.03%	Non-Normal	194,091
ADAMS	67.60%	85.41%	68.18%	80.31%	64.46%	77.39%	Normal	211,904
BANNOCK	95.87%	103.36%	94.33%	100.48%	94.14%	101.78%	Normal	161,924
BEARLAKE	86.63%	97.56%	NA	NA	87.48%	96.92%	Normal	175,087
BENEWAH	83.01%	100.01%	78.33%	108.85%	78.99%	97.75%	Normal	83,036
BINGHAM	82.18%	90.13%	80.29%	91.93%	80.41%	89.90%	Normal	125,342
BLAINE	83.30%	90.92%	80.90%	94.25%	82.32%	91.87%	Normal	1,074,758
BOISE	87.28%	93.37%	84.98%	90.93%	84.65%	89.75%	Normal	153,192
BONNER	84.57%	89.85%	82.55%	89.26%	79.53%	85.64%	Non-Normal	234,107
BONNEVILLE	89.31%	92.49%	87.50%	92.65%	88.52%	92.64%	Normal	146,791
BOUNDARY	80.70%	97.48%	79.44%	98.37%	80.73%	95.11%	Normal	150,890
BUTTE								
CAMAS	69.40%	104.49%	NA	NA	73.35%	100.71%	Normal	130,000
CANYON	93.12%	94.77%	94.02%	96.38%	93.15%	94.93%	Non-Normal	193,457
CARIBOU	96.19%	112.62%	NA	NA	95.77%	111.58%	Normal	101,660
CASSIA	86.02%	96.57%	87.86%	93.94%	85.58%	94.61%	Normal	132,952
CLARK								
CLEARWATER	74.86%	106.03%	69.30%	104.50%	79.44%	95.66%	Normal	113,308
CUSTER	75.42%	102.93%	67.41%	109.08%	66.23%	93.17%	Normal	198,300
ELMORE	84.86%	91.28%	85.16%	90.29%	85.16%	91.76%	Normal	127,989
FRANKLIN								
FREMONT	86.39%	95.86%	84.37%	98.34%	86.69%	96.49%	Normal	221,777
GEM	90.58%	94.67%	89.81%	95.65%	89.10%	93.41%	Normal	150,928
GOODING	86.36%	94.88%	88.90%	94.29%	84.88%	94.06%	Normal	126,367
IDAHO	74.78%	87.93%	73.70%	90.51%	71.58%	86.58%	Normal	142,592
JEFFERSON	94.83%	97.70%	95.21%	99.19%	94.68%	98.04%	Normal	152,011
JEROME	88.85%	99.05%	82.27%	98.85%	87.50%	96.43%	Normal	149,374
KOOTENAI	86.32%	88.29%	84.93%	87.51%	83.64%	86.09%	Non-Normal	217,393
LATAH	75.39%	93.97%	71.37%	97.54%	70.33%	84.26%	Normal	184,570
LEMHI								
LEWIS								
LINCOLN								
MADISON	81.74%	95.97%	76.42%	99.40%	83.14%	95.94%	Normal	158,525
MINIDOKA	86.20%	97.72%	87.26%	96.92%	80.46%	98.79%	Normal	98,132
NEZPERCE	83.60%	94.83%	79.26%	101.11%	83.05%	94.30%	Normal	191,905
ONEIDA	35.07%	102.95%	NA	NA	35.06%	106.85%	Normal	151,967
OWYHEE								
PAYETTE	86.97%	94.90%	82.56%	100.17%	86.66%	95.51%	Normal	140,969
POWER	89.58%	110.13%	78.24%	113.33%	92.15%	105.79%	Normal	75,163
SHOSHONE	86.27%	102.16%	88.03%	95.42%	83.80%	94.43%	Normal	59,643
TETON	88.13%	101.45%	86.83%	100.62%	88.61%	100.46%	Normal	273,523
TWINFALLS	92.26%	96.11%	94.78%	97.05%	89.21%	95.48%	Non-Normal	187,463
VALLEY	72.17%	78.40%	69.99%	77.54%	72.40%	82.89%	Normal	248,302
WASHINGTON	82.86%	104.62%	85.87%	108.06%	83.84%	103.01%	Normal	115,855
STATEWIDE	92.51%	93.30%	94.68%	95.36%	90.52%	91.57%	Non-normal	201,076

Some Counties DO NOT have ; in some of the categories.

15 Unimproved
Unimproved Rural Residential Division Lots / Acres
Includes Land Category 15 Only

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	242	21,798,500	23,815,591	94.81%	98.13%	93.96%	91.53%	1.04	8.53%	12.78%	Approx.100%
ADAMS	109	4,533,205	4,854,574	90.21%	93.26%	86.97%	93.38%	0.97	19.81%	25.37%	53.59%
BANNOCK	23	559,135	595,400	93.73%	92.78%	91.93%	93.91%	1.00	16.39%	20.82%	81.51%
BEARLAKE	40	512,420	571,930	92.68%	95.09%	90.98%	89.59%	1.03	13.89%	18.63%	83.65%
BENEWAH	31	750,695	820,580	92.31%	91.04%	84.98%	91.48%	1.01	29.64%	38.12%	64.06%
BINGHAM	6	73,389	64,847	119.97%	104.17%	117.27%	113.17%	1.06	19.17%	24.68%	19.56%
BLAINE	42	16,287,500	20,629,585	79.33%	77.95%	77.46%	78.95%	1.00	17.89%	21.41%	Approx.100%
BOISE	114	3,164,010	3,772,750	90.09%	86.85%	86.97%	83.86%	1.07	21.46%	27.27%	51.20%
BONNER	374	19,542,441	23,370,046	86.97%	86.14%	82.86%	83.62%	1.04	23.99%	31.95%	1.74%
BONNEVILLE	34	837,304	1,048,482	87.18%	90.88%	84.97%	79.86%	1.09	17.80%	22.42%	19.77%
BOUNDARY	16	402,029	468,167	86.52%	85.40%	84.36%	85.87%	1.01	16.10%	22.94%	24.71%
BUTTE	-	-	-	-	-	-	-	-	-	-	-
CAMAS	14	363,601	440,067	84.43%	86.82%	82.87%	82.62%	1.02	13.72%	19.40%	11.26%
CANYON	88	4,633,400	5,128,533	90.15%	96.92%	88.43%	90.35%	1.00	13.09%	18.29%	53.19%
CARIBOU	-	-	-	-	-	-	-	-	-	-	-
CASSIA	4	55,257	63,000	90.41%	89.56%	90.05%	87.71%	1.03	7.03%	10.29%	51.93%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	15	371,036	390,167	99.64%	89.73%	94.39%	95.10%	1.05	30.23%	34.93%	71.51%
CUSTER	14	322,550	451,900	82.97%	83.00%	80.15%	71.38%	1.16	18.39%	24.78%	11.14%
ELMORE	7	146,021	151,500	101.58%	99.18%	98.91%	96.38%	1.05	19.61%	24.06%	67.29%
FRANKLIN	7	150,993	161,900	94.23%	96.56%	93.83%	93.26%	1.01	6.60%	9.63%	86.61%
FREMONT	84	2,752,250	2,816,105	101.85%	99.85%	96.28%	97.73%	1.04	25.88%	33.56%	Approx.100%
GEM	16	592,810	704,500	85.99%	84.30%	84.46%	84.15%	1.02	16.05%	19.60%	17.82%
GOODING	7	226,860	269,131	83.23%	86.16%	82.45%	84.29%	0.99	10.94%	14.42%	9.25%
IDAHO	39	1,049,727	1,275,938	92.68%	91.76%	86.92%	82.27%	1.13	32.70%	35.29%	69.50%
JEFFERSON	26	660,880	617,000	111.63%	116.90%	109.76%	107.11%	1.04	14.21%	17.94%	34.06%
JEROME	4	65,946	62,820	116.13%	108.76%	113.45%	104.98%	1.11	20.12%	25.69%	26.49%
KOOTENAI	461	29,387,604	33,428,735	91.96%	88.69%	88.29%	87.91%	1.05	22.88%	30.35%	93.32%
LATAH	1	22,000	22,000	-	-	-	-	-	-	-	-
LEMHI	87	1,331,425	1,592,963	90.65%	88.98%	85.05%	83.58%	1.08	26.34%	35.21%	57.14%
LEWIS	-	-	-	-	-	-	-	-	-	-	-
LINCOLN	10	350,150	324,006	100.28%	104.15%	96.64%	108.07%	0.93	16.56%	24.55%	76.87%
MADISON	14	286,629	349,750	85.33%	81.95%	83.75%	81.95%	1.04	15.53%	20.59%	16.92%
MINIDOKA	7	191,624	220,500	89.88%	87.50%	89.51%	86.90%	1.03	5.45%	10.28%	48.62%
NEZPERCE	30	922,550	997,877	92.56%	97.15%	91.01%	92.45%	1.00	13.04%	17.47%	80.51%
ONEIDA	5	91,873	138,000	68.74%	66.29%	67.14%	66.57%	1.03	17.81%	23.65%	1.92%
OWYHEE	6	213,348	258,700	82.53%	83.62%	80.21%	82.47%	1.00	19.42%	24.49%	19.31%
PAYETTE	10	308,280	299,850	105.60%	104.41%	104.51%	102.81%	1.03	11.01%	14.74%	79.69%
POWER	2	29,740	36,000	76.90%	76.90%	73.44%	82.61%	0.93	29.69%	41.98%	13.44%
SHOSHONE	13	177,890	191,850	93.68%	91.52%	90.14%	92.72%	1.01	20.51%	30.78%	64.12%
TETON	51	2,971,656	3,949,458	80.27%	77.82%	76.40%	75.24%	1.07	25.30%	30.97%	0.26%
TWINFALLS	31	868,783	1,034,700	94.08%	91.27%	90.74%	83.96%	1.12	21.78%	26.10%	82.12%
VALLEY	194	15,560,800	16,860,129	80.37%	77.07%	75.72%	92.29%	0.87	28.22%	34.27%	Approx.100%
WASHINGTON	6	128,620	115,000	116.02%	110.16%	114.75%	111.84%	1.04	13.72%	16.44%	22.70%
STATEWIDE	2,284	132,694,931	154,491,731	89.21%	89.65%	85.59%	85.89%	1.04	21.58%	28.69%	7.08%

Some Counties DO NOT have sales in some of the categories.

15 Unimproved
Unimproved Rural Residential Subdivision Lots / Acres
Includes Land Category 15 Only

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	93.53%	96.09%	96.64%	99.02%	89.46%	93.60%	Non-Normal	98,412
ADAMS	86.60%	93.81%	85.00%	97.32%	89.36%	97.40%	Normal	44,537
BANNOCK	86.74%	100.72%	82.19%	99.83%	88.11%	99.71%	Normal	25,887
BEARLAKE	88.19%	97.17%	88.08%	97.66%	84.25%	94.94%	Normal	14,298
BENEWAH	81.59%	103.04%	84.33%	103.77%	80.22%	102.74%	Normal	26,470
BINGHAM	95.61%	144.32%	NA	NA	94.53%	131.82%	Normal	10,808
BLAINE	75.02%	83.65%	73.34%	87.50%	74.13%	83.77%	Normal	491,181
BOISE	86.30%	93.87%	83.47%	92.80%	80.17%	87.56%	Normal	33,094
BONNER	84.61%	89.33%	83.10%	89.39%	80.87%	86.37%	Non-Normal	62,487
BONNEVILLE	81.66%	92.69%	72.90%	97.42%	73.78%	85.93%	Normal	30,838
BOUNDARY	79.87%	93.18%	78.99%	93.93%	80.55%	91.20%	Normal	29,260
BUTTE								
CAMAS	76.67%	92.18%	71.17%	91.27%	73.95%	91.30%	Normal	31,433
CANYON	87.26%	93.04%	93.38%	98.69%	87.26%	93.43%	Non-Normal	58,279
CARIBOU								
CASSIA	79.46%	101.35%	NA	NA	77.49%	97.93%	Normal	15,750
CLARK								
CLEARWATER	83.82%	115.47%	72.53%	135.19%	79.96%	110.23%	Normal	26,011
CUSTER	73.24%	92.70%	73.66%	100.00%	55.09%	87.66%	Normal	32,279
ELMORE	83.64%	119.53%	NA	NA	75.51%	117.26%	Normal	21,643
FRANKLIN	87.56%	100.89%	NA	NA	86.96%	99.57%	Normal	23,129
FREMONT	95.72%	107.99%	96.06%	105.83%	88.83%	106.63%	Normal	33,525
GEM	78.61%	93.38%	74.21%	97.06%	76.02%	92.27%	Normal	44,031
GOODING	74.41%	92.04%	NA	NA	73.88%	94.70%	Normal	38,447
IDAHO	84.06%	101.29%	73.63%	102.77%	74.36%	90.18%	Normal	32,716
JEFFERSON	104.92%	118.34%	101.45%	127.78%	100.18%	114.04%	Normal	23,731
JEROME	81.03%	151.22%	NA	NA	82.34%	127.61%	Normal	15,705
KOOTENAI	89.82%	94.10%	85.23%	90.99%	85.37%	90.46%	Non-Normal	72,514
LATAH								22,000
LEMHI	85.02%	96.28%	83.94%	97.48%	77.82%	89.35%	Normal	18,310
LEWIS								
LINCOLN	86.01%	114.55%	81.38%	122.73%	92.85%	123.29%	Normal	32,401
MADISON	77.02%	93.65%	72.97%	96.26%	73.70%	90.20%	Normal	24,982
MINIDOKA	83.10%	96.66%	NA	NA	84.53%	89.28%	Normal	31,500
NEZPERCE	87.54%	97.58%	88.13%	101.97%	86.94%	97.96%	Normal	33,263
ONEIDA	53.25%	84.24%	NA	NA	53.74%	79.41%	Normal	27,600
OWYHEE	65.90%	99.16%	NA	NA	61.96%	102.98%	Normal	43,117
PAYETTE	96.58%	114.62%	83.54%	117.50%	93.72%	111.91%	Normal	29,985
POWER	NA	NA	NA	NA	NA	NA	Normal	18,000
SHOSHONE	79.43%	107.93%	80.00%	100.00%	87.04%	98.41%	Normal	14,758
TETON	74.54%	86.00%	70.80%	87.63%	68.96%	81.53%	Normal	77,440
TWINFALLS	86.59%	101.57%	85.86%	109.09%	76.64%	91.29%	Normal	33,377
VALLEY	77.12%	83.62%	74.37%	81.93%	87.33%	97.25%	Normal	86,908
WASHINGTON	100.33%	131.71%	NA	NA	94.76%	128.93%	Normal	19,167
STATEWIDE	88.33%	90.09%	88.89%	90.80%	84.68%	87.10%	Normal	67,641

Some Counties DO NOT have in some of the categories.

18 Improved
 Improved Other Resid Rural Land
 May Include Improvement Categories 40, 46 and 48

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	-										
ADAMS	6	244,367	252,000	99.03%	95.61%	96.59%	96.97%	1.02	17.57%	26.10%	61.10%
BANNOCK	9	1,082,098	1,236,200	87.77%	88.81%	87.25%	87.53%	1.00	9.01%	11.61%	26.52%
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	-										
BOISE	-										
BONNER	-										
BONNEVILLE	-										
BOUNDARY	-										
BUTTE	-										
CAMAS	-										
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	-										
ELMORE	-										
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	-										
IDAHO	2	58,589	69,000	107.16%	107.16%	103.17%	84.91%	1.26	27.03%	38.23%	18.96%
JEFFERSON	-										
JEROME	-										
KOOTENAI	-										
LATAH	1	28,549	30,000								
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	1	29,342	35,000								
NEZPERCE	-										
ONEIDA	-										
OWYHEE	-										
PAYETTE	1	340,320	340,000								
POWER	-										
SHOSHONE	-										
TETON	-										
TWINFALLS	-										
VALLEY	-										
WASHINGTON	-										
STATEWIDE	20	1,783,265	1,962,200	93.88%	91.05%	92.32%	90.88%	1.03	14.00%	20.21%	81.34%

Some Counties DO NOT have sales in some of the categories.

18 Improved
Improved Other Residential Rural Land
May Include Improvement Categories 40, 46 and 48

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA								
ADAMS	77.77%	120.30%	NA	NA	73.51%	120.43%	Normal	42,000
BANNOCK	81.45%	94.09%	76.63%	100.31%	81.19%	93.88%	Normal	137,356
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE								
BOISE								
BONNER								
BONNEVILLE								
BOUNDARY								
BUTTE								
CAMAS								
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO	NA	NA	NA	NA	NA	NA	Normal	34,500
JEFFERSON								
JEROME								
KOOTENAI								
LATAH							----	30,000
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA							----	35,000
NEZPERCE								
ONEIDA								
OWYHEE								
PAYETTE							----	340,000
POWER								
SHOSHONE								
TETON								
TWINFALLS								
VALLEY								
WASHINGTON								
STATEWIDE	86.54%	101.21%	80.79%	100.09%	85.46%	96.30%	Normal	98,110

Some Counties DO NOT have in some of the categories.

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	-										
ADAMS	-										
BANNOCK	-										
BEARLAKE	-										
BENEWAH	-										
BINGHAM	1	1,500	1,500								
BLAINE	-										
BOISE	-										
BONNER	-										
BONNEVILLE	-										
BOUNDARY	-										
BUTTE	-										
CAMAS	1	18,830	45,000								
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	-										
ELMORE	-										
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	4	103,768	142,500	72.64%	68.98%	70.70%	72.82%	1.00	19.18%	27.44%	7.38%
IDAHO	26	927,510	1,103,027	87.00%	92.71%	84.24%	84.09%	1.03	17.37%	23.94%	23.49%
JEFFERSON	-										
JEROME	-										
KOOTENAI	-										
LATAH	6	118,910	141,876	102.87%	111.50%	96.08%	83.81%	1.23	25.20%	34.83%	46.68%
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	1	792	1,500								
NEZPERCE	14	454,550	583,184	85.24%	82.89%	82.55%	77.94%	1.09	21.66%	25.31%	21.16%
ONEIDA	-										
OWYHEE	-										
PAYETTE	-										
POWER	-										
SHOSHONE	5	48,820	49,100	106.71%	104.56%	98.70%	99.43%	1.07	25.44%	41.74%	33.69%
TETON	-										
TWINFALLS	-										
VALLEY	-										
WASHINGTON	-										
STATEWIDE	58	1,674,680	2,067,687	87.78%	92.71%	83.66%	80.99%	1.08	22.65%	30.22%	26.11%

Some Counties DO NOT have sales in some of the categories.

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA								
ADAMS								
BANNOCK								
BEARLAKE								
BENEWAH								
BINGHAM							----	1,500
BLAINE								
BOISE								
BONNER								
BONNEVILLE								
BOUNDARY								
BUTTE								
CAMAS							----	45,000
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING	49.19%	96.09%	NA	NA	46.61%	99.03%	Normal	35,625
IDAHO	80.03%	93.98%	77.84%	99.66%	76.68%	91.49%	Normal	42,424
JEFFERSON								
JEROME								
KOOTENAI								
LATAH	73.39%	132.35%	NA	NA	31.42%	136.20%	Normal	23,646
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA							----	1,500
NEZPERCE	75.03%	95.45%	65.63%	102.78%	67.06%	88.82%	Normal	41,656
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE	64.24%	149.18%	NA	NA	84.85%	114.01%	Normal	9,820
TETON								
TWINFALLS								
VALLEY								
WASHINGTON								
STATEWIDE	82.05%	93.51%	81.18%	99.66%	75.12%	86.86%	Normal	35,650

Some Counties DO NOT have in some of the categories.

20 Improv
Improved Urban Reside Lots / Acres
May Include Improvement Categories 41, 46 and 48

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	9,183	1,619,357,769	1,693,648,239	96.46%	97.30%	95.61%	95.96%	1.01	6.75%	10.07%	Approx.100%
ADAMS	17	876,405	1,110,300	82.70%	84.77%	80.59%	78.93%	1.05	18.99%	23.70%	7.20%
BANNOCK	1,128	115,081,010	121,323,623	95.47%	95.60%	94.60%	94.85%	1.01	9.57%	13.98%	Approx.100%
BEARLAKE	32	1,993,819	2,025,400	99.61%	102.19%	98.26%	98.44%	1.01	10.67%	15.45%	Approx.100%
BENEWAH	47	2,994,641	3,053,465	105.48%	91.13%	99.89%	98.07%	1.08	29.24%	35.09%	99.79%
BINGHAM	99	7,794,558	8,493,001	92.96%	89.57%	91.99%	91.78%	1.01	11.61%	15.13%	98.17%
BLAINE	179	81,642,730	93,993,443	90.63%	91.11%	89.25%	86.86%	1.04	13.17%	17.69%	69.85%
BOISE	14	1,663,050	1,912,043	88.48%	91.33%	86.89%	86.98%	1.02	10.22%	17.20%	35.69%
BONNER	212	26,289,153	32,620,709	86.03%	83.54%	83.79%	80.59%	1.07	17.62%	23.47%	0.21%
BONNEVILLE	1,023	103,156,060	113,885,514	90.79%	90.58%	89.84%	90.58%	1.00	11.34%	14.61%	97.06%
BOUNDARY	62	4,778,150	5,428,418	93.75%	94.42%	91.62%	88.02%	1.07	15.04%	23.33%	90.99%
BUTTE	11	533,170	571,700	99.14%	101.13%	97.82%	93.26%	1.06	13.32%	16.64%	92.50%
CAMAS	15	1,022,254	1,131,047	91.66%	90.14%	90.38%	88.94%	1.01	17.70%	23.21%	61.40%
CANYON	3,048	333,862,300	346,913,035	96.31%	97.37%	96.05%	96.24%	1.00	5.19%	7.07%	Approx.100%
CARIBOU	38	2,545,055	2,714,700	98.02%	96.91%	95.83%	93.75%	1.05	16.46%	21.77%	98.96%
CASSIA	130	8,717,299	9,739,907	93.33%	91.62%	91.09%	89.50%	1.04	16.11%	22.41%	96.48%
CLARK	6	293,275	284,038	100.68%	106.43%	96.72%	103.25%	0.98	23.71%	29.63%	55.01%
CLEARWATER	56	3,503,472	4,046,277	85.13%	86.05%	83.41%	86.59%	0.98	15.96%	20.15%	1.66%
CUSTER	34	2,149,670	2,523,350	89.73%	89.30%	88.65%	85.19%	1.05	11.81%	15.62%	45.22%
ELMORE	364	36,344,232	40,144,589	90.43%	89.74%	89.75%	90.53%	1.00	8.59%	12.43%	76.73%
FRANKLIN	28	2,722,250	2,802,848	97.45%	96.05%	96.82%	97.12%	1.00	9.28%	11.89%	99.90%
FREMONT	37	2,025,300	2,268,526	96.86%	94.67%	92.56%	89.28%	1.08	23.67%	31.20%	91.62%
GEM	168	15,110,430	15,731,845	96.36%	97.73%	95.77%	96.05%	1.00	7.88%	10.77%	Approx.100%
GOODING	105	7,152,844	7,535,308	96.02%	95.25%	95.07%	94.92%	1.01	10.20%	15.17%	Approx.100%
IDAHO	68	4,686,945	5,026,052	97.17%	93.52%	94.90%	93.25%	1.04	18.02%	22.43%	99.66%
JEFFERSON	64	5,446,580	5,724,122	94.95%	98.05%	94.05%	95.15%	1.00	9.67%	13.61%	Approx.100%
JEROME	106	7,308,389	8,056,106	96.47%	90.59%	94.35%	90.72%	1.06	17.30%	22.04%	Approx.100%
KOOTENAI	3,111	412,490,198	459,685,458	90.38%	89.64%	89.54%	89.73%	1.01	10.68%	13.70%	95.73%
LATAH	204	25,919,696	28,789,211	91.50%	91.52%	90.48%	90.03%	1.02	11.68%	15.25%	93.70%
LEMHI	63	4,424,379	4,811,830	94.07%	93.34%	90.62%	91.95%	1.02	19.78%	26.54%	90.15%
LEWIS	31	1,838,774	2,093,276	94.51%	90.06%	92.45%	87.84%	1.08	17.59%	21.81%	88.69%
LINCOLN	24	1,581,311	1,802,873	89.30%	86.38%	88.20%	87.71%	1.02	13.04%	16.32%	40.82%
MADISON	80	8,759,253	9,718,909	89.71%	90.20%	88.27%	90.13%	1.00	13.28%	17.87%	43.25%
MINIDOKA	70	4,345,604	4,545,806	96.83%	95.48%	95.94%	95.60%	1.01	9.75%	13.54%	Approx.100%
NEZPERCE	547	57,458,855	61,913,946	94.26%	91.86%	92.92%	92.80%	1.02	12.37%	18.42%	Approx.100%
ONEIDA	26	1,722,239	1,851,888	95.39%	94.60%	93.63%	93.00%	1.03	16.38%	19.49%	92.39%
OWYHEE	29	1,946,787	1,965,559	100.16%	93.60%	98.92%	99.04%	1.01	11.89%	16.93%	99.64%
PAYETTE	192	18,541,420	19,762,886	94.42%	95.28%	93.84%	93.82%	1.01	8.21%	10.92%	Approx.100%
POWER	28	2,016,292	2,132,510	96.77%	95.84%	95.61%	94.55%	1.02	12.46%	16.16%	98.50%
SHOSHONE	230	11,752,890	12,231,674	104.55%	97.90%	99.78%	96.09%	1.09	24.65%	33.19%	Approx.100%
TETON	13	2,325,725	2,334,200	98.90%	102.87%	97.34%	99.64%	0.99	11.65%	16.94%	94.32%
TWINFALLS	782	75,608,927	82,877,988	92.38%	91.03%	91.54%	91.23%	1.01	10.32%	14.11%	Approx.100%
VALLEY	119	15,355,420	20,696,145	73.29%	70.94%	71.71%	74.19%	0.99	17.44%	21.23%	Approx.100%
WASHINGTON	71	6,046,751	6,370,350	96.52%	95.45%	95.38%	94.92%	1.02	11.58%	16.00%	Approx.100%
STATEWIDE	21,894	3,051,062,110	3,281,286,973	93.95%	95.23%	93.07%	92.98%	1.01	9.38%	13.66%	Approx.100%

Some Counties DO NOT have sales in some of the categories.

20 Improved
Improved Urban Residential Lots / Acres
May Include Improvement Categories 41, 46 and 48

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	96.29%	96.62%	97.15%	97.43%	95.40%	95.83%	Non-Normal	184,433
ADAMS	74.40%	91.00%	64.42%	95.73%	71.55%	86.32%	Normal	65,312
BANNOCK	94.81%	96.12%	94.91%	95.98%	94.25%	95.46%	Non-Normal	107,556
BEARLAKE	95.14%	104.09%	96.51%	105.33%	94.39%	102.49%	Normal	63,294
BENEWAH	96.60%	114.36%	87.86%	103.77%	92.35%	103.79%	Non-Normal	64,967
BINGHAM	90.64%	95.29%	88.08%	91.69%	89.75%	93.80%	Non-Normal	85,788
BLAINE	88.66%	92.60%	87.40%	92.92%	81.51%	92.21%	Normal	525,103
BOISE	81.27%	95.68%	86.37%	97.85%	76.96%	97.00%	Normal	136,575
BONNER	83.75%	88.31%	81.32%	86.33%	77.44%	83.75%	Normal	153,871
BONNEVILLE	90.10%	91.47%	89.47%	91.50%	89.90%	91.26%	Non-Normal	111,325
BOUNDARY	89.18%	98.32%	88.01%	97.00%	83.97%	92.07%	Normal	87,555
BUTTE	90.13%	108.16%	83.75%	113.96%	82.87%	103.65%	Normal	51,973
CAMAS	81.99%	101.33%	81.77%	108.25%	82.32%	98.44%	Normal	75,403
CANYON	96.10%	96.51%	97.14%	97.57%	96.02%	96.46%	Non-Normal	113,817
CARIBOU	92.32%	103.72%	87.55%	104.56%	89.51%	97.99%	Normal	71,439
CASSIA	90.31%	96.35%	89.44%	94.39%	86.87%	92.13%	Non-Normal	74,922
CLARK	76.14%	125.22%	NA	NA	80.95%	125.56%	Normal	47,340
CLEARWATER	81.36%	88.90%	79.12%	90.88%	83.02%	90.15%	Normal	72,255
CUSTER	85.78%	93.68%	86.47%	94.18%	79.09%	91.29%	Normal	74,216
ELMORE	89.46%	91.40%	89.15%	90.68%	89.66%	91.40%	Normal	110,287
FRANKLIN	93.72%	101.18%	91.16%	99.22%	93.96%	100.28%	Normal	100,102
FREMONT	88.69%	105.04%	78.25%	102.09%	81.97%	96.59%	Normal	61,312
GEM	95.04%	97.68%	96.59%	99.07%	94.79%	97.31%	Normal	93,642
GOODING	93.68%	98.36%	91.99%	96.91%	93.12%	96.73%	Normal	71,765
IDAHO	92.82%	101.52%	87.31%	100.74%	89.57%	96.94%	Normal	73,913
JEFFERSON	92.29%	97.60%	92.74%	99.36%	92.53%	97.77%	Normal	89,439
JEROME	93.07%	99.86%	86.95%	95.53%	86.22%	95.21%	Normal	76,001
KOOTENAI	90.02%	90.75%	89.28%	90.19%	89.26%	90.20%	Non-Normal	147,761
LATAH	89.89%	93.11%	88.13%	92.92%	88.45%	91.62%	Non-Normal	141,124
LEMHI	88.90%	99.25%	89.34%	97.20%	87.10%	96.79%	Normal	76,378
LEWIS	88.23%	100.80%	85.70%	102.65%	81.26%	94.43%	Normal	67,525
LINCOLN	84.20%	94.40%	80.68%	97.06%	82.99%	92.43%	Normal	75,120
MADISON	86.76%	92.66%	86.31%	91.99%	87.01%	93.24%	Normal	121,486
MINIDOKA	94.25%	99.41%	93.17%	98.80%	92.82%	98.37%	Normal	64,940
NEZPERCE	93.03%	95.48%	90.53%	92.79%	91.81%	93.80%	Non-Normal	113,188
ONEIDA	89.16%	101.62%	82.26%	105.93%	86.71%	99.29%	Normal	71,226
OWYHEE	94.80%	105.51%	91.93%	99.40%	95.38%	102.71%	Normal	67,778
PAYETTE	93.19%	95.64%	93.99%	96.52%	92.71%	94.93%	Normal	102,932
POWER	91.74%	101.81%	87.94%	100.47%	90.27%	98.83%	Normal	76,161
SHOSHONE	100.79%	108.32%	94.86%	101.16%	92.65%	99.52%	Non-Normal	53,182
TETON	90.63%	107.18%	89.87%	111.27%	91.76%	107.52%	Normal	179,554
TWINFALLS	91.62%	93.15%	90.07%	91.78%	90.50%	91.96%	Non-Normal	105,982
VALLEY	70.94%	75.64%	68.88%	73.97%	70.50%	77.89%	Normal	173,917
WASHINGTON	93.50%	99.53%	92.74%	100.11%	92.46%	97.38%	Normal	89,723
STATEWIDE	93.80%	94.09%	95.11%	95.36%	92.78%	93.19%	Non-normal	149,872

Some Counties DO NOT have in some of the categories.

20 Unimproved
Unimproved Urban Residential Lots / Acres
Includes Land Category 20 Only

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	1,207	87,711,900	89,833,767	99.12%	100.00%	98.29%	97.64%	1.02	6.75%	11.55%	Approx.100%
ADAMS	6	359,337	488,000	94.29%	73.28%	88.69%	73.63%	1.28	34.00%	41.19%	41.74%
BANNOCK	48	1,138,393	1,266,300	90.40%	91.31%	89.18%	89.90%	1.01	11.40%	16.07%	57.53%
BEARLAKE	4	103,549	97,000	142.88%	118.36%	129.96%	106.75%	1.34	41.70%	53.58%	9.61%
BENEWAH	6	77,610	101,250	77.53%	76.19%	73.65%	76.65%	1.01	29.06%	35.01%	13.95%
BINGHAM	5	74,178	89,337	86.58%	83.08%	84.83%	83.03%	1.04	18.09%	22.61%	33.00%
BLAINE	52	11,377,692	13,581,463	87.04%	87.32%	85.22%	83.77%	1.04	16.48%	20.75%	11.70%
BOISE	8	157,800	162,400	93.51%	95.62%	92.39%	97.17%	0.96	11.18%	15.90%	72.86%
BONNER	43	2,232,128	3,119,026	83.34%	80.29%	77.99%	71.56%	1.16	29.84%	35.16%	6.68%
BONNEVILLE	109	2,881,513	3,341,414	90.41%	91.33%	88.74%	86.24%	1.05	14.31%	18.67%	59.87%
BOUNDARY	9	146,370	158,250	97.34%	96.18%	94.72%	92.49%	1.05	17.83%	25.69%	71.41%
BUTTE	-	-	-	-	-	-	-	-	-	-	-
CAMAS	6	73,150	109,500	66.70%	62.00%	66.29%	66.80%	1.00	8.66%	12.44%	0.05%
CANYON	118	3,303,400	3,598,200	93.73%	95.77%	92.81%	91.81%	1.02	10.00%	13.55%	Approx.100%
CARIBOU	-	-	-	-	-	-	-	-	-	-	-
CASSIA	3	19,050	20,300	97.47%	96.00%	95.84%	93.84%	1.04	15.13%	22.40%	47.73%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	6	78,341	104,214	91.03%	97.89%	85.88%	75.17%	1.21	23.13%	32.68%	44.25%
CUSTER	11	271,900	335,771	86.37%	88.81%	83.09%	80.98%	1.07	20.79%	27.19%	30.60%
ELMORE	7	129,125	132,500	101.75%	99.00%	101.38%	97.45%	1.04	7.10%	9.33%	96.08%
FRANKLIN	7	219,082	193,500	127.22%	110.00%	121.40%	113.22%	1.12	30.27%	34.04%	13.50%
FREMONT	6	83,630	93,854	93.39%	96.72%	88.00%	89.11%	1.05	29.40%	36.34%	44.94%
GEM	18	379,120	401,495	99.67%	92.04%	97.72%	94.43%	1.06	16.69%	21.02%	94.07%
GOODING	5	76,559	93,000	88.20%	97.06%	86.38%	82.32%	1.07	14.73%	21.79%	39.00%
IDAHO	8	152,163	225,300	75.69%	80.40%	74.11%	67.54%	1.12	15.71%	21.17%	1.94%
JEFFERSON	8	203,000	239,100	81.46%	86.67%	78.43%	84.90%	0.96	16.48%	25.44%	13.81%
JEROME	-	-	-	-	-	-	-	-	-	-	-
KOOTENAI	241	10,567,274	12,130,038	92.95%	92.01%	89.68%	87.12%	1.07	20.56%	27.95%	96.08%
LATAH	45	1,625,100	1,681,026	95.57%	99.83%	93.87%	96.67%	0.99	11.32%	17.37%	98.74%
LEMHI	10	167,838	141,500	120.29%	94.65%	111.45%	118.61%	1.01	41.64%	41.16%	22.13%
LEWIS	5	80,239	77,597	119.08%	104.06%	112.33%	103.40%	1.15	33.31%	39.05%	22.50%
LINCOLN	2	34,410	49,500	69.41%	69.41%	68.60%	69.52%	1.00	15.20%	21.50%	6.96%
MADISON	14	332,146	476,200	70.89%	69.18%	70.07%	69.75%	1.02	9.06%	15.68%	0.00%
MINIDOKA	5	64,810	86,000	92.29%	89.77%	83.38%	75.36%	1.22	35.57%	49.58%	32.37%
NEZPERCE	53	1,724,770	1,914,766	95.06%	98.00%	92.73%	90.08%	1.06	15.86%	21.65%	96.33%
ONEIDA	-	-	-	-	-	-	-	-	-	-	-
OWYHEE	-	-	-	-	-	-	-	-	-	-	-
PAYETTE	15	391,600	416,658	97.58%	98.57%	96.81%	93.99%	1.04	10.17%	13.02%	98.07%
POWER	6	85,673	81,501	104.70%	104.36%	104.19%	105.12%	1.00	9.02%	10.71%	83.83%
SHOSHONE	22	215,910	241,196	103.76%	101.57%	97.31%	89.52%	1.16	29.33%	34.94%	74.10%
TETON	16	864,678	1,262,048	80.82%	74.80%	76.31%	68.51%	1.18	30.31%	35.07%	10.70%
TWINFALLS	18	528,290	580,551	95.18%	93.58%	93.37%	91.00%	1.05	17.13%	20.73%	85.71%
VALLEY	96	2,954,140	4,032,630	82.35%	89.33%	77.92%	73.26%	1.12	24.29%	30.49%	0.14%
WASHINGTON	10	186,590	235,250	82.60%	77.64%	81.46%	79.32%	1.04	13.47%	18.14%	7.63%
STATEWIDE	2,254	130,747,601	141,325,733	95.20%	98.33%	93.14%	92.52%	1.03	12.52%	19.73%	Approx.100%

Some Counties DO NOT have sales in some of the categories.

20 Unimproved
Unimproved Urban Residential Lots / Acres
Includes Land Category 20 Only

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	98.58%	99.66%	100.00%	100.00%	96.77%	98.51%	Non-Normal	74,427
ADAMS	62.35%	126.24%	NA	NA	63.98%	83.29%	Normal	81,333
BANNOCK	86.95%	93.85%	88.82%	96.65%	86.46%	93.34%	Normal	26,381
BEARLAKE	52.82%	232.94%	NA	NA	61.53%	151.98%	Normal	24,250
BENEWAH	55.20%	99.86%	NA	NA	51.42%	101.89%	Normal	16,875
BINGHAM	67.91%	105.24%	NA	NA	65.56%	100.51%	Normal	17,867
BLAINE	82.92%	91.16%	79.14%	92.39%	77.79%	89.75%	Normal	261,182
BOISE	83.55%	103.46%	NA	NA	89.62%	104.71%	Normal	20,300
BONNER	75.99%	90.69%	71.26%	94.69%	63.19%	79.94%	Normal	72,535
BONNEVILLE	87.75%	93.07%	87.89%	94.23%	82.90%	89.57%	Normal	30,655
BOUNDARY	81.84%	112.85%	73.55%	111.21%	79.29%	105.69%	Normal	17,583
BUTTE								
CAMAS	59.87%	73.53%	NA	NA	59.92%	73.69%	Normal	18,250
CANYON	91.80%	95.65%	93.12%	98.18%	88.73%	94.88%	Normal	30,493
CARIBOU								
CASSIA	60.67%	134.27%	NA	NA	73.35%	114.34%	Normal	6,767
CLARK								
CLEARWATER	66.56%	115.51%	NA	NA	46.98%	103.37%	Normal	17,369
CUSTER	73.54%	99.20%	62.42%	106.67%	75.98%	85.98%	Normal	30,525
ELMORE	94.78%	108.73%	NA	NA	92.18%	102.73%	Normal	18,929
FRANKLIN	95.42%	159.03%	NA	NA	95.50%	130.95%	Normal	27,643
FREMONT	65.47%	121.30%	NA	NA	62.16%	116.05%	Normal	15,642
GEM	91.08%	108.27%	89.27%	120.00%	87.97%	100.88%	Normal	22,305
GOODING	69.88%	106.53%	NA	NA	60.61%	104.03%	Normal	18,600
IDAHO	64.95%	86.42%	NA	NA	57.01%	78.07%	Normal	28,163
JEFFERSON	67.58%	95.35%	NA	NA	71.23%	98.58%	Normal	29,888
JEROME								
KOOTENAI	90.20%	95.71%	89.20%	95.24%	83.13%	91.10%	Non-Normal	50,332
LATAH	91.49%	99.64%	96.40%	102.50%	92.85%	100.49%	Normal	37,356
LEMHI	91.59%	148.99%	72.69%	180.00%	89.67%	147.55%	Normal	14,150
LEWIS	74.75%	163.42%	NA	NA	63.57%	143.24%	Normal	15,519
LINCOLN	2.79%	136.03%	NA	NA	2.90%	136.13%	Normal	24,750
MADISON	65.63%	76.15%	67.52%	73.90%	65.12%	74.38%	Normal	34,014
MINIDOKA	48.66%	135.91%	NA	NA	34.79%	115.93%	Normal	17,200
NEZPERCE	90.41%	99.71%	92.05%	100.00%	83.39%	96.76%	Normal	36,128
ONEIDA								
OWYHEE								
PAYETTE	91.80%	103.36%	85.71%	108.70%	87.71%	100.26%	Normal	27,777
POWER	95.47%	113.93%	NA	NA	96.47%	113.76%	Normal	13,584
SHOSHONE	90.45%	117.06%	77.00%	121.00%	77.07%	101.97%	Normal	10,963
TETON	68.40%	93.24%	63.37%	100.00%	58.75%	78.28%	Normal	78,878
TWINFALLS	87.09%	103.28%	82.49%	102.34%	84.55%	97.44%	Normal	32,253
VALLEY	78.13%	86.57%	75.97%	95.65%	68.83%	77.69%	Normal	42,007
WASHINGTON	73.91%	91.28%	71.15%	99.41%	71.90%	86.73%	Normal	23,525
STATEWIDE	94.55%	95.85%	98.00%	98.81%	91.50%	93.53%	Non-normal	62,700

Some Counties DO NOT have in some of the categories.

21 Improved
Improved Urban Comm Lots / Acres
May Include Improvement Category 42, 35, and 38

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	103	64,656,924	72,758,879	94.23%	96.45%	91.89%	88.86%	1.06	15.32%	21.89%	98.12%
ADAMS	4	323,491	315,000	121.88%	110.72%	114.82%	102.70%	1.19	32.67%	40.89%	18.73%
BANNOCK	35	8,528,277	10,686,700	89.08%	93.45%	86.08%	79.80%	1.12	16.74%	24.36%	40.13%
BEARLAKE	-	-	-	-	-	-	-	-	-	-	-
BENEWAH	9	860,118	692,227	134.51%	125.84%	126.72%	124.25%	1.08	32.02%	36.97%	7.50%
BINGHAM	5	1,036,790	1,191,503	83.73%	82.34%	83.18%	87.02%	0.96	10.40%	12.89%	12.95%
BLAINE	11	7,113,889	10,243,000	77.48%	75.88%	74.81%	69.45%	1.12	21.33%	27.25%	3.85%
BOISE	5	442,584	500,900	82.05%	90.26%	78.63%	88.36%	0.93	20.08%	30.06%	22.32%
BONNER	29	6,242,081	7,167,228	85.17%	86.36%	80.85%	87.09%	0.98	27.22%	33.54%	18.51%
BONNEVILLE	46	20,810,635	25,112,451	92.09%	92.62%	88.79%	82.87%	1.11	20.82%	26.44%	71.90%
BOUNDARY	5	441,160	419,900	116.43%	111.70%	112.47%	105.06%	1.11	19.23%	29.70%	26.79%
BUTTE	-	-	-	-	-	-	-	-	-	-	-
CAMAS	2	236,620	284,000	90.99%	90.99%	89.72%	83.32%	1.09	16.63%	23.41%	28.93%
CANYON	58	15,239,409	16,638,435	90.74%	95.20%	89.09%	91.59%	0.99	13.94%	18.41%	62.93%
CARIBOU	-	-	-	-	-	-	-	-	-	-	-
CASSIA	15	2,296,727	2,333,119	102.62%	102.64%	100.96%	98.44%	1.04	13.78%	18.37%	91.35%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	7	438,138	586,800	85.04%	76.04%	79.92%	74.67%	1.14	28.96%	37.23%	30.55%
CUSTER	11	2,069,771	2,984,258	75.51%	79.69%	73.33%	69.36%	1.09	17.55%	23.54%	1.11%
ELMORE	5	637,482	579,500	99.39%	111.41%	92.89%	110.01%	0.90	19.68%	34.31%	45.15%
FRANKLIN	-	-	-	-	-	-	-	-	-	-	-
FREMONT	5	330,600	323,500	100.66%	107.46%	99.22%	102.19%	0.98	13.33%	18.42%	70.38%
GEM	10	945,880	1,154,900	81.64%	74.88%	80.13%	81.90%	1.00	17.24%	20.90%	7.76%
GOODING	15	828,102	961,450	91.29%	90.54%	88.78%	86.13%	1.06	18.52%	24.12%	58.55%
IDAHO	7	588,150	669,971	102.35%	111.02%	96.51%	87.79%	1.17	26.39%	35.54%	49.90%
JEFFERSON	8	1,584,121	1,693,500	100.33%	100.19%	99.97%	93.54%	1.07	5.19%	9.05%	98.28%
JEROME	8	995,103	1,052,900	104.82%	97.08%	102.69%	94.51%	1.11	16.45%	23.01%	65.56%
KOOTENAI	98	31,012,149	41,431,715	79.56%	79.16%	76.89%	74.85%	1.06	21.51%	25.85%	Approx. 100%
LATAH	25	7,233,729	9,870,934	80.62%	80.23%	78.12%	73.28%	1.10	20.42%	24.93%	1.42%
LEMHI	10	1,968,783	2,248,000	86.10%	90.34%	82.99%	87.58%	0.98	20.19%	28.56%	30.72%
LEWIS	5	482,395	513,800	101.39%	90.37%	97.66%	93.89%	1.08	26.71%	30.72%	48.49%
LINCOLN	2	105,960	72,500	150.30%	150.30%	144.85%	146.15%	1.03	26.68%	37.73%	5.94%
MADISON	9	2,012,863	2,578,000	85.56%	88.25%	81.34%	78.08%	1.10	20.57%	31.06%	30.25%
MINIDOKA	14	1,188,269	1,426,742	102.30%	96.36%	96.89%	83.29%	1.23	28.21%	34.69%	67.57%
NEZPERCE	22	4,858,854	5,107,300	94.10%	97.54%	92.95%	95.14%	0.99	11.34%	15.23%	90.32%
ONEIDA	1	38,686	36,000	-	-	-	-	-	-	-	-
OWYHEE	10	962,438	976,700	96.85%	95.59%	96.06%	98.54%	0.98	9.88%	13.26%	93.18%
PAYETTE	9	507,000	545,500	98.17%	101.61%	96.82%	92.94%	1.06	12.31%	16.81%	88.02%
POWER	2	79,980	107,000	75.14%	75.14%	75.13%	74.75%	1.01	1.05%	1.48%	1.39%
SHOSHONE	15	1,194,050	1,526,000	81.74%	92.10%	76.53%	78.25%	1.04	26.20%	36.20%	14.77%
TETON	2	248,190	314,000	77.87%	77.87%	73.28%	79.04%	0.99	33.80%	47.80%	13.60%
TWINFALLS	48	7,305,749	8,539,821	90.81%	89.83%	86.40%	85.55%	1.06	24.75%	34.08%	57.14%
VALLEY	9	1,968,640	2,400,000	80.09%	78.36%	77.16%	82.03%	0.98	19.76%	26.50%	9.80%
WASHINGTON	12	901,720	981,295	94.75%	89.98%	92.48%	91.89%	1.03	17.78%	23.52%	74.36%
STATEWIDE	696	198,715,507	237,025,428	90.38%	90.69%	86.99%	83.84%	1.08	20.70%	27.72%	65.54%

Some Counties DO NOT have sales in some of the categories.

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	90.89%	97.58%	90.88%	98.56%	80.93%	96.80%	Non-Normal	706,397
ADAMS	63.24%	180.52%	NA	NA	54.12%	151.27%	Normal	78,750
BANNOCK	83.05%	95.12%	86.86%	94.86%	64.70%	94.91%	Normal	305,334
BEARLAKE								
BENEWAH	103.67%	165.34%	91.30%	206.47%	98.33%	150.18%	Normal	76,914
BINGHAM	73.44%	94.02%	NA	NA	73.63%	100.40%	Normal	238,301
BLAINE	65.94%	89.01%	65.11%	90.49%	57.48%	81.42%	Normal	931,182
BOISE	58.53%	105.57%			70.36%	106.35%	Normal	100,180
BONNER	76.15%	94.19%	62.88%	96.68%	78.45%	95.74%	Normal	247,146
BONNEVILLE	86.19%	98.00%	83.21%	98.91%	76.57%	89.17%	Normal	545,923
BOUNDARY	83.46%	149.41%	NA	NA	71.99%	138.13%	Normal	83,980
BUTTE								
CAMAS	0.00%	186.50%	NA	NA	12.36%	154.27%	Normal	142,000
CANYON	87.13%	94.35%	88.74%	99.02%	87.55%	95.63%	Normal	286,870
CARIBOU								
CASSIA	94.04%	111.19%	91.45%	115.58%	84.15%	112.73%	Normal	155,541
CLARK								
CLEARWATER	61.79%	108.30%	NA	NA	45.57%	103.76%	Normal	83,829
CUSTER	65.80%	85.23%	57.18%	90.39%	49.03%	89.68%	Normal	271,296
ELMORE	66.88%	1.31.9	NA	NA	92.91%	127.10%	Normal	115,900
FRANKLIN								
FREMONT	82.97%	118.34%	NA	NA	84.90%	119.49%	Normal	64,700
GEM	71.75%	91.53%	68.71%	105.30%	71.16%	92.64%	Normal	115,490
GOODING	81.28%	101.30%	72.73%	107.14%	78.81%	93.45%	Normal	64,097
IDAHO	75.64%	129.07%	NA	NA	61.04%	114.54%	Normal	95,710
JEFFERSON	94.25%	106.41%	NA	NA	83.01%	104.07%	Normal	211,688
JEROME	88.66%	120.98%	NA	NA	85.81%	103.21%	Normal	131,613
KOOTENAI	76.15%	82.98%	73.29%	85.40%	70.56%	79.14%	Normal	422,773
LATAH	73.74%	87.50%	67.50%	93.60%	65.92%	80.65%	Normal	394,837
LEMHI	71.84%	100.35%	63.98%	101.94%	75.49%	99.67%	Normal	224,800
LEWIS	71.69%	131.08%	NA	NA	60.55%	127.33%	Normal	102,760
LINCOLN	NA	NA	NA	NA	NA	NA	Normal	36,250
MADISON	69.09%	102.04%	62.11%	101.96%	59.14%	97.02%	Normal	286,444
MINIDOKA	85.50%	119.10%	74.00%	136.36%	66.32%	100.25%	Normal	101,910
NEZPERCE	88.85%	99.36%	88.70%	101.01%	87.50%	102.77%	Normal	232,150
ONEIDA							----	36,000
OWYHEE	89.40%	104.29%	84.30%	113.60%	95.07%	102.01%	Normal	97,670
PAYETTE	87.94%	108.39%	88.08%	112.07%	76.30%	109.58%	Normal	60,611
POWER	NA	NA	NA	NA	NA	NA	Normal	53,500
SHOSHONE	68.28%	95.19%	49.88%	99.48%	61.45%	95.04%	Normal	101,733
TETON	NA	NA	NA	NA	NA	NA	Normal	157,000
TWINFALLS	83.46%	98.16%	76.28%	94.92%	78.41%	92.68%	Normal	177,913
VALLEY	66.93%	93.25%	62.38%	103.16%	65.81%	98.24%	Normal	266,667
WASHINGTON	83.20%	106.30%	79.73%	111.79%	83.09%	100.69%	Normal	81,775
STATEWIDE	88.82%	91.95%	89.32%	92.55%	81.09%	86.59%	Normal	340,554

Some Counties DO NOT have data in some of the categories.

21 Unimproved
 Unimproved Urban Commercial Lots / Acres
 Includes Land Category 21 Only

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	28	10,138,300	11,308,196	94.44%	100.00%	91.47%	89.65%	1.05	15.63%	23.25%	85.25%
ADAMS	-										
BANNOCK	9	1,882,700	2,989,080	84.14%	89.70%	81.08%	62.99%	1.34	22.43%	28.84%	23.83%
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	10	1,836,419	2,637,750	72.76%	71.51%	72.06%	69.62%	1.05	11.64%	14.75%	0.03%
BOISE	-										
BONNER	12	925,685	1,103,064	83.11%	83.91%	80.51%	83.92%	0.99	21.62%	25.75%	14.35%
BONNEVILLE	13	1,323,450	1,652,832	82.39%	86.88%	78.15%	80.07%	1.03	26.58%	34.56%	17.51%
BOUNDARY	-										
BUTTE	-										
CAMAS	-										
CANYON	19	7,666,850	8,515,285	91.24%	95.02%	89.04%	90.04%	1.01	14.32%	20.92%	60.95%
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	-										
ELMORE	1	16,650	30,000								
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	-										
IDAHO	1	4,600	4,600								
JEFFERSON	8	560,098	566,265	97.95%	99.38%	97.84%	98.91%	0.99	2.84%	4.89%	99.88%
JEROME	-										
KOOTENAI	61	8,976,382	10,682,437	86.13%	86.71%	83.99%	84.03%	1.03	17.26%	21.86%	5.37%
LATAH	6	831,800	949,165	85.01%	88.01%	84.22%	87.63%	0.97	8.38%	13.97%	17.39%
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	1	4,784	10,000								
NEZPERCE	6	1,021,217	1,212,985	95.08%	93.93%	94.65%	84.19%	1.13	8.58%	10.31%	86.29%
ONEIDA	-										
OWYHEE	-										
PAYETTE	-										
POWER	-										
SHOSHONE	-										
TETON	-										
TWINFALLS	5	212,019	363,000	69.48%	56.82%	65.06%	58.41%	1.19	37.45%	40.74%	7.39%
VALLEY	7	677,070	819,060	86.48%	89.17%	85.34%	82.66%	1.05	12.62%	17.48%	27.72%
WASHINGTON	-										
STATEWIDE	187	36,078,024	43,829,077	84.35%	89.02%	81.60%	82.32%	1.02	19.38%	24.62%	0.01%

Some Counties DO NOT have sales in some of the categories.

21 Unimproved
Unimproved Urban Commercial Lots / Acres
Includes Land Category 21 Only

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	87.37%	101.51%	94.58%	108.29%	80.20%	99.11%	Normal	403,864
ADAMS								
BANNOCK	69.09%	99.18%	59.78%	101.62%	56.97%	69.01%	Normal	332,120
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE	66.54%	78.98%	61.86%	84.99%	62.29%	76.95%	Normal	263,775
BOISE								
BONNER	72.01%	94.20%	61.77%	104.13%	69.77%	98.07%	Normal	91,922
BONNEVILLE	68.32%	96.47%	59.36%	94.74%	66.28%	93.86%	Normal	127,141
BOUNDARY								
BUTTE								
CAMAS								
CANYON	83.64%	98.83%	90.00%	100.00%	84.53%	95.54%	Normal	448,173
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE							----	30,000
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO							----	4,600
JEFFERSON	94.74%	101.16%	NA	NA	97.38%	100.44%	Normal	70,783
JEROME								
KOOTENAI	82.16%	90.10%	82.58%	90.88%	77.44%	90.61%	Normal	175,122
LATAH	75.24%	94.79%	NA	NA	79.86%	95.41%	Normal	158,194
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA							----	10,000
NEZPERCE	87.02%	103.14%	NA	NA	79.13%	89.25%	Normal	202,164
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE								
TETON								
TWINFALLS	42.49%	96.47%	NA	NA	37.99%	78.83%	Normal	72,600
VALLEY	75.38%	97.58%	NA	NA	75.93%	89.40%	Normal	117,009
WASHINGTON								
STATEWIDE	81.85%	86.84%	82.75%	91.33%	78.58%	86.05%	Normal	234,380

Some Counties DO NOT have in some of the categories.

Improved Rural Commercial
Improved Rural Commercial Lots / Acres
Includes Improvement Categories 35 and 38 on Land Categories 13 and 16

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	1	332,561	361,000								
ADAMS	-										
BANNOCK	1	70,900	141,000								
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	-										
BOISE	1	97,204	100,000								
BONNER	7	948,852	1,205,750	80.87%	77.41%	77.46%	78.69%	1.03	25.09%	31.66%	17.92%
BONNEVILLE	10	7,288,299	8,547,500	97.09%	96.29%	93.04%	85.27%	1.14	20.05%	27.37%	71.02%
BOUNDARY	6	440,673	441,500	101.55%	101.52%	97.81%	99.81%	1.02	21.24%	28.62%	55.81%
BUTTE	-										
CAMAS	-										
CANYON	2	409,100	421,000	96.99%	96.99%	96.97%	97.17%	1.00	1.92%	2.71%	83.67%
CARIBOU	-										
CASSIA	1	104,436	125,000								
CLARK	-										
CLEARWATER	1	143,731	124,800								
CUSTER	2	755,991	879,500	77.37%	77.37%	76.46%	85.96%	0.90	15.26%	21.59%	12.43%
ELMORE	2	411,067	350,000	114.66%	114.66%	114.62%	117.45%	0.98	2.83%	4.01%	15.35%
FRANKLIN	-										
FREMONT	1	72,410	85,000								
GEM	1	293,800	275,000								
GOODING	1	128,862	150,000								
IDAHO	-										
JEFFERSON	-										
JEROME	1	123,312	155,000								
KOOTENAI	4	4,039,817	4,455,000	82.69%	87.65%	81.02%	90.68%	0.91	15.14%	21.97%	21.13%
LATAH	1	44,984	90,000								
LEMHI	3	662,032	692,000	88.36%	92.90%	87.30%	95.67%	0.92	11.37%	18.48%	36.27%
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	1	85,840	116,000								
NEZPERCE	-										
ONEIDA	-										
OWYHEE	-										
PAYETTE	2	144,660	202,000	76.99%	76.99%	76.19%	71.61%	1.08	14.40%	20.36%	11.78%
POWER	-										
SHOSHONE	-										
TETON	-										
TWINFALLS	-										
VALLEY	5	934,640	1,131,500	91.32%	93.17%	87.91%	82.60%	1.11	20.91%	30.69%	43.38%
WASHINGTON	-										
STATEWIDE	54	17,533,171	20,048,550	89.82%	91.53%	86.69%	87.45%	1.03	19.95%	25.78%	47.67%

Some Counties DO NOT have sales in some of the categories.

Improved Rural Commercial
Improved Rural Commercial Lots / Acres
Includes Improvement Categories 35 and 38 on Land Categories 13 and 16

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA							-----	361,000
ADAMS								
BANNOCK							-----	141,000
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE								
BOISE							Normal	100,000
BONNER	62.07%	99.67%	NA	NA	60.11%	97.28%	Normal	172,250
BONNEVILLE	81.69%	112.49%	77.03%	129.08%	79.79%	90.74%	Normal	854,750
BOUNDARY	77.64%	125.46%	NA	NA	74.51%	125.12%	Normal	73,583
BUTTE								
CAMAS								
CANYON	NA	NA	NA	NA	NA	NA	Normal	210,500
CARIBOU								
CASSIA							-----	125,000
CLARK								
CLEARWATER							Normal	143,731
CUSTER	NA	NA	NA	NA	NA	NA	Normal	439,750
ELMORE	NA	NA	NA	NA	NA	NA	Normal	175,000
FRANKLIN								
FREMONT							-----	85,000
GEM							-----	275,000
GOODING							-----	150,000
IDAHO								
JEFFERSON								
JEROME							-----	155,000
KOOTENAI	61.32%	104.07%	NA	NA	76.20%	105.16%	Normal	1,113,750
LATAH							-----	90,000
LEMHI	60.84%	115.89%	NA	NA	76.08%	115.26%	Normal	230,667
LEWIS								
LINCOLN								
MADISON								
MINIDOKA							-----	116,000
NEZPERCE								
ONEIDA								
OWYHEE								
PAYETTE	NA	NA	NA	NA	NA	NA	Normal	101,000
POWER								
SHOSHONE								
TETON								
TWINFALLS								
VALLEY	64.59%	118.04%	NA	NA	63.30%	101.90%	Normal	226,300
WASHINGTON								
STATEWIDE	84.64%	95.01%	84.31%	97.20%	83.57%	91.34%	Normal	371,269

Some Counties DO NOT have in some of the categories.

Unimproved Rural Commercial
 Unimproved Rural Commercial Lots / Acres
 Includes Land Categories 13 and 16

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	2	1,610,800	2,105,706	92.60%	92.60%	85.30%	76.50%	1.21	38.92%	55.04%	15.64%
ADAMS	-										
BANNOCK	-										
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	-										
BOISE	-										
BONNER	1	54,046	135,000								
BONNEVILLE	3	262,629	224,000	111.19%	100.21%	109.13%	117.25%	0.95	16.86%	24.34%	31.70%
BOUNDARY	-										
BUTTE	-										
CAMAS	-										
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	-										
ELMORE	-										
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	-										
IDAHO	-										
JEFFERSON	3	105,948	110,250	96.02%	97.77%	95.79%	96.10%	1.00	5.46%	8.48%	78.25%
JEROME	-										
KOOTENAI	7	750,955	1,027,000	79.02%	78.17%	76.64%	73.12%	1.08	20.61%	26.90%	10.62%
LATAH	1	14,600	30,000								
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	1	22,314	44,000								
NEZPERCE	-										
ONEIDA	-										
OWYHEE	-										
PAYETTE	-										
POWER	-										
SHOSHONE	-										
TETON	-										
TWINFALLS	-										
VALLEY	2	151,210	199,000	79.69%	79.69%	77.63%	75.98%	1.05	22.56%	31.91%	15.54%
WASHINGTON	-										
STATEWIDE	20	2,972,502	3,874,956	82.94%	84.14%	78.39%	76.71%	1.08	27.49%	33.68%	13.60%

Some Counties DO NOT have sales in some of the categories.

Unimproved Rural Commercial
Unimproved Rural Commercial Lots / Acres
Includes Land Categories 13 and 16

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	NA	NA	NA	NA	NA	NA	Normal	1,052,853
ADAMS								
BANNOCK								
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE								
BOISE								
BONNER							-----	135,000
BONNEVILLE	65.55%	156.82%	NA	NA	68.91%	165.58%	Normal	74,667
BOUNDARY								
BUTTE								
CAMAS								
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO								
JEFFERSON	82.29%	109.75%	NA	NA	85.25%	106.94%	Normal	36,750
JEROME								
KOOTENAI	63.41%	94.63%	NA	NA	62.11%	84.13%	Normal	146,714
LATAH							-----	30,000
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA							-----	44,000
NEZPERCE								
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE								
TETON								
TWINFALLS								
VALLEY	NA	NA	NA	NA	NA	NA	Normal	99,500
WASHINGTON								
STATEWIDE	72.14%	93.74%	59.76%	100.21%	56.40%	97.02%	Normal	193,748

Some Counties DO NOT have in some of the categories.

Improved Commercial
Improved Rural or Urban Commercial Lots / Acres
May Include Improvement Categories 35, 38 and 42

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	114	67,188,425	75,409,374	94.16%	96.05%	91.89%	89.10%	1.06	15.38%	21.60%	98.54%
ADAMS	4	323,491	315,000	121.88%	110.72%	114.82%	102.70%	1.19	32.67%	40.89%	18.73%
BANNOCK	35	8,528,277	10,686,700	89.08%	93.45%	86.08%	79.80%	1.12	16.74%	24.36%	40.13%
BEARLAKE	1	40,600	50,000								
BENEWAH	9	860,118	692,227	134.51%	125.84%	126.72%	124.25%	1.08	32.02%	36.97%	7.50%
BINGHAM	5	1,036,790	1,191,503	83.73%	82.34%	83.18%	87.02%	0.96	10.40%	12.89%	12.95%
BLAINE	19	9,391,013	13,032,570	80.50%	84.85%	77.67%	72.06%	1.12	20.18%	26.42%	3.37%
BOISE	5	442,584	500,900	82.05%	90.26%	78.63%	88.36%	0.93	20.08%	30.06%	22.32%
BONNER	37	7,333,963	8,626,578	83.58%	78.36%	79.42%	85.02%	0.98	29.27%	33.15%	7.93%
BONNEVILLE	46	20,810,635	25,112,451	92.09%	92.62%	88.79%	82.87%	1.11	20.82%	26.44%	71.90%
BOUNDARY	11	881,833	861,400	108.31%	106.94%	104.22%	102.37%	1.06	21.26%	28.62%	53.05%
BUTTE	3	95,540	117,499	107.60%	105.47%	103.63%	81.31%	1.31	22.41%	32.99%	29.86%
CAMAS	2	236,620	284,000	90.99%	90.99%	89.72%	83.32%	1.09	16.63%	23.51%	28.93%
CANYON	58	15,239,409	16,638,435	90.74%	95.20%	89.09%	91.59%	0.99	13.94%	18.41%	62.93%
CARIBOU											
CASSIA	12	2,207,577	2,247,376	102.85%	102.69%	100.90%	98.23%	1.05	14.89%	20.03%	84.61%
CLARK											
CLEARWATER	6	413,529	568,800	76.43%	74.40%	73.08%	72.70%	1.05	20.94%	31.52%	10.37%
CUSTER	10	2,060,231	2,973,258	74.39%	79.55%	72.11%	69.29%	1.07	18.45%	24.63%	1.22%
ELMORE	5	637,482	579,500	99.39%	111.41%	92.89%	110.01%	0.90	19.68%	34.31%	45.15%
FRANKLIN	4	510,850	537,500	99.99%	94.71%	99.25%	95.04%	1.05	9.41%	14.56%	73.53%
FREMONT	4	305,600	291,000	106.59%	111.66%	105.74%	105.02%	1.01	9.19%	14.04%	60.25%
GEM	10	1,215,480	1,389,900	86.27%	79.78%	84.82%	87.45%	0.99	17.90%	19.67%	25.16%
GOODING	11	759,062	864,700	95.33%	93.81%	93.59%	87.78%	1.09	15.47%	20.64%	78.86%
IDAHO	7	588,150	669,971	102.35%	111.02%	96.51%	87.79%	1.17	26.39%	35.54%	49.90%
JEFFERSON	8	1,584,121	1,693,500	100.33%	100.19%	99.97%	93.54%	1.07	5.19%	9.05%	98.29%
JEROME	8	995,103	1,052,900	104.82%	97.08%	102.69%	94.51%	1.11	16.45%	23.01%	65.56%
KOOTENAI	102	35,051,966	45,886,715	79.69%	79.40%	77.05%	76.39%	1.04	21.31%	25.61%	0.00%
LATAH	31	7,565,945	10,266,359	81.02%	81.12%	78.57%	73.70%	1.10	20.24%	24.27%	0.54%
LEMHI	9	1,872,727	2,148,000	84.99%	87.78%	81.65%	87.18%	0.97	22.05%	30.38%	27.84%
LEWIS	5	482,395	513,800	101.39%	90.37%	97.66%	93.89%	1.08	26.71%	30.72%	48.49%
LINCOLN	2	105,960	72,500	150.30%	150.30%	144.85%	146.15%	1.03	26.68%	37.73%	5.94%
MADISON	8	1,860,647	2,178,000	91.50%	89.51%	89.45%	85.43%	1.07	15.80%	23.04%	55.58%
MINIDOKA	14	1,188,269	1,426,742	102.30%	96.36%	96.89%	83.29%	1.23	28.21%	34.69%	67.57%
NEZPERCE	22	4,858,854	5,107,300	94.10%	97.54%	92.95%	95.14%	0.99	11.34%	15.23%	90.32%
ONEIDA	1	38,686	36,000								
OWYHEE	9	946,188	959,700	96.99%	95.59%	96.11%	98.59%	0.98	10.98%	14.04%	90.84%
PAYETTE	9	507,000	545,500	98.17%	101.61%	96.82%	92.94%	1.06	12.31%	16.81%	88.02%
POWER	2	79,980	107,000	75.14%	75.14%	75.13%	74.75%	1.01	1.05%	1.48%	1.39%
SHOSHONE	14	1,188,300	1,521,000	79.36%	88.45%	74.34%	78.13%	1.02	27.37%	36.78%	9.70%
TETON	2	248,190	314,000	77.87%	77.87%	73.28%	79.04%	0.99	33.80%	47.80%	13.60%
TWINFALLS	48	7,305,749	8,539,821	90.81%	89.83%	86.40%	85.55%	1.06	24.75%	34.08%	57.14%
VALLEY	14	2,903,280	3,531,500	84.10%	81.49%	80.84%	82.21%	1.02	22.05%	27.89%	18.13%
WASHINGTON	11	886,180	961,295	96.30%	91.88%	93.96%	92.19%	1.04	17.60%	23.56%	77.41%
STATEWIDE	737	210,776,799	250,502,274	90.41%	90.74%	87.06%	84.14%	1.07	20.59%	27.52%	67.00%

Some Counties DO NOT have sales in some of the categories.

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	91.03%	97.30%	90.74%	98.38%	81.92%	96.27%	Normal	661,486
ADAMS	63.24%	180.52%	NA	NA	54.12%	151.27%	Normal	78,750
BANNOCK	83.05%	95.12%	86.86%	94.86%	64.70%	94.91%	Normal	305,334
BEARLAKE							----	50,000
BENEWAH	103.67%	165.34%	91.30%	206.47%	98.33%	150.18%	Normal	76,914
BINGHAM	73.44%	94.02%	NA	NA	73.63%	100.40%	Normal	238,301
BLAINE	72.04%	88.96%	67.50%	93.26%	62.07%	82.05%	Normal	685,925
BOISE	58.53%	105.57%	NA	NA	70.36%	106.35%	Normal	100,180
BONNER	76.09%	91.07%	62.88%	94.69%	77.56%	92.48%	Normal	233,151
BONNEVILLE	86.19%	98.00%	83.21%	98.91%	76.57%	89.17%	Normal	545,923
BOUNDARY	91.37%	125.25%	79.31%	132.21%	85.57%	119.18%	Normal	78,309
BUTTE	47.76%	167.44%	NA	NA	49.65%	112.97%	Normal	39,166
CAMAS	NA	NA	NA	NA	NA	NA	Normal	142,000
CANYON	87.13%	94.35%	88.74%	99.02%	87.55%	95.63%	Normal	286,870
CARIBOU								
CASSIA	92.17%	113.52%	83.55%	123.61%	82.97%	113.48%	Normal	187,281
CLARK								
CLEARWATER	56.62%	96.25%	NA	NA	41.87%	103.53%	Normal	94,800
CUSTER	63.77%	85.01%	53.36%	92.86%	48.57%	90.02%	Normal	297,326
ELMORE	66.88%	131.90%	NA	NA	92.91%	127.10%	Normal	115,900
FRANKLIN	82.86%	117.12%	NA	NA	86.35%	103.74%	Normal	134,375
FREMONT	88.99%	124.19%	NA	NA	85.17%	124.86%	Normal	72,750
GEM	76.43%	96.11%	69.32%	106.84%	75.47%	99.43%	Normal	138,990
GOODING	84.58%	106.08%	80.45%	107.14%	79.44%	96.12%	Normal	78,609
IDAHO	75.36%	129.07%	NA	NA	61.04%	114.54%	Normal	95,710
JEFFERSON	94.25%	106.41%	NA	NA	83.01%	104.07%	Normal	211,688
JEROME	88.66%	120.98%	NA	NA	85.81%	103.21%	Normal	131,613
KOOTENAI	76.36%	83.01%	73.45%	85.40%	72.03%	80.75%	Normal	449,870
LATAH	75.03%	87.01%	70.63%	93.42%	66.51%	80.88%	Normal	331,173
LEMHI	68.98%	101.00%	63.98%	101.94%	74.25%	100.12%	Normal	238,667
LEWIS	71.69%	131.08%	NA	NA	60.55%	127.23%	Normal	102,760
LINCOLN	NA	NA	NA	NA	NA	NA	Normal	36,250
MADISON	77.38%	105.62%	NA	NA	66.17%	104.69%	Normal	272,250
MINIDOKA	85.50%	119.10%	74.00%	136.36%	66.32%	100.25%	Normal	101,910
NEZPERCE	88.85%	99.36%	88.70%	101.01%	87.50%	102.77%	Normal	232,150
ONEIDA							----	36,000
OWYHEE	88.55%	105.43%	84.30%	113.60%	95.03%	102.15%	Normal	106,633
PAYETTE	87.94%	108.39%	88.08%	112.07%	76.30%	109.58%	Normal	60,611
POWER	NA	NA	NA	NA	NA	NA	Normal	53,500
SHOSHONE	65.55%	93.17%	49.88%	98.19%	61.14%	95.11%	Normal	108,643
TETON	NA	NA	NA	NA	NA	NA	Normal	157,000
TWINFALLS	83.46%	98.16%	76.28%	94.92%	78.41%	92.68%	Normal	177,913
VALLEY	73.00%	95.20%	74.24%	97.66%	70.91%	93.51%	Normal	252,250
WASHINGTON	83.91%	108.69%	81.82%	111.79%	83.10%	101.27%	Normal	87,390
STATEWIDE	88.90%	91.91%	89.51%	92.75%	81.51%	86.77%	Normal	339,895

Some Counties DO NOT have in some of the categories.

Includes Land Categories 11, 13, 21 and Improvement Categories 27, 35, 38 and 42

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	142	77,326,688	86,717,554	94.22%	96.78%	91.80%	89.17%	1.06	15.56%	21.85%	99.27%
ADAMS	4	323,492	315,000	121.88%	110.72%	114.82%	102.70%	1.19	32.67%	40.89%	18.73%
BANNOCK	44	10,410,972	13,675,772	88.07%	92.57%	85.03%	76.13%	1.16	17.98%	25.03%	27.76%
BEARLAKE	1	40,600	50,000								
BENEWAH	9	860,121	692,226	134.51%	125.84%	126.72%	124.25%	1.08	32.02%	36.97%	7.50%
BINGHAM	5	1,036,790	1,191,505	83.73%	82.34%	83.13%	87.02%	0.96	10.40%	12.89%	12.95%
BLAINE	29	11,227,437	15,670,324	77.83%	75.88%	75.69%	71.65%	1.09	19.36%	23.76%	0.07%
BOISE	5	442,585	500,900	82.05%	90.26%	78.63%	88.36%	0.93	20.08%	30.06%	22.32%
BONNER	50	8,313,700	9,864,650	82.59%	78.90%	78.59%	84.28%	0.98	28.06%	32.14%	2.38%
BONNEVILLE	59	22,134,086	26,765,291	89.96%	91.33%	86.33%	82.70%	1.09	22.13%	28.21%	49.20%
BOUNDARY	11	881,837	861,399	108.31%	106.94%	104.22%	102.37%	1.06	21.26%	28.62%	53.05%
BUTTE	3	95,541	117,498	107.60%	105.47%	103.63%	81.31%	1.32	22.41%	32.99%	29.86%
CAMAS	2	236,620	284,000	90.99%	90.99%	89.72%	83.32%	1.09	16.63%	23.51%	28.93%
CANYON	77	22,906,268	25,153,744	90.86%	95.13%	89.08%	91.07%	1.00	14.04%	18.92%	67.00%
CARIBOU	-										
CASSIA	15	2,296,725	2,333,115	102.62%	102.64%	100.96%	98.44%	1.04	13.78%	18.37%	91.35%
CLARK	-										
CLEARWATER	7	438,137	586,803	85.04%	76.04%	79.92%	74.67%	1.14	28.96%	37.23%	30.55%
CUSTER	11	2,069,771	2,973,256	75.51%	79.69%	73.33%	69.36%	1.09	17.55%	23.54%	1.11%
ELMORE	6	654,132	609,498	92.08%	103.40%	85.25%	107.32%	0.86	26.68%	38.42%	41.94%
FRANKLIN	4	510,852	537,500	99.99%	94.71%	99.25%	95.04%	1.05	9.41%	14.56%	73.53%
FREMONT	5	330,600	323,500	100.66%	107.46%	99.22%	102.19%	0.98	13.33%	18.42%	70.38%
GEM	11	1,239,678	1,429,901	83.93%	76.81%	82.25%	86.70%	0.97	18.84%	21.30%	14.29%
GOODING	15	828,105	961,455	91.29%	90.54%	88.78%	86.13%	1.06	18.52%	24.12%	58.55%
IDAHO	8	592,752	674,568	102.06%	105.51%	96.94%	87.87%	1.16	25.61%	33.01%	56.43%
JEFFERSON	16	2,144,224	2,259,760	99.14%	99.73%	98.90%	94.89%	1.04	4.09%	7.18%	Approx. 100%
JEROME	8	995,104	1,052,904	104.82%	97.08%	102.69%	94.51%	1.11	16.45%	23.01%	65.56%
KOOTENAI	170	44,779,360	58,581,490	79.43%	79.40%	76.89%	76.44%	1.04	20.63%	24.94%	0.00%
LATAH	38	8,412,364	11,245,530	80.80%	84.72%	78.44%	74.81%	1.08	18.52%	23.59%	0.14%
LEMHI	10	1,968,780	2,248,000	86.10%	90.34%	82.99%	87.58%	0.98	20.19%	28.56%	30.72%
LEWIS	5	482,395	513,800	101.39%	90.37%	97.66%	93.89%	1.08	26.71%	30.72%	48.49%
LINCOLN	2	105,960	72,500	150.30%	150.30%	144.85%	146.15%	1.03	26.68%	37.73%	5.94%
MADISON	9	2,012,863	2,578,000	85.56%	88.25%	81.34%	78.08%	1.10	20.57%	31.06%	30.25%
MINIDOKA	16	1,215,367	1,480,742	95.67%	93.34%	89.04%	82.08%	1.17	31.78%	39.38%	64.75%
NEZPERCE	28	5,880,071	6,320,285	94.31%	97.19%	93.31%	93.03%	1.01	10.72%	14.13%	95.08%
ONEIDA	1	38,686	36,000								
OWYHEE	10	962,438	976,700	96.85%	95.59%	96.06%	98.54%	0.98	9.88%	13.26%	93.18%
PAYETTE	9	507,000	545,500	98.17%	101.61%	96.82%	92.94%	1.06	12.31%	16.81%	88.02%
POWER	2	79,980	107,000	75.14%	75.14%	75.13%	74.75%	1.01	1.05%	1.48%	1.39%
SHOSHONE	15	1,194,050	1,526,000	81.74%	92.10%	76.53%	78.25%	1.04	26.20%	36.20%	14.77%
TETON	2	248,190	314,000	77.87%	77.87%	73.28%	79.04%	0.99	33.80%	47.80%	13.60%
TWINFALLS	53	7,517,768	8,902,821	88.80%	89.73%	84.12%	84.44%	1.05	25.37%	35.02%	38.59%
VALLEY	23	3,731,560	4,549,560	84.44%	84.62%	81.89%	82.02%	1.03	19.05%	24.28%	10.35%
WASHINGTON	12	901,720	981,295	94.75%	89.98%	92.48%	91.89%	1.03	17.78%	23.52%	74.36%
STATEWIDE	952	248,375,299	296,592,344	88.93%	90.32%	85.64%	83.74%	1.06	20.51%	27.31%	8.69%

Some Counties DO NOT have sales in some of the categories.

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	91.38%	97.06%	94.30%	99.25%	82.82%	95.52%	Normal	610,687
ADAMS	63.24%	180.52%	NA	NA	54.12%	151.27%	Normal	78,750
BANNOCK	82.60%	93.54%	86.86%	94.86%	64.14%	88.11%	Normal	310,813
BEARLAKE							----	50,000
BENEWAH	103.67%	165.34%	91.30%	206.47%	98.33%	150.18%	Normal	76,914
BINGHAM	73.44%	94.02%	NA	NA	73.63%	100.40%	Normal	238,301
BLAINE	71.99%	83.67%	67.84%	85.58%	63.56%	79.74%	Normal	540,356
BOISE	58.53%	105.57%	NA	NA	70.36%	106.35%	Normal	100,180
BONNER	76.42%	88.77%	63.64%	90.71%	77.53%	91.03%	Normal	197,293
BONNEVILLE	84.52%	95.39%	83.21%	94.74%	76.79%	88.61%	Normal	453,649
BOUNDARY	91.37%	125.25%	79.31%	132.21%	85.57%	119.18%	Normal	78,309
BUTTE	47.76%	167.44%	NA	NA	49.65%	112.97%	Normal	39,166
CAMAS	NA	NA	NA	NA	NA	NA	Normal	142,000
CANYON	87.64%	94.09%	90.15%	98.15%	87.87%	94.26%	Normal	326,672
CARIBOU								
CASSIA	94.04%	111.19%	91.45%	115.58%	84.15%	112.73%	Normal	155,541
CLARK								
CLEARWATER	61.79%	108.30%	NA	NA	45.57%	103.76%	Normal	83,829
CUSTER	65.80%	85.23%	57.18%	90.39%	49.03%	89.68%	Normal	271,296
ELMORE	62.98%	121.17%	NA	NA	89.54%	125.11%	Normal	101,583
FRANKLIN	82.86%	117.12%	NA	NA	86.35%	103.74%	Normal	134,375
FREMONT	82.97%	118.34%	NA	NA	84.90%	119.49%	Normal	64,700
GEM	74.16%	93.70%	69.32%	105.30%	75.09%	98.30%	Normal	129,991
GOODING	81.28%	101.30%	72.73%	107.14%	78.81%	93.45%	Normal	64,097
IDAHO	79.49%	124.63%	NA	NA	62.20%	113.55%	Normal	84,321
JEFFERSON	96.02%	102.26%	98.32%	100.52%	87.11%	102.66%	Normal	141,235
JEROME	88.66%	120.98%	NA	NA	85.81%	103.21%	Normal	131,613
KOOTENAI	76.93%	81.93%	75.27%	82.00%	72.87%	80.00%	Normal	344,597
LATAH	75.71%	85.89%	76.40%	92.42%	67.98%	81.63%	Normal	295,935
LEMHI	71.84%	100.35%	63.98%	101.94%	75.49%	99.67%	Normal	224,800
LEWIS	71.69%	131.08%	NA	NA	60.55%	127.23%	Normal	102,760
LINCOLN	NA	NA	NA	NA	NA	NA	Normal	36,250
MADISON	69.09%	102.04%	62.11%	101.96%	59.14%	97.02%	Normal	286,444
MINIDOKA	79.16%	112.18%	64.89%	112.27%	66.01%	98.15%	Normal	92,546
NEZPERCE	90.02%	98.60%	90.06%	100.36%	86.00%	100.07%	Normal	225,724
ONEIDA							----	36,000
OWYHEE	89.40%	104.29%	84.30%	113.60%	95.07%	102.01%	Normal	97,670
PAYETTE	87.94%	108.39%	88.08%	112.07%	76.30%	109.58%	Normal	60,611
POWER	NA	NA	NA	NA	NA	NA	Normal	53,500
SHOSHONE	68.28%	95.19%	49.88%	99.48%	61.45%	95.04%	Normal	101,733
TETON	NA	NA	NA	NA	NA	NA	Normal	157,000
TWINFALLS	81.77%	95.83%	76.28%	92.75%	77.54%	91.35%	Normal	167,978
VALLEY	77.10%	91.78%	75.15%	94.09%	73.52%	90.52%	Normal	197,807
WASHINGTON	83.20%	106.30%	79.73%	111.79%	83.09%	100.69%	Normal	81,775

STATEWIDE 87.64% 90.23% 89.10% 91.55% 81.46% 86.03% Normal 311,547

Some Counties DO NOT have in some of the categories.

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	193	3,776,881	3,562,756	116.65%	111.97%	111.43%	106.01%	1.10	26.18%	30.02%	Approx.100%
ADAMS	7	318,571	386,688	98.87%	92.52%	93.49%	82.38%	1.20	29.67%	37.35%	49.78%
BANNOCK	45	778,984	713,733	116.13%	113.39%	112.20%	109.14%	1.06	20.80%	27.70%	89.80%
BEARLAKE	-	-	-	-	-	-	-	-	-	-	-
BENEWAH	12	61,200	47,700	130.73%	119.20%	118.40%	128.30%	1.02	40.29%	44.95%	10.61%
BINGHAM	6	102,100	106,410	95.21%	99.19%	94.96%	95.95%	0.99	5.34%	7.83%	92.39%
BLAINE	9	160,628	163,179	112.11%	111.34%	106.52%	98.44%	1.14	24.94%	32.70%	37.96%
BOISE	-	-	-	-	-	-	-	-	-	-	-
BONNER	33	678,552	637,041	112.58%	108.69%	104.99%	106.52%	1.06	29.04%	36.65%	Approx.100%
BONNEVILLE	19	226,135	194,398	105.17%	99.09%	100.86%	116.33%	0.90	22.57%	28.09%	73.85%
BOUNDARY	11	155,182	148,900	121.17%	97.83%	111.11%	104.22%	1.16	38.72%	46.16%	21.42%
BUTTE	-	-	-	-	-	-	-	-	-	-	-
CAMAS	-	-	-	-	-	-	-	-	-	-	-
CANYON	41	1,125,900	1,188,675	99.32%	98.75%	98.09%	94.72%	1.05	12.53%	15.77%	Approx.100%
CARIBOU	-	-	-	-	-	-	-	-	-	-	-
CASSIA	20	273,426	283,562	97.92%	96.26%	96.75%	96.43%	1.02	12.53%	16.41%	97.84%
CLARK	-	-	-	-	-	-	-	-	-	-	-
CLEARWATER	9	224,109	204,358	111.89%	113.46%	111.14%	109.66%	1.02	9.39%	12.11%	34.27%
CUSTER	9	479,122	578,900	84.13%	80.82%	81.98%	82.76%	1.02	18.26%	23.41%	19.66%
ELMORE	26	480,646	443,929	117.86%	108.03%	114.05%	108.27%	1.09	23.24%	26.65%	10.68%
FRANKLIN	-	-	-	-	-	-	-	-	-	-	-
FREMONT	10	172,250	158,900	120.98%	112.45%	114.73%	108.40%	1.12	28.58%	34.70%	19.26%
GEM	20	557,250	540,500	115.98%	114.47%	112.14%	103.10%	1.12	19.49%	27.42%	20.47%
GOODING	5	61,252	59,250	114.61%	101.58%	109.88%	103.38%	1.11	21.36%	36.24%	28.00%
IDAHO	20	392,056	400,182	100.63%	98.44%	95.23%	97.97%	1.03	25.15%	32.86%	80.64%
JEFFERSON	12	137,906	109,650	132.59%	136.40%	126.69%	125.77%	1.05	22.79%	29.46%	3.37%
JEROME	5	38,887	37,000	96.18%	109.59%	89.83%	104.56%	0.92	16.97%	33.56%	45.80%
KOOTENAI	150	3,637,539	3,691,851	104.12%	100.02%	100.57%	98.53%	1.06	20.01%	28.16%	Approx.100%
LATAH	83	1,692,116	1,710,103	105.11%	99.11%	99.64%	98.95%	1.06	26.20%	33.92%	Approx.100%
LEMHI	-	-	-	-	-	-	-	-	-	-	-
LEWIS	7	133,049	124,300	100.51%	104.06%	95.68%	107.04%	0.94	23.89%	31.54%	56.36%
LINCOLN	1	18,660	11,000	-	-	-	-	-	-	-	-
MADISON	9	162,237	177,945	102.47%	93.40%	98.55%	91.17%	1.12	23.11%	29.34%	63.86%
MINIDOKA	9	115,220	119,300	97.83%	101.68%	95.50%	96.58%	1.01	9.73%	19.72%	82.32%
NEZPERCE	52	1,802,582	1,968,235	99.88%	94.43%	97.20%	91.58%	1.09	18.69%	24.57%	99.81%
ONEIDA	1	4,102	9,000	-	-	-	-	-	-	-	-
OWYHEE	15	642,327	607,555	116.12%	99.39%	112.42%	105.72%	1.10	20.38%	30.05%	24.83%
PAYETTE	8	165,890	181,250	108.61%	109.71%	102.13%	91.53%	1.19	27.95%	34.01%	44.23%
POWER	-	-	-	-	-	-	-	-	-	-	-
SHOSHONE	11	210,140	205,260	99.62%	100.56%	97.35%	102.38%	0.97	12.36%	20.61%	86.21%
TETON	-	-	-	-	-	-	-	-	-	-	-
TWINFALLS	44	960,211	882,035	113.95%	105.59%	109.15%	108.86%	1.05	24.87%	29.08%	Approx.100%
VALLEY	7	543,764	563,447	97.03%	96.03%	96.80%	96.51%	1.01	5.97%	7.57%	97.61%
WASHINGTON	5	125,470	101,000	128.67%	124.31%	120.26%	124.23%	1.04	25.42%	37.39%	14.38%
STATEWIDE	914	20,414,144	20,317,992	109.38%	102.08%	104.65%	100.47%	1.09	24.22%	30.37%	71.57%

Some Counties DO NOT have sales in some of the categories.

Manufactured Housing
Manufactured Housing - on Leased Land
Improvement Category 46, 47 and 65

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	112.50%	120.79%	103.03%	117.44%	101.86%	110.16%	Non-Normal	18,460
ADAMS	71.76%	125.99%	NA	NA	69.70%	95.07%	Normal	55,241
BANNOCK	108.24%	124.02%	102.21%	122.06%	100.88%	117.41%	Normal	15,861
BEARLAKE								
BENEWAH	100.26%	161.19%	72.29%	182.82%	93.65%	162.95%	Normal	3,975
BINGHAM	89.08%	101.34%	NA	NA	90.58%	101.32%	Normal	17,735
BLAINE	89.38%	134.84%	78.46%	161.33%	76.56%	120.31%	Normal	18,131
BOISE								
BONNER	100.76%	124.39%	100.00%	129.47%	93.00%	120.03%	Normal	19,304
BONNEVILLE	93.42%	116.92%	94.21%	118.08%	105.62%	127.03%	Normal	10,231
BOUNDARY	90.61%	151.72%	87.45%	161.80%	84.25%	124.19%	Normal	13,536
BUTTE								
CAMAS								
CANYON	95.29%	103.34%	93.00%	105.83%	90.20%	99.24%	Normal	28,992
CARIBOU								
CASSIA	91.71%	104.13%	86.57%	103.69%	88.36%	104.50%	Normal	14,178
CLARK								
CLEARWATER	103.49%	120.29%	96.56%	127.60%	99.40%	119.93%	Normal	22,706
CUSTER	71.92%	96.34%	67.46%	107.29%	72.37%	93.15%	Normal	64,322
ELMORE	107.34%	128.38%	101.03%	135.83%	98.34%	118.20%	Normal	17,074
FRANKLIN								
FREMONT	96.65%	145.32%	85.17%	182.29%	96.81%	119.99%	Normal	15,890
GEM	103.68%	128.27%	98.26%	128.29%	94.39%	111.81%	Normal	27,025
GOODING	75.01%	154.20%	NA	NA	86.17%	120.59%	Normal	11,850
IDAHO	87.84%	113.42%	81.00%	114.35%	87.34%	108.60%	Normal	20,009
JEFFERSON	112.34%	152.85%	95.60%	173.20%	105.29%	146.25%	Normal	9,138
JEROME	65.40%	126.96%	NA	NA	90.19%	118.93%	Normal	7,400
KOOTENAI	100.19%	108.06%	98.56%	105.11%	95.77%	101.28%	Non-Normal	24,612
LATAH	98.67%	111.55%	92.05%	105.26%	93.24%	104.66%	Normal	20,604
LEMHI								
LEWIS	77.23%	123.79%	NA	NA	96.41%	117.67%	Normal	17,757
LINCOLN							----	11,000
MADISON	83.83%	121.12%	82.08%	134.49%	74.90%	107.45%	Normal	19,772
MINIDOKA	85.86%	109.79%	94.47%	112.75%	83.86%	109.30%	Normal	13,256
NEZPERCE	94.29%	105.48%	90.98%	99.86%	88.07%	95.10%	Normal	37,851
ONEIDA							----	9,000
OWYHEE	100.25%	131.98%	97.12%	125.49%	95.48%	115.97%	Normal	40,504
PAYETTE	83.86%	133.36%	NA	NA	67.95%	115.10%	Normal	22,656
POWER								
SHOSHONE	88.40%	110.83%	88.71%	108.20%	92.27%	112.48%	Normal	18,660
TETON								
TWINFALLS	105.73%	122.17%	100.71%	122.49%	101.51%	116.21%	Normal	20,046
VALLEY	91.64%	102.43%	NA	NA	91.94%	101.07%	Normal	80,492
WASHINGTON	82.80%	174.54%	NA	NA	101.55%	146.90%	Normal	20,200
STATEWIDE	107.57%	111.19%	100.65%	104.47%	98.94%	102.01%	Non-normal	22,230

Some Counties DO NOT have in some of the categories.

Manufactured Housing on Land
Declared as Real Property
Includes Improvement Categories 47 and 48

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	42	3,802,692	4,037,160	96.19%	95.54%	94.93%	94.19%	1.02	11.46%	16.51%	99.41%
ADAMS	2	150,891	210,000	92.96%	92.96%	86.97%	71.85%	1.29	35.32%	49.95%	17.04%
BANNOCK	14	1,135,922	1,160,205	102.67%	97.94%	99.90%	97.91%	1.05	18.52%	24.74%	80.76%
BEARLAKE	-										
BENEWAH	9	807,795	853,521	103.20%	84.33%	98.08%	94.64%	1.09	30.29%	36.44%	53.72%
BINGHAM	8	622,584	613,500	105.08%	105.88%	104.09%	101.28%	1.04	11.55%	14.75%	78.60%
BLAINE	12	2,213,717	2,438,231	93.10%	90.72%	91.98%	90.79%	1.03	11.03%	17.70%	73.39%
BOISE	10	981,600	1,214,550	81.72%	83.18%	81.19%	80.82%	1.01	9.72%	11.86%	1.22%
BONNER	44	4,130,690	4,827,500	89.83%	85.25%	87.03%	85.57%	1.05	20.62%	26.93%	48.01%
BONNEVILLE	40	2,541,929	2,903,363	91.08%	88.72%	89.66%	87.55%	1.04	13.39%	17.82%	66.28%
BOUNDARY	14	908,373	1,242,801	76.75%	74.17%	73.35%	73.09%	1.05	22.39%	30.57%	2.72%
BUTTE	1	95,220	107,000								
CAMAS	9	489,593	489,594	101.55%	101.27%	101.05%	100.00%	1.02	7.80%	10.52%	97.16%
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	2	139,822	185,335	78.60%	78.60%	77.66%	75.44%	1.04	15.40%	21.78%	13.69%
CUSTER	4	290,562	338,400	90.35%	88.93%	89.27%	85.86%	1.05	15.49%	17.84%	46.89%
ELMORE	12	889,505	1,220,800	74.24%	74.89%	73.48%	72.86%	1.02	10.16%	14.22%	0.02%
FRANKLIN	1	72,991	73,645								
FREMONT	7	521,000	554,300	96.47%	92.29%	95.06%	93.99%	1.03	14.34%	18.56%	76.55%
GEM	38	3,996,180	4,424,715	90.78%	89.21%	90.32%	90.31%	1.01	7.99%	10.31%	69.50%
GOODING	12	1,032,556	1,132,190	94.00%	94.29%	92.94%	91.20%	1.03	9.59%	15.12%	82.09%
IDAHO	13	1,070,794	1,298,377	83.46%	80.10%	82.02%	82.66%	1.01	14.79%	19.29%	8.42%
JEFFERSON	16	1,428,277	1,432,500	98.35%	98.40%	97.63%	99.71%	0.99	8.60%	12.41%	99.15%
JEROME	6	594,702	552,876	110.06%	115.12%	109.05%	107.57%	1.02	8.50%	14.02%	48.42%
KOOTENAI	110	10,424,833	12,348,603	87.63%	86.18%	85.86%	84.42%	1.04	15.02%	22.55%	10.38%
LATAH	10	872,844	976,600	91.18%	88.08%	90.67%	89.38%	1.02	8.83%	11.35%	63.65%
LEMHI	15	1,029,291	1,457,400	74.23%	69.53%	72.84%	70.63%	1.05	17.75%	20.34%	0.06%
LEWIS	1	71,870	91,818								
LINCOLN	3	235,493	251,350	94.43%	96.80%	94.33%	93.69%	1.01	3.35%	5.60%	83.60%
MADISON	6	456,577	505,400	94.91%	94.18%	91.43%	90.34%	1.05	24.73%	29.26%	53.79%
MINIDOKA	10	555,826	527,000	105.33%	104.62%	104.65%	105.47%	1.00	9.13%	12.05%	86.06%
NEZPERCE	49	3,821,168	4,717,414	82.57%	78.89%	81.36%	81.00%	1.02	12.99%	18.73%	0.03%
ONEIDA	2	149,159	145,809	104.68%	104.68%	103.17%	102.30%	1.02	16.94%	23.96%	29.46%
OWYHEE	10	883,016	933,000	96.59%	93.78%	95.98%	94.64%	1.02	7.99%	12.26%	94.08%
PAYETTE	21	1,443,540	1,475,164	100.28%	95.47%	97.89%	97.92%	1.02	18.72%	22.02%	94.88%
POWER	5	317,592	299,913	107.54%	109.27%	107.09%	105.89%	1.02	7.66%	10.19%	66.72%
SHOSHONE	10	618,800	684,300	99.20%	87.47%	94.22%	90.43%	1.10	30.29%	35.47%	60.66%
TETON	10	1,464,441	1,319,559	118.27%	114.14%	114.97%	110.98%	1.07	20.21%	25.85%	19.89%
TWINFALLS	40	3,256,793	3,125,445	110.31%	101.72%	106.82%	104.20%	1.06	21.84%	26.73%	47.61%
VALLEY	17	1,691,460	1,863,462	91.69%	87.83%	89.84%	90.77%	1.01	16.32%	21.52%	63.50%
WASHINGTON	9	737,130	814,660	90.85%	86.69%	89.52%	90.48%	1.00	15.48%	18.61%	55.35%
STATEWIDE	644	55,947,228	62,843,459	92.54%	89.45%	90.34%	89.03%	1.04	17.01%	22.96%	99.87%

Some Counties DO NOT have sales in some of the categories.

Manufactured Housing on Land
Declared as Real Property
Includes Improvement Categories 47 and 48

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	92.16%	100.22%	92.08%	99.01%	90.36%	98.03%	Normal	96,123
ADAMS	NA	NA	NA	NA	NA	NA	Normal	105,000
BANNOCK	90.65%	114.70%	91.96%	114.05%	86.85%	108.96%	Normal	82,872
BEARLAKE								
BENEWAH	79.88%	126.52%	70.73%	135.63%	79.93%	109.36%	Normal	94,836
BINGHAM	94.70%	115.47%	NA	NA	90.84%	112.13%	Normal	76,688
BLAINE	84.56%	101.64%	82.31%	98.19%	81.20%	100.39%	Normal	203,186
BOISE	76.11%	87.34%	69.62%	91.98%	74.48%	87.16%	Normal	121,455
BONNER	83.83%	95.83%	79.40%	92.73%	80.15%	90.98%	Normal	109,716
BONNEVILLE	86.86%	95.30%	85.39%	93.80%	83.19%	91.91%	Normal	72,584
BOUNDARY	65.65%	87.86%	60.15%	85.59%	62.39%	83.79%	Normal	88,772
BUTTE							Normal	107,000
CAMAS	94.93%	108.18%	84.54%	108.85%	92.01%	107.99%	Normal	54,399
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER	NA	NA	NA	NA	NA	NA	Normal	92,668
CUSTER	71.39%	109.31%	NA	NA	67.48%	104.24%	Normal	84,600
ELMORE	68.77%	79.71%	65.27%	84.81%	67.07%	78.66%	Normal	101,733
FRANKLIN							----	73,645
FREMONT	83.32%	109.61%	NA	NA	80.25%	107.74%	Normal	79,186
GEM	88.28%	93.27%	86.87%	91.72%	87.85%	92.78%	Normal	116,440
GOODING	86.59%	101.32%	87.95%	98.82%	82.53%	99.87%	Normal	94,349
IDAHO	75.50%	91.41%	76.15%	97.51%	75.28%	90.05%	Normal	99,644
JEFFERSON	93.00%	103.70%	96.50%	103.90%	94.96%	104.45%	Normal	89,531
JEROME	97.37%	12.75%	NA	NA	91.68%	123.45%	Normal	92,146
KOOTENAI	84.53%	90.73%	82.23%	87.72%	82.05%	86.79%	Normal	112,260
LATAH	85.18%	97.18%	79.17%	104.31%	83.61%	95.14%	Normal	97,660
LEMHI	67.37%	81.10%	60.06%	89.69%	64.20%	77.05%	Normal	97,160
LEWIS							----	91,818
LINCOLN	85.52%	103.34%	NA	NA	83.68%	103.70%	Normal	83,783
MADISON	72.06%	117.75%	NA	NA	68.14%	112.54%	Normal	84,233
MINIDOKA	97.98%	112.69%	90.30%	121.61%	99.03%	111.91%	Normal	52,700
NEZPERCE	78.93%	86.20%	77.14%	83.29%	78.17%	83.83%	Normal	96,274
ONEIDA	NA	NA	NA	NA	NA	NA	Normal	72,904
OWYHEE	89.72%	103.46%	90.64%	112.90%	88.79%	100.50%	Normal	93,300
PAYETTE	91.97%	108.59%	86.84%	111.64%	89.59%	106.25%	Normal	70,198
POWER	97.09%	117.99%	NA	NA	94.34%	117.45%	Normal	59,983
SHOSHONE	78.81%	119.60%	68.06%	127.92%	68.83%	112.02%	Normal	68,430
TETON	100.54%	135.99%	87.22%	140.54%	97.38%	124.58%	Normal	131,956
TWINFALLS	102.64%	117.98%	94.73%	109.20%	98.01%	110.39%	Normal	78,136
VALLEY	83.34%	100.04%	80.66%	103.37%	82.47%	99.07%	Normal	109,615
WASHINGTON	80.37%	101.34%	75.62%	108.41%	80.51%	100.45%	Normal	90,518
STATEWIDE	91.16%	93.92%	88.37%	90.95%	87.79%	90.26%	Normal	97,583

Some Counties DO NOT have in some of the categories.

Includes Improvement Category 22

County	Sales Count	Total Assessed Value (\$)	Total Sales Price or Value (\$)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	115	15,046,926	15,092,961	98.94%	98.41%	98.56%	99.69%	0.99	6.23%	8.81%	Approx.100%
ADAMS	3	296,915	432,000	69.37%	69.58%	69.32%	68.73%	1.01	3.28%	4.95%	0.37%
BANNOCK	-										
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	111	34,243,372	37,962,238	89.71%	90.17%	88.71%	90.20%	0.99	11.37%	15.01%	40.90%
BOISE	-										
BONNER	54	9,031,553	10,024,651	90.30%	90.89%	89.60%	90.09%	1.00	9.93%	12.31%	57.93%
BONNEVILLE	118	12,452,536	13,710,567	90.64%	90.80%	89.98%	90.82%	1.00	8.98%	11.96%	73.57%
BOUNDARY	-										
BUTTE	-										
CAMAS	-										
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	2	179,320	215,500	81.86%	81.86%	81.72%	83.21%	0.98	5.87%	8.30%	11.69%
ELMORE	-										
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	-										
IDAHO	-										
JEFFERSON	-										
JEROME	-										
KOOTENAI	-										
LATAH	19	1,637,414	1,893,048	83.85%	82.93%	83.36%	86.50%	0.97	6.38%	12.10%	0.82%
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	-										
NEZPERCE	33	3,169,196	3,552,522	90.90%	88.69%	90.33%	89.21%	1.02	8.43%	11.36%	68.79%
ONEIDA	-										
OWYHEE	-										
PAYETTE	-										
POWER	-										
SHOSHONE	2	144,920	199,900	72.53%	72.53%	72.53%	72.50%	1.00	1.25%	1.77%	1.27%
TETON	-										
TWINFALLS	16	1,205,009	1,247,300	96.13%	94.13%	95.73%	96.61%	1.00	8.15%	9.51%	99:15%
VALLEY	34	4,112,797	4,963,970	83.16%	84.48%	82.32%	82.85%	1.00	11.53%	14.24%	Approx.100%
WASHINGTON	-										
STATEWIDE	507	81,519,958	89,294,656	91.48%	92.11%	90.68%	91.29%	1.00	10.11%	13.15%	99.72%

Some Counties DO NOT have sales in some of the categories.

Includes Improvement Category 22

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	97.60%	100.28%	97.51%	99.72%	97.12%	102.27%	Non-Normal	131,243
ADAMS	63.59%	75.16%			63.44%	74.02%	Normal	144,000
BANNOCK								
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE	87.61%	91.82%	87.58%	92.52%	88.05%	92.36%	Normal	342,002
BOISE								
BONNER	87.82%	92.79%	87.20%	95.06%	87.47%	92.72%	Normal	185,642
BONNEVILLE	89.00%	92.28%	89.16%	92.51%	89.11%	92.54%	Normal	116,191
BOUNDARY								
BUTTE								
CAMAS								
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER	NA	NA	NA	NA	NA	NA	Normal	107,750
ELMORE								
FRANKLIN								
FREMONT								
GEM							Normal	275,000
GOODING								
IDAHO								
JEFFERSON								
JEROME								
KOOTENAI								
LATAH	79.81%	87.88%	79.83%	83.99%	79.18%	93.82%	Normal	99,634
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA								
NEZPERCE	87.94%	93.85%	86.26%	93.26%	86.61%	91.81%	Normal	107,652
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE	NA	NA	NA	NA	NA	NA	Normal	99,950
TETON								
TWINFALLS	92.12%	100.14%	90.54%	101.90%	92.52%	100.70%	Normal	77,956
VALLEY	79.82%	86.50%	77.05%	88.70%	77.37%	88.34%	Normal	145,999
WASHINGTON								
STATEWIDE	90.61%	92.36%	90.83%	93.17%	90.12%	92.47%	Normal	176,124

Some Counties DO NOT have in some of the categories.

Includes Improvement Category 27 Only

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	11	2,531,501	2,650,495	93.51%	89.51%	91.82%	95.51%	0.98	15.33%	19.56%	72.37%
ADAMS	-										
BANNOCK	-										
BEARLAKE	-										
BENEWAH	-										
BINGHAM	-										
BLAINE	8	2,277,124	2,789,570	84.66%	89.06%	81.79%	81.63%	1.04	19.42%	26.22%	25.18%
BOISE	-										
BONNER	9	1,145,928	1,594,350	73.61%	66.47%	69.49%	71.87%	1.02	30.66%	36.34%	5.00%
BONNEVILLE	-										
BOUNDARY	-										
BUTTE	-										
CAMAS	-										
CANYON	-										
CARIBOU	-										
CASSIA	-										
CLARK	-										
CLEARWATER	-										
CUSTER	-										
ELMORE	-										
FRANKLIN	-										
FREMONT	-										
GEM	-										
GOODING	-										
IDAHO	-										
JEFFERSON	-										
JEROME	-										
KOOTENAI	-										
LATAH	5	287,232	305,425	89.23%	93.42%	88.47%	94.04%	0.95	6.97%	13.66%	43.74%
LEMHI	-										
LEWIS	-										
LINCOLN	-										
MADISON	-										
MINIDOKA	-										
NEZPERCE	-										
ONEIDA	-										
OWYHEE	-										
PAYETTE	-										
POWER	-										
SHOSHONE	-										
TETON	-										
TWINFALLS	-										
VALLEY	-										
WASHINGTON	-										
STATEWIDE	33	6,241,785	7,339,840	85.29%	88.45%	82.28%	85.04%	1.00	19.58%	25.53%	10.56%

Some Counties DO NOT have sales in some of the categories.

Includes Improvement Category 27 Only

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value (\$)
ADA	83.51%	103.50%	81.96%	107.55%	82.91%	108.11%	Normal	240,954
ADAMS								
BANNOCK								
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE	69.79%	99.53%	NA	NA	62.42%	100.84%	Normal	348,696
BOISE								
BONNER	57.03%	90.20%	48.37%	107.80%	56.30%	87.45%	Normal	177,150
BONNEVILLE								
BOUNDARY								
BUTTE								
CAMAS								
CANYON								
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO								
JEFFERSON								
JEROME								
KOOTENAI								
LATAH	77.60%	100.85%	NA	NA	90.75%	97.34%	Normal	61,085
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA								
NEZPERCE								
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE								
TETON								
TWINFALLS								
VALLEY								
WASHINGTON								
STATEWIDE	79.05%	91.52%	78.79%	94.30%	76.40%	93.68%	Normal	222,419

Some Counties DO NOT have in some of the categories.