

2001 Ratio Study Statistical Data

TIME 12:27:44
 DATE 3/25/2002
 CATEGORY: 20 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	6,963	1,014,798,364	1,079,808,924	94.93	95.63	94.33	93.98	1.01	7.74	11.13
ADAMS	11	517,395	484,800	113.16	110.15	111.63	106.72	1.06	13.12	17.35
BANNOCK	953	90,692,972	94,788,256	96.20	96.10	95.41	95.68	1.01	8.82	13.52
BEAR LAKE	25	1,662,882	1,761,695	95.93	94.53	94.82	94.39	1.02	12.86	15.73
BENEWAH	28	1,576,677	1,687,000	100.21	90.96	97.23	93.46	1.07	22.42	24.96
BINGHAM	82	5,412,677	5,840,800	92.33	89.76	91.68	92.67	1.00	10.16	12.04
BLAINE	199	64,425,100	71,430,714	93.96	94.82	93.25	90.19	1.04	9.02	12.08
BOISE	11	924,249	1,055,100	85.08	80.88	83.87	87.60	.97	13.90	18.42
BONNER	111	11,652,951	12,925,041	94.83	95.27	93.34	90.16	1.05	13.80	17.36
BONNEVILLE	836	79,205,256	85,373,615	93.48	94.07	92.89	92.77	1.01	8.76	11.14
BOUNDARY	17	1,423,348	1,445,941	99.26	99.07	97.88	98.44	1.01	11.86	17.00
BUTTE	11	404,680	484,500	84.42	90.11	82.43	83.53	1.01	14.83	21.22
CAMAS	6	402,891	424,000	94.08	96.75	93.45	95.02	.99	8.53	12.14
CANYON	2,474	237,216,600	243,466,103	97.59	98.21	97.25	97.43	1.00	5.76	8.18
CARIBOU	40	2,549,820	2,905,403	88.71	88.54	88.08	87.76	1.01	8.87	11.97
CASSIA	90	5,704,262	6,155,900	94.35	94.51	93.54	92.66	1.02	9.92	13.12
CLARK	5	276,507	278,500	95.40	99.11	94.33	99.28	.96	10.75	16.07
CLEARWATER	44	2,666,570	3,005,790	91.71	92.13	90.04	88.71	1.03	15.38	19.09
CUSTER	20	1,358,138	1,235,900	107.18	104.67	104.76	109.89	.98	16.41	20.60
ELMORE	128	11,421,559	11,971,200	95.44	96.07	95.03	95.41	1.00	7.07	9.21
FRANKLIN	36	3,133,981	3,243,640	97.23	96.66	96.50	96.62	1.01	10.00	12.68
FREMONT	51	3,226,321	3,370,800	95.73	91.88	92.95	95.71	1.00	19.28	24.66
GEM	86	6,913,838	7,520,170	91.68	92.67	91.21	91.94	1.00	7.53	9.96
GOODING	74	4,727,177	4,972,100	95.58	95.81	95.15	95.07	1.01	7.70	9.55
IDAHO	47	3,342,658	3,550,250	95.45	99.59	93.98	94.15	1.01	13.71	17.53
JEFFERSON	62	4,665,991	4,762,903	97.89	98.53	97.58	97.97	1.00	5.88	7.79
JEROME	89	5,107,139	5,516,046	93.93	95.23	92.26	92.59	1.01	13.71	18.47
KOOTENAI	1,751	195,420,384	215,318,607	92.04	91.97	91.16	90.76	1.01	9.81	13.77
LATAH	162	18,242,573	19,864,594	92.59	93.39	92.02	91.83	1.01	8.48	11.04
LEMHI	58	3,981,217	4,088,803	100.16	99.93	96.89	97.37	1.03	18.73	24.60
LEWIS	21	1,087,275	1,029,600	113.27	103.53	109.54	105.60	1.07	22.06	26.82
LINCOLN	23	1,793,704	1,863,800	105.62	100.43	101.49	96.24	1.10	22.80	29.05
MADISON	75	8,629,578	8,817,014	96.23	95.42	95.37	97.87	.98	10.51	13.21
MINIDOKA	67	4,184,857	4,324,600	96.76	97.24	96.54	96.77	1.00	5.24	6.68
NEZ PERCE	297	30,425,197	31,792,300	97.15	96.34	96.43	95.70	1.02	9.62	12.24
ONEIDA	7	432,378	535,365	83.39	81.09	81.72	80.76	1.03	17.23	22.18
OWYHEE	17	1,228,461	1,299,963	95.33	92.11	94.46	94.50	1.01	11.87	14.31
PAYETTE	134	11,544,486	12,498,737	92.74	92.74	92.18	92.37	1.00	8.53	10.97
POWER	40	2,531,829	2,878,800	87.64	88.98	84.96	87.95	1.00	17.81	23.59
SHOSHONE	79	4,780,510	4,699,422	105.91	101.83	104.28	101.73	1.04	14.40	17.94
TETON	15	1,390,097	1,661,700	81.36	84.76	78.94	83.66	.97	18.06	23.45
TWIN FALLS	647	54,942,378	59,467,653	93.31	92.10	92.21	92.39	1.01	11.67	15.64
VALLEY	60	7,554,503	7,946,700	96.05	94.26	94.37	95.06	1.01	15.41	18.58
WASHINGTON	68	4,691,443	5,262,014	89.93	90.53	88.77	89.16	1.01	12.89	16.11
COMPLIANCE TEST	16,020	1,918,270,873	2,042,814,763	95.01			93.90	1.01		12.04
GRAND TOTAL	16,020									
CAR435										

TIME 12:27:44
 DATE 3/25/2002
 CATEGORY: 20 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	100.00	94.72- 95.14	95.42- 95.88	93.72- 94.24	N	155,078
ADAMS	30.11	102.44-123.88	99.88-126.94	96.59-116.85	Y	44,073
BANNOCK	100.00	95.51- 96.89	95.47- 96.41	95.07- 96.29	N	99,463
BEAR LAKE	96.93	90.76-101.10	86.70-104.21	89.02- 99.76	Y	70,468
BENEWAH	95.61	92.16-108.26	86.19-106.55	87.14- 99.78	Y	60,250
BINGHAM	97.11	90.31- 94.35	87.44- 93.91	90.45- 94.89	Y	71,229
BLAINE	100.00	92.64- 95.28	93.76- 96.09	88.04- 92.34	N	358,948
BOISE	16.10	76.52- 93.64	73.97- 94.46	77.72- 97.48	Y	95,918
BONNER	99.90	92.26- 97.40	91.58- 98.48	86.85- 93.47	N	116,442
BONNEVILLE	100.00	92.89- 94.07	93.48- 94.79	92.14- 93.40	N	102,122
BOUNDARY	97.19	92.12-106.40	88.61-106.39	92.45-104.43	Y	85,055
BUTTE	16.25	74.63- 94.21	74.13- 96.85	76.32- 90.74	Y	44,045
CAMAS	77.98	84.69-103.47	NA	88.13-101.91	Y	70,667
CANYON	100.00	97.33- 97.85	97.99- 98.42	97.18- 97.68	N	98,410
CARIBOU	22.13	85.95- 91.47	86.61- 91.12	84.90- 90.62	Y	72,635
CASSIA	99.96	92.20- 96.50	92.14- 96.24	90.37- 94.95	Y	68,399
CLARK	71.25	80.79-110.01	NA	86.98-111.58	Y	55,700
CLEARWATER	74.14	87.37- 96.05	83.95- 97.96	84.61- 92.81	Y	68,313
CUSTER	71.14	98.65-115.71	96.98-122.43	101.31-118.47	Y	61,795
ELMORE	100.00	94.16- 96.72	94.81- 97.22	94.16- 96.66	N	93,525
FRANKLIN	99.98	93.85-100.61	91.00-103.26	93.59- 99.65	Y	90,101
FREMONT	95.85	90.29-101.17	87.22- 96.96	90.45-100.97	Y	66,094
GEM	95.61	90.06- 93.30	90.68- 94.65	90.36- 93.52	Y	87,444
GOODING	100.00	93.83- 97.33	93.28- 97.44	93.29- 96.85	Y	67,191
IDAHO	98.72	91.44- 99.46	87.34-102.86	90.22- 98.08	Y	75,537
JEFFERSON	100.00	96.30- 99.48	96.37- 99.67	96.18- 99.76	Y	76,821
JEROME	98.37	90.91- 96.95	91.87- 97.40	89.84- 95.34	Y	61,978
KOOTENAI	100.00	91.54- 92.54	91.68- 92.30	90.00- 91.52	N	122,969
LATAH	99.94	91.27- 93.91	91.61- 94.96	90.43- 93.23	N	122,621
LEMHI	99.80	94.84-105.48	94.96-103.32	89.46-105.28	Y	70,497
LEWIS	31.25	101.83-124.71	99.31-127.82	93.90-117.30	Y	49,029
LINCOLN	73.80	94.64-116.60	90.06-115.78	83.45-109.03	Y	81,035
MADISON	100.00	93.82- 98.64	92.41-100.31	95.48-100.26	Y	117,560
MINIDOKA	100.00	95.46- 98.06	95.23- 99.76	95.47- 98.07	Y	64,546
NEZ PERCE	100.00	96.02- 98.28	94.97- 98.18	94.53- 96.87	N	107,045
ONEIDA	18.61	69.80- 96.98	NA	70.15- 91.37	Y	76,481
OWYHEE	93.64	89.55-101.11	84.47-103.18	89.31- 99.69	Y	76,468
PAYETTE	99.91	91.30- 94.18	91.01- 94.91	90.99- 93.75	N	93,274
POWER	23.52	82.26- 93.02	81.40- 95.20	83.43- 92.47	Y	71,970
SHOSHONE	97.21	102.39-109.43	99.72-106.27	98.60-104.86	Y	59,486
TETON	5.07	72.68- 90.04	69.44- 95.93	76.00- 91.32	Y	110,780
TWIN FALLS	100.00	92.37- 94.25	91.25- 93.14	91.55- 93.23	N	91,913
VALLEY	99.57	92.26- 99.84	90.49-100.71	91.00- 99.12	Y	132,445
WASHINGTON	48.42	87.04- 92.82	84.80- 94.71	86.74- 91.58	Y	77,383
	100.00	94.86- 95.16				127,517

CAR435

TIME 13:55:30
 DATE 3/25/2002
 CATEGORY: 20 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	636	30,423,500	32,263,991	96.42	99.05	95.27	94.30	1.02	7.52	14.21
ADAMS	5	52,051	65,400	83.00	88.60	79.74	79.59	1.04	20.55	29.35
BANNOCK	54	1,531,537	1,686,059	89.99	90.91	89.00	90.84	.99	11.24	14.86
BEAR LAKE	2									
BENEWAH	6	67,876	76,732	89.42	90.46	88.44	88.46	1.01	12.69	15.98
BINGHAM	5	40,640	44,500	98.40	95.73	97.75	91.33	1.08	9.13	13.31
BLAINE	90	8,655,178	9,409,836	95.87	96.85	95.40	91.98	1.04	7.27	9.71
BOISE	3	52,940	64,000	85.24	97.96	82.71	82.72	1.03	14.37	27.94
BONNER	17	604,701	664,811	92.30	97.78	90.36	90.96	1.01	14.76	20.52
BONNEVILLE	82	1,780,760	1,870,000	96.96	100.00	95.47	95.23	1.02	12.02	16.63
BOUNDARY	6	67,272	67,750	117.61	117.07	108.32	99.29	1.18	35.18	42.22
CANYON	140	3,692,800	3,814,313	96.81	97.01	96.55	96.81	1.00	5.83	7.36
CARIBOU	2									
CASSIA	7	92,774	100,000	91.63	97.53	91.09	92.77	.99	8.46	11.48
CLEARWATER	6	94,429	82,900	120.50	124.21	108.60	113.91	1.06	34.88	46.26
CUSTER	5	248,200	273,400	80.17	84.02	77.95	90.78	.88	16.89	25.88
ELMORE	16	222,121	246,000	90.29	92.50	89.85	90.29	1.00	6.40	9.85
FRANKLIN	10	148,400	156,700	105.04	100.74	101.61	94.70	1.11	23.74	26.77
FREMONT	8	104,853	156,000	64.53	69.09	60.37	67.21	.96	27.54	35.50
GEM	11	201,200	270,200	74.70	74.04	74.29	74.46	1.00	7.36	11.70
GOODING	12	244,293	297,700	86.37	89.15	85.58	82.06	1.05	10.68	13.85
IDAHO	8	125,000	158,300	88.22	80.08	83.34	78.96	1.12	28.37	38.01
JEFFERSON	8	50,879	60,200	89.97	92.42	89.09	84.52	1.06	11.82	14.73
JEROME	9	110,279	132,200	84.86	93.00	82.16	83.42	1.02	16.81	25.12
KOOTENAI	160	6,360,379	7,252,303	91.52	90.80	89.89	87.70	1.04	14.43	18.80
LATAH	27	921,244	1,056,300	88.08	91.53	87.14	87.21	1.01	10.85	14.28
LEMHI	6	196,084	187,700	107.11	112.06	104.81	104.47	1.03	15.30	22.17
LEWIS	1									
LINCOLN	5	168,994	183,500	88.45	93.18	87.97	92.09	.96	7.72	11.34
MADISON	14	223,590	283,000	81.13	82.72	80.00	79.01	1.03	13.38	16.63
MINIDOKA	9	81,579	107,938	83.12	83.71	79.33	75.58	1.10	21.38	29.19
NEZ PERCE	22	589,768	540,100	108.62	110.68	107.55	109.20	.99	10.80	14.26
ONEIDA	2									
OWYHEE	4	44,978	45,000	98.04	92.75	96.86	99.95	.98	14.49	18.50
PAYETTE	9	151,340	183,511	85.78	92.68	83.65	82.47	1.04	17.64	23.09
POWER	8	221,326	258,800	78.45	73.99	74.83	85.52	.92	26.65	33.03
SHOSHONE	7	32,990	51,150	80.65	91.17	67.81	64.50	1.25	25.60	45.33
TETON	10	258,604	364,800	76.22	75.93	74.33	70.89	1.08	18.16	23.22
TWIN FALLS	33	726,275	765,600	99.16	93.88	97.15	94.86	1.05	17.86	20.60
VALLEY	50	1,898,578	1,939,000	100.03	100.00	99.29	97.92	1.02	8.99	12.23
WASHINGTON	5	69,385	64,000	110.95	110.08	109.63	108.41	1.02	12.54	17.20
COMPLIANCE TEST	1,513	60,556,797	65,243,694	94.81			92.82	1.02		15.84
GRAND TOTAL	1,520									
CAR435										

TIME 13:55:30
 DATE 3/25/2002
 CATEGORY: 20 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	100.00	95.53- 97.31	98.75- 99.13	92.44- 96.16	N	50,730
ADAMS	24.36	59.77-106.23	NA	49.17-110.01	Y	13,080
BANNOCK	49.79	87.00- 92.98	86.38- 94.25	87.24- 94.44	Y	31,223
BEAR LAKE						
BENEWAH	45.39	77.66-101.18	NA	78.53- 98.39	Y	12,789
BINGHAM	82.80	85.91-110.89	NA	86.55- 96.11	Y	8,900
BLAINE	100.00	94.25- 97.49	95.45- 98.62	89.00- 94.96	Y	104,554
BOISE	27.45	45.08-125.40	NA	39.74-125.70	Y	21,333
BONNER	68.76	84.28-100.32	79.39-103.05	82.37- 99.55	Y	39,107
BONNEVILLE	100.00	94.03- 99.89	94.68-100.00	91.45- 99.01	Y	22,805
BOUNDARY	24.56	76.75-158.47	NA	50.55-148.03	Y	11,292
CANYON	100.00	95.82- 97.80	95.98-100.00	95.82- 97.80	N	27,245
CARIBOU						
CASSIA	65.01	83.90- 99.36	NA	82.96-102.58	Y	14,286
CLEARWATER	21.30	74.64-166.36	NA	66.09-161.73	Y	13,817
CUSTER	15.83	60.39- 99.95	NA	66.90-114.66	Y	54,680
ELMORE	55.10	86.39- 94.19	92.50- 94.87	85.80- 94.78	N	15,375
FRANKLIN	64.22	88.74-121.34	NA	75.84-113.56	Y	15,670
FREMONT	.77	49.18- 79.88	NA	50.76- 83.66	Y	19,500
GEM	.01	69.92- 79.48	69.60- 78.31	69.86- 79.06	Y	24,564
GOODING	15.78	80.17- 92.57	73.76- 96.88	75.67- 88.45	Y	24,808
IDAHO	38.81	65.76-110.68	NA	62.93- 94.99	Y	19,788
JEFFERSON	49.57	81.09- 98.85	NA	75.63- 93.41	Y	7,525
JEROME	24.12	71.64- 98.08	NA	69.08- 97.76	Y	14,689
KOOTENAI	86.81	89.28- 93.76	88.10- 92.00	85.31- 90.09	N	45,327
LATAH	21.75	83.95- 92.21	85.29- 97.22	83.15- 91.27	Y	39,122
LEMHI	54.23	87.57-126.65	NA	90.91-118.03	Y	31,283
LEWIS						
LINCOLN	36.92	78.88- 98.02	NA	84.05-100.13	Y	36,700
MADISON	1.44	74.75- 87.51	71.43- 88.82	71.36- 86.66	Y	20,214
MINIDOKA	20.46	68.08- 98.16	NA	57.44- 93.72	Y	11,993
NEZ PERCE	65.99	102.94-114.30	100.00-116.47	102.97-115.43	Y	24,550
ONEIDA						
OWYHEE	64.02	76.69-119.39	NA	82.87-117.03	Y	11,250
PAYETTE	26.72	73.49- 98.07	NA	68.95- 95.99	Y	20,390
POWER	11.86	61.09- 95.81	NA	73.03- 98.01	Y	32,350
SHOSHONE	22.30	53.80-107.50	NA	26.67-102.33	Y	7,307
TETON	1.80	65.96- 86.48	NA	56.17- 85.61	Y	36,480
TWIN FALLS	99.38	93.31-105.01	87.59-106.02	89.12-100.60	Y	23,200
VALLEY	100.00	97.18-102.88	97.16-104.36	94.27-101.57	Y	38,780
WASHINGTON	42.33	92.75-129.15	NA	89.63-127.19	Y	12,800
	100.00	94.17- 95.45				43,122

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2001 STATEWIDE RATIO STUDY/COUNTY

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COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	1,258	211,393,680	214,853,059	99.38	99.31	98.73	98.39	1.01	8.28	11.45
ADAMS	7	656,911	722,200	91.41	94.87	90.98	90.96	1.00	6.84	10.09
BANNOCK	31	4,740,536	5,091,950	91.66	95.10	91.04	93.10	.98	8.41	11.52
BEAR LAKE	9	1,254,480	1,307,000	96.32	99.82	95.99	95.98	1.00	6.42	8.60
BENEWAH	9	707,051	765,400	87.97	89.50	85.75	92.38	.95	15.28	21.91
BINGHAM	13	1,257,267	1,467,800	86.15	84.43	85.84	85.66	1.01	7.43	8.79
BLAINE	56	27,047,297	31,479,156	91.29	95.07	89.65	85.92	1.06	13.21	18.65
BOISE	59	7,369,496	8,197,217	89.94	88.41	88.72	89.90	1.00	13.53	16.22
BONNER	112	18,466,313	21,472,282	90.38	88.68	88.80	86.00	1.05	15.65	18.55
BONNEVILLE	128	13,787,956	15,304,508	92.68	93.90	92.11	90.09	1.03	8.26	10.91
BOUNDARY	8	1,000,919	1,020,500	99.52	98.08	99.26	98.08	1.01	5.52	7.83
CAMAS	4	233,889	318,500	74.80	72.39	74.07	73.43	1.02	10.17	16.46
CANYON	301	41,078,075	43,055,868	95.47	96.65	95.12	95.41	1.00	6.52	8.49
CARIBOU	8	939,062	1,066,500	89.95	90.62	89.47	88.05	1.02	7.76	10.92
CASSIA	14	1,446,437	1,635,151	89.71	88.12	89.18	88.46	1.01	8.72	11.24
CLEARWATER	8	614,490	763,700	83.26	77.45	79.91	80.46	1.03	22.91	30.10
CUSTER	5	237,474	263,500	93.02	89.38	92.05	90.12	1.03	11.95	16.75
ELMORE	18	1,789,769	2,038,400	88.05	85.78	87.61	87.80	1.00	8.60	10.24
FRANKLIN	3	330,400	366,400	92.57	96.00	91.61	90.17	1.03	10.88	17.22
FREMONT	22	2,217,228	2,532,193	86.19	89.15	81.32	87.56	.98	25.47	32.89
GEM	35	4,311,264	4,697,870	92.28	92.75	91.89	91.77	1.01	7.30	9.30
GOODING	6	708,632	767,337	94.42	94.91	93.86	92.35	1.02	7.41	11.65
IDAHO	14	1,605,212	1,560,025	107.62	102.31	105.80	102.90	1.05	15.62	19.80
JEFFERSON	30	3,984,644	4,084,400	97.72	98.62	97.48	97.56	1.00	5.40	7.04
JEROME	24	2,826,299	3,032,751	93.61	90.57	93.10	93.19	1.00	8.45	10.71
KOOTENAI	304	47,537,726	52,861,315	91.44	91.32	90.49	89.93	1.02	11.26	14.27
LATAH	9	1,110,756	1,364,700	80.37	78.47	78.51	81.39	.99	14.45	22.41
LEMHI	10	1,076,965	980,430	105.05	104.10	100.83	109.85	.96	17.03	25.55
LINCOLN	3	353,712	313,900	107.20	105.80	106.13	112.68	.95	11.72	17.38
MADISON	19	2,457,732	2,949,600	84.62	86.61	83.90	83.32	1.02	10.84	13.20
MINIDOKA	13	1,477,188	1,615,000	92.40	94.54	91.82	91.47	1.01	8.43	11.42
NEZ PERCE	9	1,515,095	1,553,400	99.99	99.41	99.44	97.53	1.03	8.82	11.18
ONEIDA	5	502,770	516,500	86.29	96.29	83.59	97.34	.89	17.91	26.56
OWYHEE	6	569,195	609,357	93.62	91.82	93.24	93.41	1.00	6.97	10.03
PAYETTE	9	1,204,060	1,306,700	94.49	93.23	93.02	92.15	1.03	13.53	19.71
POWER	5	424,932	475,100	96.25	108.20	92.14	89.44	1.08	18.97	29.83
SHOSHONE	12	590,430	560,050	103.05	107.86	102.11	105.42	.98	9.62	13.39
TETON	21	3,804,277	4,381,900	87.41	86.04	86.58	86.82	1.01	11.37	14.00
TWIN FALLS	59	8,453,443	9,179,414	92.21	92.76	91.72	92.09	1.00	8.02	10.24
VALLEY	46	6,103,416	7,912,700	86.67	86.82	84.87	77.13	1.12	14.78	19.61
WASHINGTON	6	780,795	809,655	94.30	96.88	93.11	96.44	.98	12.61	16.60
COMPLIANCE TEST	2,718	427,967,273	455,253,388	95.61			94.01	1.02		12.71
GRAND TOTAL	2,718									
CAR435										

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 CATEGORY: 15 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	100.00	98.85- 99.91	98.75- 99.81	97.72- 99.06	N	170,789
ADAMS	64.93	84.64- 98.18	NA	82.64- 99.28	Y	103,171
BANNOCK	80.92	88.54- 94.78	91.37- 97.74	90.01- 96.19	Y	164,256
BEAR LAKE	97.38	91.19-101.45	NA	91.05-100.91	Y	145,222
BENEWAH	37.56	76.02- 99.92	NA	81.24-103.52	Y	85,044
BINGHAM	4.58	82.41- 89.89	81.58- 91.99	82.40- 88.92	Y	112,908
BLAINE	71.46	87.55- 95.03	90.33- 96.67	81.96- 89.88	Y	562,128
BOISE	48.74	86.81- 93.07	85.31- 96.77	86.20- 93.60	Y	138,936
BONNER	59.48	87.77- 92.99	83.60- 94.69	83.30- 88.70	N	191,717
BONNEVILLE	99.86	91.21- 94.15	92.10- 95.29	88.08- 92.10	N	119,566
BOUNDARY	99.13	94.30-104.74	NA	92.83-103.33	Y	127,563
CAMAS	3.97	60.31- 89.29	NA	59.41- 87.45	Y	79,625
CANYON	100.00	94.70- 96.24	96.00- 97.65	94.60- 96.22	N	143,043
CARIBOU	49.41	83.37- 96.53	NA	80.77- 95.33	Y	133,313
CASSIA	45.80	84.94- 94.48	84.03- 98.81	83.48- 93.44	Y	116,797
CLEARWATER	22.61	66.47-100.05	NA	68.45- 92.47	Y	95,463
CUSTER	62.08	78.17-107.87	NA	82.32- 97.92	Y	52,700
ELMORE	18.59	84.35- 91.75	82.66- 93.20	83.99- 91.61	Y	113,244
FRANKLIN	49.77	65.69-119.45	NA	63.31-117.03	Y	122,133
FREMONT	26.73	75.79- 96.59	67.61- 97.37	71.97-103.15	Y	115,100
GEM	94.21	89.89- 94.67	89.44- 94.38	88.91- 94.63	Y	134,225
GOODING	80.60	85.37-103.47	NA	80.88-103.82	Y	127,890
IDAHO	65.43	97.54-117.70	91.35-120.71	93.78-112.02	Y	111,430
JEFFERSON	100.00	95.59- 99.85	94.84-101.11	95.76- 99.36	Y	136,147
JEROME	95.45	90.10- 97.12	89.02- 97.48	89.73- 96.65	Y	126,365
KOOTENAI	97.28	90.21- 92.67	90.07- 93.19	88.52- 91.34	N	173,886
LATAH	7.31	69.20- 91.54	NA	73.97- 88.81	Y	151,633
LEMHI	65.79	89.49-120.61	NA	100.15-119.55	Y	98,043
LINCOLN	46.52	75.78-138.62	NA	84.56-140.80	Y	104,633
MADISON	2.51	80.18- 89.06	74.67- 92.36	78.48- 88.16	Y	155,242
MINIDOKA	78.59	87.18- 97.62	83.62- 97.75	84.56- 98.38	Y	124,231
NEZ PERCE	97.21	93.06-106.92	NA	91.34-103.72	Y	172,600
ONEIDA	32.70	64.43-108.15	NA	87.79-106.89	Y	103,300
OWYHEE	80.18	85.89-101.35	NA	86.64-100.18	Y	101,560
PAYETTE	73.65	82.95-106.03	NA	82.55-101.75	Y	145,189
POWER	50.17	68.87-123.63	NA	68.55-110.33	Y	95,020
SHOSHONE	94.19	95.90-110.20	94.32-113.56	98.25-112.59	Y	46,671
TETON	17.19	82.80- 92.02	82.78- 91.78	82.37- 91.27	Y	208,662
TWIN FALLS	96.39	90.19- 94.23	89.55- 95.84	89.66- 94.52	Y	155,583
VALLEY	9.20	82.55- 90.79	83.27- 90.25	70.81- 83.45	Y	172,015
WASHINGTON	70.59	81.42-107.18	NA	88.20-104.68	Y	134,943
	100.00	95.23- 95.99				167,496

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2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	217	12,858,600	13,612,638	94.53	93.36	94.11	94.46	1.00	7.26	9.33
ADAMS	25	601,910	660,100	93.17	91.58	91.39	91.18	1.02	16.66	20.36
BANNOCK	27	527,432	625,810	87.83	93.53	85.42	84.28	1.04	15.21	22.17
BEAR LAKE	15	179,640	209,125	85.96	92.59	84.33	85.90	1.00	15.52	19.60
BENEWAH	31	542,449	650,395	85.52	81.08	81.94	83.40	1.03	23.98	28.46
BINGHAM	6	124,500	136,400	91.79	90.75	91.70	91.28	1.01	3.63	5.04
BLAINE	37	8,644,286	9,678,295	89.13	91.08	88.27	89.32	1.00	10.21	13.65
BOISE	101	2,993,906	3,316,300	90.58	88.60	87.72	90.28	1.00	20.44	25.19
BONNER	184	10,288,156	11,630,365	90.36	89.02	87.83	88.46	1.02	17.69	22.92
BONNEVILLE	48	1,178,571	1,482,808	81.63	85.82	77.68	79.48	1.03	21.50	28.54
BOUNDARY	10	205,406	209,250	112.33	96.22	106.03	98.16	1.14	35.71	36.36
CAMAS	5	144,799	191,500	77.29	75.00	75.87	75.61	1.02	14.51	21.54
CANYON	110	2,912,800	3,376,377	88.85	92.73	88.09	86.27	1.03	8.96	12.70
CARIBOU	2									
CASSIA	5	98,500	102,400	94.75	93.75	94.64	96.19	.99	4.27	5.31
CLEARWATER	6	187,561	175,000	111.91	116.58	109.27	107.18	1.04	18.65	23.17
CUSTER	10	174,622	174,000	94.15	106.54	89.85	100.36	.94	19.65	29.43
ELMORE	9	210,571	228,000	92.58	92.81	90.88	92.36	1.00	15.61	20.07
FRANKLIN	6	124,900	118,000	110.86	114.71	109.61	105.85	1.05	12.27	16.07
FREMONT	56	2,096,030	2,373,500	91.48	94.06	88.26	88.31	1.04	19.17	25.04
GEM	6	157,895	200,500	78.48	80.68	78.03	78.75	1.00	7.67	11.61
GOODING	6	138,900	183,900	79.15	79.84	77.68	75.53	1.05	15.58	20.76
IDAHO	33	872,096	1,111,015	84.49	83.33	82.52	78.50	1.08	17.58	21.45
JEFFERSON	31	591,765	595,030	98.94	97.45	98.24	99.45	.99	9.58	11.91
JEROME	26	450,073	606,900	76.65	83.13	74.95	74.16	1.03	13.36	20.03
KOOTENAI	163	8,764,578	10,250,391	89.40	91.84	87.88	85.50	1.05	13.23	17.83
LATAH	6	181,180	192,500	87.23	88.65	85.08	94.12	.93	17.20	24.09
LEMHI	30	701,732	745,300	108.22	101.34	102.85	94.15	1.15	24.27	31.79
LINCOLN	5	149,270	175,000	95.07	93.36	93.97	85.30	1.11	12.17	16.63
MADISON	13	227,560	303,800	75.54	78.55	71.31	74.90	1.01	21.02	29.92
MINIDOKA	5	50,194	76,000	66.51	50.95	60.37	66.04	1.01	46.48	47.48
NEZ PERCE	10	298,700	305,400	99.53	100.00	99.06	97.81	1.02	8.16	10.13
ONEIDA	5	113,500	165,400	72.79	69.63	71.71	68.62	1.06	15.44	19.15
OWYHEE	6	144,124	152,700	93.07	92.84	92.92	94.38	.99	4.91	6.29
PAYETTE	8	255,400	249,850	101.76	102.06	101.68	102.22	1.00	3.31	4.31
POWER	2									
SHOSHONE	8	134,470	184,500	76.38	71.40	73.55	72.88	1.05	25.42	30.86
TETON	152	4,857,554	7,893,400	70.93	70.77	65.66	61.54	1.15	30.10	35.85
TWIN FALLS	23	539,387	603,000	90.23	90.90	88.90	89.45	1.01	13.29	17.22
VALLEY	83	3,946,774	4,416,734	90.21	90.34	87.32	89.36	1.01	19.39	24.51
WASHINGTON	8	225,960	258,000	88.59	92.24	87.10	87.58	1.01	12.20	18.24
COMPLIANCE TEST	1,535	66,895,751	77,619,583	88.60			86.18	1.03		21.44
GRAND TOTAL	1,539									
CAR435										

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 CATEGORY: 15 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	100.00	93.54- 95.52	93.10- 94.19	93.37- 95.55	N	62,731
ADAMS	79.40	86.68- 99.66	80.91-101.43	84.56- 97.80	Y	26,404
BANNOCK	28.37	81.44- 94.22	81.45- 96.92	77.22- 91.34	Y	23,178
BEAR LAKE	18.44	78.30- 93.62	67.57-100.00	78.45- 93.35	Y	13,942
BENEWAH	15.28	78.33- 92.71	72.77-100.00	74.27- 92.53	Y	20,980
BINGHAM	80.61	87.98- 95.60	NA	89.16- 93.40	Y	22,733
BLAINE	33.18	85.84- 92.42	85.32- 95.83	85.68- 92.96	Y	261,576
BOISE	60.08	86.84- 94.32	82.52- 95.06	86.30- 94.26	N	32,835
BONNER	59.32	87.85- 92.87	87.50- 92.11	85.93- 90.99	N	63,209
BONNEVILLE	.65	76.10- 87.16	74.94- 95.24	73.79- 85.17	Y	30,892
BOUNDARY	37.15	88.66-136.00	NA	79.37-116.95	Y	20,925
CAMAS	7.56	61.42- 93.16	NA	64.74- 86.48	Y	38,300
CANYON	14.25	87.08- 90.62	90.91- 92.96	84.16- 88.38	N	30,694
CARIBOU						
CASSIA	94.75	89.95- 99.55	NA	90.63-101.75	Y	20,480
CLEARWATER	38.53	90.58-133.24	NA	83.40-130.96	Y	29,167
CUSTER	62.45	78.09-110.21	NA	79.08-121.64	Y	17,400
ELMORE	64.46	81.06-104.10	NA	82.02-102.70	Y	25,333
FRANKLIN	43.76	96.20-125.52	NA	90.88-120.82	Y	19,667
FREMONT	68.56	86.44- 96.52	83.59- 99.74	82.04- 94.58	Y	42,384
GEM	1.33	70.98- 85.98	NA	71.46- 86.04	Y	33,417
GOODING	8.04	65.63- 92.67	NA	63.04- 88.02	Y	30,650
IDAHO	4.03	79.30- 89.68	80.00- 92.30	72.31- 84.69	Y	33,667
JEFFERSON	100.00	95.46-102.42	93.90-105.88	95.49-103.41	Y	19,195
JEROME	.01	71.51- 81.79	77.49- 85.50	68.39- 79.93	Y	23,342
KOOTENAI	31.55	87.35- 91.45	89.55- 93.75	82.64- 88.36	N	62,886
LATAH	35.73	69.95-104.51	NA	80.52-107.72	Y	32,083
LEMHI	60.70	97.55-118.89	91.88-117.61	83.19-105.11	Y	24,843
LINCOLN	69.23	79.99-110.15	NA	67.33-103.27	Y	35,000
MADISON	1.98	64.37- 86.71	65.10- 93.33	64.01- 85.79	Y	23,369
MINIDOKA	6.73	36.40- 96.62	NA	35.70- 96.38	Y	15,200
NEZ PERCE	98.76	93.69-105.37	NA	90.46-105.16	Y	30,540
ONEIDA	2.35	59.49- 86.09	NA	59.96- 77.28	Y	33,080
OWYHEE	87.21	88.26- 97.88	NA	87.99-100.77	Y	25,450
PAYETTE	99.93	98.82-104.70	NA	99.60-104.84	Y	31,231
POWER						
SHOSHONE	7.06	60.59- 92.17	NA	58.04- 87.72	Y	23,063
TETON	.00	67.54- 74.32	62.66- 77.93	56.33- 66.75	N	51,930
TWIN FALLS	52.80	84.67- 95.79	84.85- 97.62	83.39- 95.51	Y	26,217
VALLEY	53.45	86.22- 94.20	85.48- 96.99	84.77- 93.95	Y	53,214
WASHINGTON	40.25	77.76- 99.42	NA	76.34- 98.82	Y	32,250
	.20	87.80- 89.40				50,567

CAR435

TIME 11:16:44
 DATE 3/25/2002
 CATEGORY: 12 OR 18 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADAMS	7	752,175	894,300	85.01	91.52	82.59	84.11	1.01	13.80	23.16
BEAR LAKE	5	426,729	493,100	88.96	90.14	87.45	86.54	1.03	15.21	20.36
BINGHAM	26	2,191,022	2,601,400	84.87	86.43	83.92	84.22	1.01	11.92	14.94
BLAINE	8	3,938,022	4,487,000	82.75	86.65	81.52	87.77	.94	13.99	18.10
BOISE	15	1,555,636	2,020,500	78.60	81.79	76.49	76.99	1.02	15.77	23.54
BONNEVILLE	41	4,516,784	5,226,867	87.23	86.15	86.14	86.41	1.01	12.62	16.23
BUTTE	5	511,870	584,000	87.56	91.16	87.32	87.65	1.00	5.42	8.22
CAMAS	1									
CANYON	221	28,651,225	31,813,547	90.86	89.63	89.93	90.06	1.01	11.66	14.22
CARIBOU	4	365,141	455,200	78.90	77.57	78.60	80.22	.98	8.48	10.14
CASSIA	16	1,685,747	1,852,700	92.36	90.50	92.17	90.99	1.02	4.98	6.65
CLEARWATER	6	585,601	574,400	103.49	103.45	102.29	101.95	1.02	12.12	17.14
CUSTER	10	1,240,976	1,224,900	101.70	104.01	101.00	101.31	1.00	8.37	11.78
ELMORE	6	571,636	669,200	91.69	84.23	89.40	85.42	1.07	19.04	25.77
FRANKLIN	8	625,900	653,000	97.38	95.71	96.70	95.85	1.02	10.31	12.52
FREMONT	15	1,501,745	1,634,300	90.53	88.10	89.45	91.89	.99	12.41	15.84
GEM	47	5,812,440	6,457,505	91.24	90.18	90.72	90.01	1.01	7.33	11.03
IDAHO	28	5,221,505	5,479,798	94.93	95.68	93.20	95.29	1.00	14.73	19.89
JEFFERSON	34	3,553,631	3,839,903	92.22	91.27	91.84	92.54	1.00	7.90	9.27
LATAH	20	2,448,829	2,784,900	92.39	94.27	90.95	87.93	1.05	14.83	18.39
LEMHI	13	2,042,570	2,720,400	97.29	102.79	88.86	75.08	1.30	28.44	37.90
LEWIS	5	549,633	638,000	87.04	85.09	86.65	86.15	1.01	8.44	10.54
LINCOLN	5	372,012	378,000	99.18	97.71	98.08	98.42	1.01	11.50	16.06
MADISON	24	2,644,137	3,079,100	89.39	88.92	87.47	85.87	1.04	16.90	21.11
NEZ PERCE	12	1,713,715	1,946,800	87.76	86.90	87.46	88.03	1.00	6.21	8.69
OWYHEE	5	598,993	667,000	88.93	89.92	88.66	89.80	.99	5.64	8.49
PAYETTE	30	3,314,589	3,769,500	89.41	88.41	88.64	87.93	1.02	9.70	13.03
POWER	7	583,090	730,800	83.63	78.79	82.17	79.79	1.05	16.37	20.94
TETON	5	776,497	897,500	87.17	92.34	86.07	86.52	1.01	10.34	16.68
VALLEY	14	2,086,735	2,577,200	88.62	94.68	87.26	80.97	1.09	11.82	17.16
WASHINGTON	12	1,059,581	1,107,400	97.52	98.98	96.29	95.68	1.02	12.43	16.80
COMPLIANCE TEST	654	81,898,166	92,258,220	90.49			88.77	1.02		15.63
GRAND TOTAL	655									
CAR435										

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 DATE 3/25/2002
 CATEGORY: 12 OR 18 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADAMS	25.61	70.55- 99.47	NA	67.17-101.05	Y	127,757
BEAR LAKE	42.19	71.69-106.23	NA	68.06-105.02	Y	98,620
BINGHAM	2.48	80.62- 89.12	80.92- 91.88	79.69- 88.75	Y	100,054
BLAINE	10.60	72.71- 92.79	NA	82.60- 92.94	Y	560,875
BOISE	1.59	70.19- 87.01	68.67- 85.88	67.73- 86.25	Y	134,700
BONNEVILLE	10.52	83.59- 90.87	81.51- 91.02	82.87- 89.95	Y	127,485
BUTTE	24.41	80.70- 94.42	NA	81.08- 94.22	Y	116,800
CAMAS						
CANYON	83.88	89.43- 92.29	87.98- 92.97	88.73- 91.39	N	143,953
CARIBOU	3.24	69.49- 88.31	NA	70.97- 89.47	Y	113,800
CASSIA	92.76	89.67- 95.05	89.16- 95.33	87.73- 94.25	Y	115,794
CLEARWATER	73.44	88.90-118.08	NA	87.82-116.08	Y	95,733
CUSTER	96.54	94.75-108.65	NA	94.77-107.85	Y	122,490
ELMORE	50.80	72.25-111.13	NA	72.95- 97.89	Y	111,533
FRANKLIN	92.37	89.21-105.55	NA	88.67-103.03	Y	81,625
FREMONT	55.58	84.01- 97.05	80.60-104.08	84.63- 99.15	Y	108,953
GEM	80.10	88.83- 93.65	89.19- 91.93	88.04- 91.98	Y	137,394
IDAHO	91.07	88.86-101.00	87.84-101.41	92.00- 98.58	Y	195,707
JEFFERSON	93.51	89.81- 94.63	87.06- 98.03	90.11- 94.97	Y	112,938
LATAH	73.15	85.82- 98.96	79.07-101.64	82.21- 93.65	Y	139,245
LEMHI	63.65	79.07-115.51	71.67-118.70	54.85- 95.31	Y	209,262
LEWIS	25.27	78.30- 95.78	NA	76.32- 95.98	Y	127,600
LINCOLN	76.48	83.99-114.37	NA	85.73-111.11	Y	75,600
MADISON	43.78	82.79- 95.99	75.61- 99.32	79.36- 92.38	Y	128,296
NEZ PERCE	16.54	83.81- 91.71	83.64- 90.69	83.45- 92.61	Y	162,233
OWYHEE	38.19	81.74- 96.12	NA	82.85- 96.75	Y	133,400
PAYETTE	39.18	85.79- 93.03	85.47- 96.71	84.24- 91.62	Y	125,650
POWER	18.27	70.77- 96.49	NA	69.47- 90.11	Y	104,400
TETON	33.06	73.31-101.03	NA	72.43-100.61	Y	179,500
VALLEY	36.98	81.42- 95.82	79.81- 98.72	67.01- 94.93	Y	184,086
WASHINGTON	91.85	89.03-106.01	80.97-107.31	86.09-105.27	Y	92,283
	81.21	89.58- 91.40				141,068

CAR435

TIME 11:25:00
 DATE 3/25/2002
 CATEGORY: 12 OR 18 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADAMS	1									
BEAR LAKE	6	157,750	166,000	95.43	97.69	92.57	95.03	1.00	17.32	26.94
BENEWAH	28	1,110,850	1,110,910	92.37	89.89	82.61	99.99	.92	34.70	49.59
BINGHAM	1									
BLAINE	5	504,926	570,000	95.04	99.91	93.73	88.58	1.07	8.43	17.16
BOISE	9	311,836	500,700	91.22	98.00	80.79	62.28	1.46	28.81	43.41
CAMAS	5	166,871	191,500	87.03	87.28	85.08	87.14	1.00	18.21	23.60
CANYON	32	1,447,800	1,671,726	91.25	93.32	89.79	86.61	1.05	13.60	18.26
CASSIA	6	67,122	76,000	91.05	96.66	90.16	88.32	1.03	9.26	14.42
CLEARWATER	8	184,311	197,500	101.25	85.82	90.69	93.32	1.08	47.52	51.93
CUSTER	5	323,950	282,800	88.08	92.00	81.79	114.55	.77	22.15	37.56
ELMORE	7	212,384	258,600	86.68	82.98	84.12	82.13	1.06	20.78	27.54
FRANKLIN	2									
FREMONT	6	161,210	189,500	90.52	85.29	88.05	85.07	1.06	17.56	25.59
GEM	43	1,460,260	1,612,625	92.86	89.59	91.36	90.55	1.03	14.89	18.47
IDAHO	15	751,735	647,100	106.86	98.17	102.09	116.17	.92	27.51	31.10
JEFFERSON	2									
LEMHI	10	447,222	398,600	110.36	105.64	107.17	112.20	.98	19.49	24.37
LINCOLN	2									
MADISON	2									
NEZ PERCE	12	394,900	444,087	91.49	87.94	89.58	88.92	1.03	16.73	21.32
OWYHEE	5	93,214	103,000	92.83	90.00	92.18	90.50	1.03	8.70	13.54
PAYETTE	6	141,290	170,180	93.14	77.80	86.61	83.02	1.12	37.01	43.90
SHOSHONE	11	185,070	212,954	93.54	91.24	87.81	86.91	1.08	30.04	36.55
TETON	27	1,668,710	2,090,800	86.93	85.54	76.99	79.81	1.09	31.56	39.73
VALLEY	8	351,536	392,100	101.98	100.96	98.66	89.65	1.14	22.42	26.66
WASHINGTON	5	127,744	163,380	79.05	75.34	78.37	78.19	1.01	8.84	15.37
COMPLIANCE TEST	259	10,270,691	11,450,062	93.30			89.70	1.04		30.62
GRAND TOTAL	269									
CAR435										

TIME 11:25:00
 DATE 3/25/2002
 CATEGORY: 12 OR 18 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADAMS						
BEAR LAKE	57.46	74.28-116.58	NA	82.74-107.32	Y	27,667
BENEWAH	58.10	77.63-107.11	74.77-100.00	79.98-120.00	Y	39,675
BINGHAM						
BLAINE	68.15	79.49-110.59	NA	64.55-112.61	Y	114,000
BOISE	43.94	66.67-115.77	NA	40.57- 83.99	Y	55,633
CAMAS	34.80	67.44-106.62	NA	70.60-103.68	Y	38,300
CANYON	66.45	86.41- 96.09	83.01- 96.24	81.00- 92.22	Y	52,241
CASSIA	56.54	80.25-101.85	NA	77.32- 99.32	Y	12,667
CLEARWATER	39.18	66.02-136.48	NA	55.25-131.39	Y	24,688
CUSTER	34.53	56.54-119.62	NA	84.62-144.48	Y	56,560
ELMORE	34.20	69.15-104.21	NA	69.60- 94.66	Y	36,943
FRANKLIN						
FREMONT	47.37	71.46-109.58	NA	64.82-105.32	Y	31,583
GEM	86.29	88.56- 97.16	84.54- 94.25	86.55- 94.55	Y	37,503
IDAHO	60.52	91.75-121.97	82.74-143.12	101.62-130.72	Y	43,140
JEFFERSON						
LEMHI	46.33	94.77-125.95	NA	97.85-126.55	Y	39,860
LINCOLN						
MADISON						
NEZ PERCE	59.82	81.38-101.60	75.95-112.25	79.47- 98.37	Y	37,007
OWYHEE	66.05	80.85-104.81	NA	79.01-101.99	Y	20,600
PAYETTE	39.15	59.50-126.78	NA	53.80-112.24	Y	28,363
SHOSHONE	56.01	74.86-112.22	65.03-133.33	67.74-106.08	Y	19,359
TETON	32.30	75.59- 98.27	68.65-102.04	67.82- 91.80	Y	77,437
VALLEY	65.77	83.76-120.20	NA	72.33-106.97	Y	49,013
WASHINGTON	5.47	67.46- 90.64	NA	68.38- 88.00	Y	32,676
	96.85	90.38- 96.22				44,209

CAR435

TIME 14:28:10
 DATE 3/25/2002
 CATEGORY: 12 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	64	11,799,175	12,409,766	96.90	99.15	95.58	95.08	1.02	12.46	16.38
BANNOCK	18	2,042,567	2,133,800	96.73	95.12	94.62	95.72	1.01	17.72	21.69
BENEWAH	15	1,085,060	1,334,450	83.43	81.69	80.97	81.31	1.03	19.70	25.95
BONNER	116	14,844,101	16,519,588	92.47	92.11	90.97	89.86	1.03	14.10	17.96
BOUNDARY	22	2,024,160	2,372,500	84.72	88.46	83.36	85.32	.99	13.87	17.85
GOODING	17	2,352,082	2,525,400	94.19	94.93	93.88	93.14	1.01	6.22	8.15
JEROME	29	3,188,649	3,564,800	90.38	93.21	89.59	89.45	1.01	9.44	12.75
KOOTENAI	153	24,497,709	28,209,908	90.36	90.46	88.96	86.84	1.04	14.19	17.39
MINIDOKA	19	1,650,380	1,676,200	99.08	99.05	98.89	98.46	1.01	4.52	6.26
ONEIDA	8	518,135	724,800	83.95	68.92	77.80	71.49	1.17	35.62	44.37
SHOSHONE	17	873,340	1,078,015	82.42	86.37	78.12	81.01	1.02	23.84	30.43
TWIN FALLS	52	6,534,501	7,188,392	93.30	92.86	91.90	90.90	1.03	13.87	17.48
COMPLIANCE TEST	530	71,409,859	79,737,619	91.77			89.56	1.02		17.89
GRAND TOTAL CAR435	530									

TIME 14:28:10
 DATE 3/25/2002
 CATEGORY: 12 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	99.97	93.64-100.16	94.89-101.62	91.61- 98.55	Y	193,903
BANNOCK	89.65	88.12-105.34	82.04-109.73	87.61-103.83	Y	118,544
BENEWAH	12.95	73.59- 93.27	68.28- 96.57	71.78- 90.84	Y	88,963
BONNER	94.54	89.93- 95.01	88.72- 95.41	87.24- 92.48	N	142,410
BOUNDARY	5.83	79.17- 90.27	74.06- 92.72	80.16- 90.48	Y	107,841
GOODING	98.05	90.94- 97.44	90.03- 99.68	90.66- 95.62	Y	148,553
JEROME	56.99	86.74- 94.02	87.00- 96.85	85.83- 93.07	Y	122,924
KOOTENAI	61.16	88.27- 92.45	87.40- 93.65	84.36- 89.32	N	184,378
MINIDOKA	100.00	96.61-101.55	95.96-101.04	96.12-100.80	Y	88,221
ONEIDA	28.58	58.99-108.91	NA	56.08- 86.90	Y	90,600
SHOSHONE	11.52	71.80- 93.04	65.36-102.68	71.13- 90.89	Y	63,413
TWIN FALLS	92.78	89.58- 97.02	88.91- 96.85	86.59- 95.21	Y	138,238
	99.34	90.60- 92.94				150,448

CAR435

TIME 14:29:38
 DATE 3/25/2002
 CATEGORY: 12 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	8	1,096,500	1,248,500	93.18	83.76	89.12	87.83	1.06	25.36	33.97
BANNOCK	6	120,675	146,500	84.08	81.66	83.14	82.37	1.02	13.63	16.88
BONNER	8	167,309	206,500	84.09	69.54	78.36	81.02	1.04	36.67	43.85
BOUNDARY	15	289,786	380,050	77.18	75.88	72.86	76.25	1.01	29.06	35.01
GOODING	9	174,857	213,900	88.75	90.26	85.37	81.75	1.09	22.83	28.51
JEROME	9	159,724	211,600	86.54	79.86	82.80	75.48	1.15	23.90	30.46
KOOTENAI	81	4,849,597	6,166,991	88.41	90.50	85.14	78.64	1.12	20.22	26.40
LATAH	2									
ONEIDA	5	119,896	170,750	68.16	69.44	66.95	70.22	.97	15.90	20.67
TWIN FALLS	7	428,194	502,000	95.69	95.52	94.43	85.30	1.12	11.99	17.46
COMPLIANCE TEST	148	7,406,538	9,246,791	86.69			80.10	1.08		27.66
GRAND TOTAL	150									
CAR435										

TIME 14:29:38
 DATE 3/25/2002
 CATEGORY: 12 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	51.96	71.98-114.38	NA	78.58- 97.08	Y	156,063
BANNOCK	17.35	72.41- 95.75	NA	73.77- 90.97	Y	24,417
BONNER	28.84	59.39-108.79	NA	62.62- 99.42	Y	25,813
BOUNDARY	4.36	64.89- 89.47	50.04- 92.87	61.90- 90.60	Y	25,337
GOODING	42.49	73.06-104.44	NA	66.94- 96.56	Y	23,767
JEROME	33.79	70.20-102.88	NA	55.93- 95.03	Y	23,511
KOOTENAI	27.00	84.14- 92.68	82.32- 94.77	72.45- 84.83	Y	76,136
LATAH						
ONEIDA	1.15	54.73- 81.59	NA	55.10- 85.34	Y	34,150
TWIN FALLS	76.67	83.42-107.96	NA	70.59-100.01	Y	71,714
	4.65	83.45- 89.93				62,478
CAR435						

TIME 14:30:28
 DATE 3/25/2002
 CATEGORY: 18 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
BANNOCK	13	2,212,220	2,383,400	92.65	92.63	90.66	92.82	1.00	15.05	21.31
BONNER	6	277,616	333,500	98.09	89.48	93.12	83.24	1.18	30.98	36.96
COMPLIANCE TEST	19	2,489,836	2,716,900	94.37			91.64	1.03		26.49
GRAND TOTAL CAR435	19									

TIME 14:30:28
DATE 3/25/2002
CATEGORY: 18 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST	AVERAGE
	OF 90/110%	MEAN	MEDIAN	SALES		
	ACTUAL AVE			WTD AVE	Y/N	OR VALUE
BANNOCK	67.74	82.89-102.41	85.80-101.02	84.62-101.02	Y	183,338
BONNER	46.72	68.27-127.91	NA	67.58- 98.90	Y	55,583
	76.51	84.43-104.31				142,995

CAR435

TIME 14:31:11
 DATE 3/25/2002
 CATEGORY: 18 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
BANNOCK	7	160,844	233,150	77.63	81.68	71.32	68.99	1.13	27.36	38.75
BONNER	119	5,008,318	5,953,153	89.88	88.36	85.12	84.13	1.07	24.73	31.68
LATAH	4	201,962	247,000	81.16	92.29	70.65	81.77	.99	28.15	47.88
COMPLIANCE TEST	130	5,371,124	6,433,303	88.95			83.49	1.07		32.16
GRAND TOTAL	130									
CAR435										

TIME 14:31:11
 DATE 3/25/2002
 CATEGORY: 18 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:		SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE		
		MEAN	MEDIAN					
BANNOCK	14.45	55.54-	99.72	NA	44.10-	93.88 Y	33,307	
BONNER	48.17	85.59-	94.17	85.11-	93.75	79.52-	88.74 N	50,026
LATAH	22.28	35.44-	126.88	NA	52.71-	110.83 Y	61,750	
	33.79	84.82-	93.08				49,487	

CAR435

TIME 16:20:47
 DATE 4/02/2002

2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

CATEGORY: 12 OR 18 IMPROVED

12 IMPROVED

18 IMPROVED

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	64	11,799,175	12,409,766	96.90	99.15	95.58	95.08	1.02	12.46	16.38
ADAMS	7	752,175	894,300	85.01	91.52	82.59	84.11	1.01	13.80	23.16
BANNOCK	31	4,254,787	4,517,200	95.02	94.32	92.94	94.19	1.01	16.68	21.30
BEAR LAKE	5	426,729	493,100	88.96	90.14	87.45	86.54	1.03	15.21	20.36
BENEWAH	15	1,085,060	1,334,450	83.43	81.69	80.97	81.31	1.03	19.70	25.95
BINGHAM	26	2,191,022	2,601,400	84.87	86.43	83.92	84.22	1.01	11.92	14.94
BLAINE	8	3,938,022	4,487,000	82.75	86.65	81.52	87.77	.94	13.99	18.10
BOISE	15	1,555,636	2,020,500	78.60	81.79	76.49	76.99	1.02	15.77	23.54
BONNER	122	15,121,717	16,853,088	92.75	92.11	91.08	89.73	1.03	14.88	19.22
BONNEVILLE	41	4,516,784	5,226,867	87.23	86.15	86.14	86.41	1.01	12.62	16.23
BOUNDARY	22	2,024,160	2,372,500	84.72	88.46	83.36	85.32	.99	13.87	17.85
BUTTE	5	511,870	584,000	87.56	91.16	87.32	87.65	1.00	5.42	8.22
CAMAS	1									
CANYON	221	28,651,225	31,813,547	90.86	89.63	89.93	90.06	1.01	11.66	14.22
CARIBOU	4	365,141	455,200	78.90	77.57	78.60	80.22	.98	8.48	10.14
CASSIA	16	1,685,747	1,852,700	92.36	90.50	92.17	90.99	1.02	4.98	6.65
CLEARWATER	6	585,601	574,400	103.49	103.45	102.29	101.95	1.02	12.12	17.14
CUSTER	10	1,240,976	1,224,900	101.70	104.01	101.00	101.31	1.00	8.37	11.78
ELMORE	6	571,636	669,200	91.69	84.23	89.40	85.42	1.07	19.04	25.77
FRANKLIN	8	625,900	653,000	97.38	95.71	96.70	95.85	1.02	10.31	12.52
FREMONT	15	1,501,745	1,634,300	90.53	88.10	89.45	91.89	.99	12.41	15.84
GEM	47	5,812,440	6,457,505	91.24	90.18	90.72	90.01	1.01	7.33	11.03
GOODING	17	2,352,082	2,525,400	94.19	94.93	93.88	93.14	1.01	6.22	8.15
IDAHO	28	5,221,505	5,479,798	94.93	95.68	93.20	95.29	1.00	14.73	19.89
JEFFERSON	34	3,553,631	3,839,903	92.22	91.27	91.84	92.54	1.00	7.90	9.27
JEROME	29	3,188,649	3,564,800	90.38	93.21	89.59	89.45	1.01	9.44	12.75
KOOTENAI	153	24,497,709	28,209,908	90.36	90.46	88.96	86.84	1.04	14.19	17.39
LATAH	20	2,448,829	2,784,900	92.39	94.27	90.95	87.93	1.05	14.83	18.39
LEMHI	13	2,042,570	2,720,400	97.29	102.79	88.86	75.08	1.30	28.44	37.90
LEWIS	5	549,633	638,000	87.04	85.09	86.65	86.15	1.01	8.44	10.54
LINCOLN	5	372,012	378,000	99.18	97.71	98.08	98.42	1.01	11.50	16.06
MADISON	24	2,644,137	3,079,100	89.39	88.92	87.47	85.87	1.04	16.90	21.11
MINIDOKA	19	1,650,380	1,676,200	99.08	99.05	98.89	98.46	1.01	4.52	6.26
NEZ PERCE	12	1,713,715	1,946,800	87.76	86.90	87.46	88.03	1.00	6.21	8.69
ONEIDA	8	518,135	724,800	83.95	68.92	77.80	71.49	1.17	35.62	44.37
OWYHEE	5	598,993	667,000	88.93	89.92	88.66	89.80	.99	5.64	8.49
PAYETTE	30	3,314,589	3,769,500	89.41	88.41	88.64	87.93	1.02	9.70	13.03
POWER	7	583,090	730,800	83.63	78.79	82.17	79.79	1.05	16.37	20.94
SHOSHONE	17	873,340	1,078,015	82.42	86.37	78.12	81.01	1.02	23.84	30.43
TETON	5	776,497	897,500	87.17	92.34	86.07	86.52	1.01	10.34	16.68
TWIN FALLS	52	6,534,501	7,188,392	93.30	92.86	91.90	90.90	1.03	13.87	17.48
VALLEY	14	2,086,735	2,577,200	88.62	94.68	87.26	80.97	1.09	11.82	17.16
WASHINGTON	12	1,059,581	1,107,400	97.52	98.98	96.29	95.68	1.02	12.43	16.80
COMPLIANCE TEST	1,203	155,797,861	174,712,739	91.12			89.17	1.02		16.90
GRAND TOTAL	1,204									
CAR435										

TIME 16:20:47
 DATE 4/02/2002
 CATEGORY: 12 OR 18 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 02

12 IMPROVED

18 IMPROVED

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	99.97	93.64-100.16	94.89-101.62	91.61- 98.55	Y	193,903
ADAMS	25.61	70.55- 99.47	NA	67.17-101.05	Y	127,757
BANNOCK	91.64	89.04-101.00	85.80-101.02	88.93- 99.45	Y	145,716
BEAR LAKE	42.19	71.69-106.23	NA	68.06-105.02	Y	98,620
BENEWAH	12.95	73.59- 93.27	68.28- 96.57	71.78- 90.84	Y	88,963
BINGHAM	2.48	80.62- 89.12	80.92- 91.88	79.69- 88.75	Y	100,054
BLAINE	10.60	72.71- 92.79	NA	82.60- 92.94	Y	560,875
BOISE	1.59	70.19- 87.01	68.67- 85.88	67.73- 86.25	Y	134,700
BONNER	95.58	90.09- 95.41	88.72- 95.41	87.15- 92.31	N	138,140
BONNEVILLE	10.52	83.59- 90.87	81.51- 91.02	82.87- 89.95	Y	127,485
BOUNDARY	5.83	79.17- 90.27	74.06- 92.72	80.16- 90.48	Y	107,841
BUTTE	24.41	80.70- 94.42	NA	81.08- 94.22	Y	116,800
CAMAS						
CANYON	83.88	89.43- 92.29	87.98- 92.97	88.73- 91.39	N	143,953
CARIBOU	3.24	69.49- 88.31	NA	70.97- 89.47	Y	113,800
CASSIA	92.76	89.67- 95.05	89.16- 95.33	87.73- 94.25	Y	115,794
CLEARWATER	73.44	88.90-118.08	NA	87.82-116.08	Y	95,733
CUSTER	96.54	94.75-108.65	NA	94.77-107.85	Y	122,490
ELMORE	50.80	72.25-111.13	NA	72.95- 97.89	Y	111,533
FRANKLIN	92.37	89.21-105.55	NA	88.67-103.03	Y	81,625
FREMONT	55.58	84.01- 97.05	80.60-104.08	84.63- 99.15	Y	108,953
GEM	80.10	88.83- 93.65	89.19- 91.93	88.04- 91.98	Y	137,394
GOODING	98.05	90.94- 97.44	90.03- 99.68	90.66- 95.62	Y	148,553
IDAHO	91.07	88.86-101.00	87.84-101.41	92.00- 98.58	Y	195,707
JEFFERSON	93.51	89.81- 94.63	87.06- 98.03	90.11- 94.97	Y	112,938
JEROME	56.99	86.74- 94.02	87.00- 96.85	85.83- 93.07	Y	122,924
KOOTENAI	61.16	88.27- 92.45	87.40- 93.65	84.36- 89.32	N	184,378
LATAH	73.15	85.82- 98.96	79.07-101.64	82.21- 93.65	Y	139,245
LEMHI	63.65	79.07-115.51	71.67-118.70	54.85- 95.31	Y	209,262
LEWIS	25.27	78.30- 95.78	NA	76.32- 95.98	Y	127,600
LINCOLN	76.48	83.99-114.37	NA	85.73-111.11	Y	75,600
MADISON	43.78	82.79- 95.99	75.61- 99.32	79.36- 92.38	Y	128,296
MINIDOKA	100.00	96.61-101.55	95.96-101.04	96.12-100.80	Y	88,221
NEZ PERCE	16.54	83.81- 91.71	83.64- 90.69	83.45- 92.61	Y	162,233
ONEIDA	28.58	58.99-108.91	NA	56.08- 86.90	Y	90,600
OWYHEE	38.19	81.74- 96.12	NA	82.85- 96.75	Y	133,400
PAYETTE	39.18	85.79- 93.03	85.47- 96.71	84.24- 91.62	Y	125,650
POWER	18.27	70.77- 96.49	NA	69.47- 90.11	Y	104,400
SHOSHONE	11.52	71.80- 93.04	65.36-102.68	71.13- 90.89	Y	63,413
TETON	33.06	73.31-101.03	NA	72.43-100.61	Y	179,500
TWIN FALLS	92.78	89.58- 97.02	88.91- 96.85	86.59- 95.21	Y	138,238
VALLEY	36.98	81.42- 95.82	79.81- 98.72	67.01- 94.93	Y	184,086
WASHINGTON	91.85	89.03-106.01	80.97-107.31	86.09-105.27	Y	92,283
	99.42	90.39- 91.85				145,231

CAR435

TIME 16:22:48
 DATE 4/02/2002

2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

CATEGORY: 12 OR 18 UNIMPROVED

12 UNIMPROVED

18 UNIMPROVED

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	8	1,096,500	1,248,500	93.18	83.76	89.12	87.83	1.06	25.36	33.97
ADAMS	1									
BANNOCK	13	281,519	379,650	80.61	81.68	76.55	74.15	1.09	21.02	29.03
BEAR LAKE	6	157,750	166,000	95.43	97.69	92.57	95.03	1.00	17.32	26.94
BENEWAH	28	1,110,850	1,110,910	92.37	89.89	82.61	99.99	.92	34.70	49.59
BINGHAM	1									
BLAINE	5	504,926	570,000	95.04	99.91	93.73	88.58	1.07	8.43	17.16
BOISE	9	311,836	500,700	91.22	98.00	80.79	62.28	1.46	28.81	43.41
BONNER	127	5,175,627	6,159,653	89.52	87.50	84.68	84.02	1.07	25.47	32.31
BOUNDARY	15	289,786	380,050	77.18	75.88	72.86	76.25	1.01	29.06	35.01
CAMAS	5	166,871	191,500	87.03	87.28	85.08	87.14	1.00	18.21	23.60
CANYON	32	1,447,800	1,671,726	91.25	93.32	89.79	86.61	1.05	13.60	18.26
CASSIA	6	67,122	76,000	91.05	96.66	90.16	88.32	1.03	9.26	14.42
CLEARWATER	8	184,311	197,500	101.25	85.82	90.69	93.32	1.08	47.52	51.93
CUSTER	5	323,950	282,800	88.08	92.00	81.79	114.55	.77	22.15	37.56
ELMORE	7	212,384	258,600	86.68	82.98	84.12	82.13	1.06	20.78	27.54
FRANKLIN	2									
FREMONT	6	161,210	189,500	90.52	85.29	88.05	85.07	1.06	17.56	25.59
GEM	43	1,460,260	1,612,625	92.86	89.59	91.36	90.55	1.03	14.89	18.47
GOODING	9	174,857	213,900	88.75	90.26	85.37	81.75	1.09	22.83	28.51
IDAHO	15	751,735	647,100	106.86	98.17	102.09	116.17	.92	27.51	31.10
JEFFERSON	2									
JEROME	9	159,724	211,600	86.54	79.86	82.80	75.48	1.15	23.90	30.46
KOOTENAI	81	4,849,597	6,166,991	88.41	90.50	85.14	78.64	1.12	20.22	26.40
LATAH	6	232,762	294,500	74.43	85.05	65.31	79.04	.94	29.99	47.63
LEMHI	10	447,222	398,600	110.36	105.64	107.17	112.20	.98	19.49	24.37
LINCOLN	2									
MADISON	2									
NEZ PERCE	12	394,900	444,087	91.49	87.94	89.58	88.92	1.03	16.73	21.32
ONEIDA	5	119,896	170,750	68.16	69.44	66.95	70.22	.97	15.90	20.67
OWYHEE	5	93,214	103,000	92.83	90.00	92.18	90.50	1.03	8.70	13.54
PAYETTE	6	141,290	170,180	93.14	77.80	86.61	83.02	1.12	37.01	43.90
SHOSHONE	11	185,070	212,954	93.54	91.24	87.81	86.91	1.08	30.04	36.55
TETON	27	1,668,710	2,090,800	86.93	85.54	76.99	79.81	1.09	31.56	39.73
TWIN FALLS	7	428,194	502,000	95.69	95.52	94.43	85.30	1.12	11.99	17.46
VALLEY	8	351,536	392,100	101.98	100.96	98.66	89.65	1.14	22.42	26.66
WASHINGTON	5	127,744	163,380	79.05	75.34	78.37	78.19	1.01	8.84	15.37
COMPLIANCE TEST	539	23,079,153	27,177,656	90.31			84.92	1.06		30.29
GRAND TOTAL	549									
CAR435										

TIME 16:22:48
 DATE 4/02/2002
 CATEGORY: 12 OR 18 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

12 UNIMPROVED

18 UNIMPROVED

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	51.96	71.98-114.38	NA	78.58- 97.08	Y	156,063
ADAMS						
BANNOCK	8.64	69.04- 92.18	71.43- 95.34	59.50- 88.80	Y	29,204
BEAR LAKE	57.46	74.28-116.58	NA	82.74-107.32	Y	27,667
BENEWAH	58.10	77.63-107.11	74.77-100.00	79.98-120.00	Y	39,675
BINGHAM						
BLAINE	68.15	79.49-110.59	NA	64.55-112.61	Y	114,000
BOISE	43.94	66.67-115.77	NA	40.57- 83.99	Y	55,633
BONNER	42.59	85.30- 93.74	84.00- 93.05	79.55- 88.49	N	48,501
BOUNDARY	4.36	64.89- 89.47	50.04- 92.87	61.90- 90.60	Y	25,337
CAMAS	34.80	67.44-106.62	NA	70.60-103.68	Y	38,300
CANYON	66.45	86.41- 96.09	83.01- 96.24	81.00- 92.22	Y	52,241
CASSIA	56.54	80.25-101.85	NA	77.32- 99.32	Y	12,667
CLEARWATER	39.18	66.02-136.48	NA	55.25-131.39	Y	24,688
CUSTER	34.53	56.54-119.62	NA	84.62-144.48	Y	56,560
ELMORE	34.20	69.15-104.21	NA	69.60- 94.66	Y	36,943
FRANKLIN						
FREMONT	47.37	71.46-109.58	NA	64.82-105.32	Y	31,583
GEM	86.29	88.56- 97.16	84.54- 94.25	86.55- 94.55	Y	37,503
GOODING	42.49	73.06-104.44	NA	66.94- 96.56	Y	23,767
IDAHO	60.52	91.75-121.97	82.74-143.12	101.62-130.72	Y	43,140
JEFFERSON						
JEROME	33.79	70.20-102.88	NA	55.93- 95.03	Y	23,511
KOOTENAI	27.00	84.14- 92.68	82.32- 94.77	72.45- 84.83	Y	76,136
LATAH	13.69	45.27-103.59	NA	57.76-100.32	Y	49,083
LEMHI	46.33	94.77-125.95	NA	97.85-126.55	Y	39,860
LINCOLN						
MADISON						
NEZ PERCE	59.82	81.38-101.60	75.95-112.25	79.47- 98.37	Y	37,007
ONEIDA	1.15	54.73- 81.59	NA	55.10- 85.34	Y	34,150
OWYHEE	66.05	80.85-104.81	NA	79.01-101.99	Y	20,600
PAYETTE	39.15	59.50-126.78	NA	53.80-112.24	Y	28,363
SHOSHONE	56.01	74.86-112.22	65.03-133.33	67.74-106.08	Y	19,359
TETON	32.30	75.59- 98.27	68.65-102.04	67.82- 91.80	Y	77,437
TWIN FALLS	76.67	83.42-107.96	NA	70.59-100.01	Y	71,714
VALLEY	65.77	83.76-120.20	NA	72.33-106.97	Y	49,013
WASHINGTON	5.47	67.46- 90.64	NA	68.38- 88.00	Y	32,676
	60.37	88.37- 92.25				50,422

CAR435

TIME 14:00:44
 DATE 3/25/2002
 CATEGORY: 21 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	81	75,007,500	84,915,079	86.07	87.95	83.81	88.33	.97	17.86	22.12
ADAMS	5	199,087	199,500	99.81	97.97	99.46	99.79	1.00	6.99	9.27
BANNOCK	13	2,016,187	2,531,000	86.07	88.92	84.86	79.66	1.08	12.36	16.44
BENEWAH	1									
BINGHAM	5	311,645	273,001	113.53	131.18	109.58	114.16	.99	17.05	27.39
BLAINE	13	3,677,422	5,305,000	71.45	71.60	67.47	69.32	1.03	26.76	31.99
BOISE	1									
BONNER	9	3,413,816	3,355,000	105.89	97.58	102.01	101.75	1.04	22.18	29.72
BONNEVILLE	26	5,078,430	5,335,600	87.62	93.57	84.32	95.18	.92	20.13	27.17
CANYON	54	15,695,375	16,688,533	93.17	94.40	92.35	94.05	.99	10.11	13.09
CARIBOU	4	186,100	215,000	85.54	86.27	84.84	86.56	.99	12.25	14.66
CASSIA	10	1,140,079	1,257,100	92.67	92.72	91.76	90.69	1.02	9.22	14.34
CLEARWATER	4	240,998	297,000	81.08	83.40	76.67	81.14	1.00	30.79	37.10
CUSTER	2									
ELMORE	8	821,239	960,500	78.50	84.22	73.68	85.50	.92	26.73	35.15
FRANKLIN	3	195,000	247,000	79.41	77.92	78.98	78.95	1.01	8.69	12.90
FREMONT	6	452,538	454,000	96.96	101.58	95.93	99.68	.97	7.91	14.70
GEM	5	1,364,918	1,581,200	85.21	85.38	85.02	86.32	.99	5.94	7.49
GOODING	9	713,447	896,600	83.56	90.38	81.94	79.57	1.05	15.46	20.22
IDAHO	6	639,437	730,300	95.44	91.38	93.67	87.56	1.09	16.41	21.78
JEFFERSON	5	382,430	378,000	100.31	98.87	100.25	101.17	.99	2.18	3.93
JEROME	10	814,382	874,700	90.27	99.44	88.48	93.10	.97	13.52	19.81
KOOTENAI	47	17,241,154	19,851,508	86.81	89.37	84.87	86.85	1.00	16.06	20.93
LATAH	14	2,835,391	3,247,500	82.87	88.56	81.40	87.31	.95	14.15	18.75
LEMHI	7	443,880	562,600	72.85	74.02	70.71	78.90	.92	20.56	25.88
LEWIS	7	616,026	629,700	95.63	91.34	94.22	97.83	.98	13.87	19.07
LINCOLN	2									
MADISON	5	2,088,198	2,310,000	100.34	94.90	97.55	90.40	1.11	19.44	25.37
MINIDOKA	7	466,431	631,005	93.11	76.44	84.74	73.92	1.26	43.32	50.20
NEZ PERCE	14	1,986,096	2,176,994	89.46	88.76	87.98	91.23	.98	13.71	18.58
ONEIDA	1									
OWYHEE	6	382,733	393,500	98.94	93.29	97.10	97.26	1.02	17.04	21.86
PAYETTE	6	467,830	484,500	98.10	94.10	95.88	96.56	1.02	16.39	23.28
POWER	5	367,330	403,000	90.76	92.32	89.24	91.15	1.00	14.44	20.75
SHOSHONE	3	193,180	285,000	86.01	102.83	81.80	67.78	1.27	17.14	35.10
TETON	3	568,834	669,100	82.15	87.24	80.98	85.01	.97	12.06	19.94
TWIN FALLS	22	6,054,157	6,390,300	93.65	93.04	91.58	94.74	.99	16.34	21.01
VALLEY	1									
WASHINGTON	6	732,350	1,245,836	67.52	58.65	64.40	58.78	1.15	22.30	38.79
COMPLIANCE TEST	428	146,793,620	165,774,656	88.73			88.55	1.00		21.32
GRAND TOTAL	436									
CAR435										

TIME 14:00:44
 DATE 3/25/2002
 CATEGORY: 21 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN				
ADA	3.16	82.59- 89.55	79.17- 93.25	83.15- 93.51	Y	1,048,334	
ADAMS	92.68	90.99-108.63	NA	91.22-108.36	Y	39,900	
BANNOCK	16.83	79.07- 93.07	77.04- 95.81	73.55- 85.77	Y	194,692	
BENEWAH							
BINGHAM	32.32	83.88-143.18	NA	86.17-142.15	Y	54,600	
BLAINE	.64	60.15- 82.75	56.77- 95.04	57.29- 81.35	Y	408,077	
BOISE							
BONNER	56.32	86.38-125.40	NA	89.19-114.31	Y	372,778	
BONNEVILLE	30.73	79.64- 95.60	80.09- 99.30	81.64-108.72	Y	205,215	
CANYON	97.19	90.44- 95.90	91.07- 98.40	90.96- 97.14	Y	309,047	
CARIBOU	24.92	70.78-100.30	NA	70.37-102.75	Y	53,750	
CASSIA	72.83	84.97-100.37	NA	86.57- 94.81	Y	125,710	
CLEARWATER	22.23	45.70-116.46	NA	41.12-121.16	Y	74,250	
CUSTER							
ELMORE	13.12	60.02- 96.98	NA	58.91-112.09	Y	120,063	
FRANKLIN	8.98	62.14- 96.68	NA	65.61- 92.29	Y	82,333	
FREMONT	81.99	85.24-108.68	NA	90.17-109.19	Y	75,667	
GEM	8.37	79.13- 91.29	NA	82.93- 89.71	Y	316,240	
GOODING	14.22	73.08- 94.04	NA	69.14- 90.00	Y	99,622	
IDAHO	65.16	78.33-112.55	NA	77.10- 98.02	Y	121,717	
JEFFERSON	99.52	96.56-104.06	NA	96.82-105.52	Y	75,600	
JEROME	51.50	79.90-100.64	NA	82.56-103.64	Y	87,470	
KOOTENAI	11.44	82.45- 91.17	81.32- 93.78	82.92- 90.78	Y	422,373	
LATAH	5.49	75.52- 90.22	69.38- 95.12	78.99- 95.63	Y	231,964	
LEMHI	2.54	59.01- 86.69	NA	66.27- 91.53	Y	80,371	
LEWIS	73.61	82.23-109.03	NA	81.04-114.62	Y	89,957	
LINCOLN							
MADISON	57.05	76.07-124.61	NA	74.75-106.05	Y	462,000	
MINIDOKA	37.90	58.78-127.44	NA	50.29- 97.55	Y	90,144	
NEZ PERCE	45.23	81.59- 97.33	82.83- 99.43	79.08-103.38	Y	155,500	
ONEIDA							
OWYHEE	68.82	81.15-116.73	NA	82.67-111.85	Y	65,583	
PAYETTE	65.86	79.31-116.89	NA	83.12-110.00	Y	80,750	
POWER	49.16	72.81-108.71	NA	64.99-117.31	Y	80,600	
SHOSHONE	26.90	35.12-136.90	NA	14.96-120.60	Y	95,000	
TETON	19.77	54.53-109.77	NA	58.32-111.70	Y	223,033	
TWIN FALLS	80.25	86.43-100.87	83.77-104.84	89.66- 99.82	Y	290,468	
VALLEY							
WASHINGTON	3.94	45.97- 89.07	NA	49.19- 68.37	Y	207,639	
	8.24	87.23- 90.23				387,324	

CAR435

TIME 14:16:29
 DATE 3/25/2002
 CATEGORY: 21 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	45	19,215,400	20,139,818	98.92	99.98	97.93	95.41	1.04	8.44	14.13
BANNOCK	7	409,300	509,645	84.44	87.00	83.97	80.31	1.05	8.13	11.18
BLAINE	7	415,983	514,200	81.96	89.59	80.73	80.90	1.01	9.52	17.40
BOISE	1									
BONNER	7	293,539	374,000	79.22	78.40	76.07	78.49	1.01	23.09	28.69
BONNEVILLE	4	307,157	332,200	86.46	88.15	85.81	92.46	.94	10.87	13.94
CAMAS	3	64,435	90,300	69.61	67.59	69.09	71.36	.98	10.24	15.11
CANYON	20	4,256,800	4,349,478	97.94	100.17	97.56	97.87	1.00	6.67	8.89
CLEARWATER	1									
ELMORE	1									
FREMONT	1									
GOODING	2									
KOOTENAI	26	3,569,168	3,925,579	92.75	92.57	91.25	90.92	1.02	13.96	18.18
LATAH	1									
LINCOLN	1									
MADISON	1									
NEZ PERCE	2									
ONEIDA	1									
POWER	3	110,819	94,100	184.00	142.86	156.48	117.77	1.56	57.22	69.39
SHOSHONE	4	273,830	298,010	73.58	77.16	69.12	91.89	.80	31.32	38.77
TETON	2									
VALLEY	3	95,000	80,000	125.20	117.00	124.29	118.75	1.05	10.03	15.16
WASHINGTON	4	191,076	215,000	91.13	89.11	90.74	88.87	1.03	8.92	10.79
COMPLIANCE TEST	133	29,202,507	30,922,330	95.35			94.44	1.01		22.11
GRAND TOTAL	147									
CAR435										

TIME 14:16:29
 DATE 3/25/2002
 CATEGORY: 21 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:		SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN			
ADA	100.00	95.49-102.35	99.25-100.03	89.22-101.60	Y	447,552
BANNOCK	8.48	77.51- 91.37	NA	70.96- 89.66	Y	72,806
BLAINE	9.22	71.48- 92.44	NA	69.71- 92.09	Y	73,457
BOISE						
BONNER	12.23	62.53- 95.91	NA	62.46- 94.52	Y	53,429
BONNEVILLE	28.42	72.28-100.64	NA	84.41-100.51	Y	83,050
CAMAS	2.82	51.87- 87.35	NA	54.19- 88.53	Y	30,100
CANYON	99.97	94.57-101.31	91.43-102.94	94.52-101.22	Y	217,474
CLEARWATER						
ELMORE						
FREMONT						
GOODING						
KOOTENAI	79.33	87.10- 98.40	87.68- 99.18	86.79- 95.05	Y	150,984
LATAH						
LINCOLN						
MADISON						
NEZ PERCE						
ONEIDA						
POWER	4.54	.00-399.25	NA	.00-257.78	Y	31,367
SHOSHONE	12.47	40.02-107.14	NA	76.83-106.95	Y	74,503
TETON						
VALLEY	10.75	93.20-157.20	NA	102.69-134.81	Y	26,667
WASHINGTON	56.80	79.57-102.69	NA	76.73-101.01	Y	53,750
	99.83	92.34- 98.36				232,499

CAR435

TIME 11:29:31
 DATE 3/25/2002
 CATEGORY: 13 OR 16 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	5	2,957,000	3,403,000	86.33	80.30	84.57	86.89	.99	17.37	23.68
BENEWAH	1									
BONNER	6	1,301,539	1,420,000	90.39	94.08	89.56	91.66	.99	8.63	13.96
BONNEVILLE	4	426,418	535,340	75.26	75.47	73.29	79.65	.94	18.10	25.90
CANYON	7	1,477,050	1,616,450	92.76	93.05	92.28	91.38	1.02	8.03	10.83
CASSIA	1									
CUSTER	1									
FREMONT	1									
IDAHO	2									
JEFFERSON	1									
KOOTENAI	3	1,473,846	1,812,500	88.51	68.12	81.03	81.32	1.09	43.01	53.51
NEZ PERCE	1									
ONEIDA	1									
PAYETTE	1									
SHOSHONE	1									
VALLEY	1									
WASHINGTON	3	868,509	801,088	104.52	102.98	103.23	108.42	.96	13.03	19.30
COMPLIANCE TEST	28	8,504,362	9,588,378	89.41			88.69	1.01		20.99
GRAND TOTAL	40									
CAR435										

TIME 11:29:31
 DATE 3/25/2002
 CATEGORY: 13 OR 16 IMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:		SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN			
ADA	32.39	66.84-105.82	NA	63.97-109.81	Y	680,600
BENEWAH						
BONNER	52.24	80.01-100.77	NA	79.73-103.59	Y	236,667
BONNEVILLE	9.49	52.33- 98.19	NA	64.52- 94.78	Y	133,835
CANYON	75.07	85.38-100.14	NA	81.49-101.27	Y	230,921
CASSIA						
CUSTER						
FREMONT						
IDAHO						
JEFFERSON						
KOOTENAI	22.37	8.67-168.35	NA	26.45-136.19	Y	604,167
NEZ PERCE						
ONEIDA						
PAYETTE						
SHOSHONE						
VALLEY						
WASHINGTON	48.87	70.51-138.53	NA	75.51-141.33	Y	267,029
	43.46	83.37- 95.45				342,442
CAR435						

TIME 11:30:51
 DATE 3/25/2002
 CATEGORY: 13 OR 16 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	5	2,585,500	2,794,633	93.50	99.15	89.48	92.52	1.01	16.82	29.65
BOISE	1									
BONNEVILLE	2									
CANYON	8	1,493,700	1,479,126	95.58	98.97	94.26	100.99	.95	10.85	17.05
CUSTER	2									
JEFFERSON	3	100,680	96,000	103.63	100.49	103.48	104.88	.99	4.11	6.52
KOOTENAI	2									
ONEIDA	1									
POWER	1									
VALLEY	1									
COMPLIANCE TEST	16	4,179,880	4,369,759	96.44			95.65	1.01		18.97
GRAND TOTAL CAR435	26									

TIME 11:30:51
 DATE 3/25/2002
 CATEGORY: 13 OR 16 UNIMPROVED

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	47.72	67.07-119.93	NA	86.12- 98.92	Y	558,927
BOISE						
BONNEVILLE						
CANYON	79.69	84.66-106.50	NA	93.30-108.68	Y	184,891
CUSTER						
JEFFERSON	84.15	92.23-115.03	NA	92.41-117.35	Y	32,000
KOOTENAI						
ONEIDA						
POWER						
VALLEY						
	90.53	88.42-104.46				273,110
CAR435						

TIME 16:10:02
 DATE 4/02/2002
 CATEGORY: 13 OR 16 IMPROVED
 27 CONDOMINIUMS

ALL COMMERCIAL

2001 STATEWIDE RATIO STUDY/COUNTY

13 OR 16 UNIMPROVED

21 IMPROVED

21 UNIMPROVED

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	136	99,765,400	111,252,530	90.61	95.25	88.49	89.67	1.01	15.41	20.65
ADAMS	5	199,087	199,500	99.81	97.97	99.46	99.79	1.00	6.99	9.27
BANNOCK	20	2,425,487	3,040,645	85.50	87.84	84.55	79.77	1.07	11.05	14.57
BENEWAH	2									
BINGHAM	5	311,645	273,001	113.53	131.18	109.58	114.16	.99	17.05	27.39
BLAINE	20	4,093,405	5,819,200	75.13	82.43	71.84	70.34	1.07	20.99	27.30
BOISE	3	236,569	357,000	89.39	65.01	79.95	66.27	1.35	50.85	60.29
BONNER	22	5,008,894	5,149,000	93.17	95.61	89.68	97.28	.96	18.58	28.38
BONNEVILLE	36	5,896,555	6,285,765	86.93	93.18	84.08	93.81	.93	18.76	25.19
CAMAS	3	64,435	90,300	69.61	67.59	69.09	71.36	.98	10.24	15.11
CANYON	89	22,922,925	24,133,587	94.42	96.14	93.67	94.98	.99	9.65	12.44
CARIBOU	4	186,100	215,000	85.54	86.27	84.84	86.56	.99	12.25	14.66
CASSIA	11	1,165,539	1,279,600	94.53	93.34	93.52	91.09	1.04	10.26	14.85
CLEARWATER	5	244,353	303,000	76.05	61.38	71.98	80.64	.94	35.26	37.30
CUSTER	5	641,821	600,700	118.02	105.17	115.92	106.85	1.10	13.74	22.88
ELMORE	9	1,133,283	1,260,500	81.33	90.60	76.56	89.91	.90	23.73	33.41
FRANKLIN	3	195,000	247,000	79.41	77.92	78.98	78.95	1.01	8.69	12.90
FREMONT	8	1,146,018	1,210,000	96.68	99.89	95.88	94.71	1.02	7.07	12.68
GEM	5	1,364,918	1,581,200	85.21	85.38	85.02	86.32	.99	5.94	7.49
GOODING	11	870,287	1,082,500	84.58	90.38	83.16	80.40	1.05	14.06	18.46
IDAHO	8	814,946	975,300	87.45	84.54	84.30	83.56	1.05	20.46	28.03
JEFFERSON	9	563,310	546,500	102.56	99.51	102.43	103.08	.99	4.01	5.42
JEROME	10	814,382	874,700	90.27	99.44	88.48	93.10	.97	13.52	19.81
KOOTENAI	78	22,329,125	25,637,487	89.08	90.16	87.05	87.10	1.02	16.16	21.22
LATAH	15	2,838,391	3,252,000	81.79	87.35	80.32	87.28	.94	14.96	19.00
LEMHI	7	443,880	562,600	72.85	74.02	70.71	78.90	.92	20.56	25.88
LEWIS	7	616,026	629,700	95.63	91.34	94.22	97.83	.98	13.87	19.07
LINCOLN	3	92,818	137,700	140.93	111.85	110.03	67.41	2.09	66.00	80.58
MADISON	6	2,133,198	2,375,000	95.16	93.80	92.13	89.82	1.06	20.95	27.40
MINIDOKA	7	466,431	631,005	93.11	76.44	84.74	73.92	1.26	43.32	50.20
NEZ PERCE	17	2,519,826	2,801,994	88.75	88.38	87.49	89.93	.99	12.42	17.18
ONEIDA	4	215,437	261,000	86.62	83.85	86.17	82.54	1.05	7.95	12.05
OWYHEE	6	382,733	393,500	98.94	93.29	97.10	97.26	1.02	17.04	21.86
PAYETTE	7	498,221	529,500	93.74	91.12	91.20	94.09	1.00	18.20	25.43
POWER	9	515,999	547,100	120.17	92.32	105.66	94.32	1.27	45.61	67.45
SHOSHONE	8	518,070	643,010	79.68	91.38	75.57	80.57	.99	22.88	32.04
TETON	5	668,834	762,000	93.42	93.11	91.19	87.77	1.06	15.43	24.43
TWIN FALLS	22	6,054,157	6,390,300	93.65	93.04	91.58	94.74	.99	16.34	21.01
VALLEY	9	559,547	676,100	97.20	107.98	90.30	82.76	1.17	21.05	34.48
WASHINGTON	13	1,791,935	2,261,924	83.32	83.42	79.80	79.22	1.05	24.42	30.26
COMPLIANCE TEST	650	192,708,987	215,268,448	90.69			89.52	1.01		24.04
GRAND TOTAL	652									
CAR435										

TIME 16:10:02

DATE 4/02/2002

ALL COMMERCIAL

2001 STATEWIDE RATIO STUDY/COUNTY

CATEGORY: 13 OR 16 IMPROVED
27 CONDOMINIUMS

13 OR 16 UNIMPROVED

21 IMPROVED

21 UNIMPROVED

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	64.81	87.97- 93.25	90.48- 99.02	85.59- 93.75	N	818,033
ADAMS	92.68	90.99-108.63	NA	91.22-108.36	Y	39,900
BANNOCK	6.14	80.68- 90.32	77.04- 93.85	74.69- 84.85	Y	152,032
BENEWAH						
BINGHAM	32.32	83.88-143.18	NA	86.17-142.15	Y	54,600
BLAINE	.22	67.20- 83.06	57.35- 90.99	59.79- 80.89	Y	290,960
BOISE	20.53	.00-180.25	NA	53.63- 78.91	Y	119,000
BONNER	70.65	83.47-102.87	78.40- 99.53	89.69-104.87	Y	234,045
BONNEVILLE	20.01	80.93- 92.93	80.09- 98.30	82.54-105.08	Y	174,605
CAMAS	2.82	51.87- 87.35	NA	54.19- 88.53	Y	30,100
CANYON	99.98	92.37- 96.47	93.05- 99.30	92.69- 97.27	Y	271,164
CARIBOU	24.92	70.78-100.30	NA	70.37-102.75	Y	53,750
CASSIA	84.29	86.86-102.20	90.06-100.14	86.98- 95.20	Y	116,327
CLEARWATER	13.89	49.00-103.10	NA	46.23-115.05	Y	60,600
CUSTER	23.09	92.28-143.76	NA	100.48-113.22	Y	120,140
ELMORE	17.66	64.48- 98.18	NA	69.90-109.92	Y	140,056
FRANKLIN	8.98	62.14- 96.68	NA	65.61- 92.29	Y	82,333
FREMONT	90.75	88.47-104.89	NA	89.10-100.32	Y	151,250
GEM	8.37	79.13- 91.29	NA	82.93- 89.71	Y	316,240
GOODING	13.79	76.05- 93.11	71.43- 96.25	71.88- 88.92	Y	98,409
IDAHO	37.08	71.03-103.87	NA	74.88- 92.24	Y	121,913
JEFFERSON	99.79	99.11-106.01	NA	99.47-106.69	Y	60,722
JEROME	51.50	79.90-100.64	NA	82.56-103.64	Y	87,470
KOOTENAI	33.36	85.56- 92.60	86.71- 93.26	83.33- 90.87	Y	328,686
LATAH	3.01	74.72- 88.86	66.67- 95.12	79.02- 95.54	Y	216,800
LEMHI	2.54	59.01- 86.69	NA	66.27- 91.53	Y	80,371
LEWIS	73.61	82.23-109.03	NA	81.04-114.62	Y	89,957
LINCOLN	8.26	.00-332.38	NA	.00-141.72	Y	45,900
MADISON	56.49	73.71-116.61	NA	75.65-103.99	Y	395,833
MINIDOKA	37.90	58.78-127.44	NA	50.29- 97.55	Y	90,144
NEZ PERCE	37.00	82.29- 95.21	82.83- 95.40	80.48- 99.38	Y	164,823
ONEIDA	27.14	74.34- 98.90	NA	76.14- 88.94	Y	65,250
OWYHEE	68.82	81.15-116.73	NA	82.67-111.85	Y	65,583
PAYETTE	59.31	76.24-111.24	NA	80.74-107.44	Y	75,643
POWER	20.99	69.92-170.42	NA	74.83-113.81	Y	60,789
SHOSHONE	13.92	62.58- 96.78	NA	58.46-102.68	Y	80,376
TETON	53.30	71.66-115.18	NA	71.80-103.74	Y	152,400
TWIN FALLS	80.25	86.43-100.87	83.77-104.84	89.66- 99.82	Y	290,468
VALLEY	58.89	76.43-117.97	NA	65.87- 99.65	Y	75,122
WASHINGTON	17.78	70.86- 95.78	60.19-102.98	58.76- 99.68	Y	173,994
	79.01	89.28- 92.10				331,182

CAR435

TIME 14:18:04
 DATE 3/25/2002
 CATEGORY: 26 CONDOMINIUMS

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	43	3,697,900	4,015,606	91.83	92.05	91.54	92.09	1.00	5.93	7.87
BLAINE	78	16,799,233	18,850,254	92.21	93.08	90.88	89.12	1.03	12.84	16.60
BONNER	35	4,680,150	5,024,700	92.69	93.93	91.73	93.14	1.00	10.98	14.47
BONNEVILLE	94	8,320,112	8,604,858	97.49	97.67	97.12	96.69	1.01	6.73	8.67
KOOTENAI	64	6,754,882	7,190,933	96.24	97.24	95.24	93.94	1.02	11.28	14.32
LATAH	11	747,718	784,900	95.36	96.54	95.24	95.26	1.00	3.45	5.14
NEZ PERCE	19	1,882,892	1,951,650	97.59	96.96	97.28	96.48	1.01	6.92	8.37
TETON	2									
VALLEY	15	2,432,915	2,649,900	92.94	95.38	92.63	91.81	1.01	6.15	8.34
COMPLIANCE TEST	359	45,315,802	49,072,801	94.72			92.34	1.03		12.13
GRAND TOTAL CAR435	361									

TIME 14:18:04
 DATE 3/25/2002
 CATEGORY: 26 CONDOMINIUMS

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	95.15	90.02- 93.64	89.08- 94.46	90.13- 94.05	Y	93,386
BLAINE	89.88	89.36- 95.06	88.05- 95.00	86.01- 92.23	Y	241,670
BONNER	88.24	88.96- 96.42	87.24- 97.46	89.46- 96.82	Y	143,563
BONNEVILLE	100.00	96.06- 98.92	95.80- 98.71	95.26- 98.12	Y	91,541
KOOTENAI	99.99	93.41- 99.07	92.21-100.59	90.77- 97.11	Y	112,358
LATAH	99.77	92.68- 98.04	92.67- 98.36	92.61- 97.91	Y	71,355
NEZ PERCE	99.96	94.34-100.84	90.95-101.06	93.71- 99.25	Y	102,718
TETON						
VALLEY	91.81	89.42- 96.46	86.47- 99.20	88.39- 95.23	Y	176,660
	100.00	93.72- 95.72				136,693
CAR435						

TIME 14:19:44
 DATE 3/25/2002
 CATEGORY: 27 CONDOMINIUMS

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
VALLEY	3	175,229	163,000	107.25	107.98	107.22	107.50	1.00	1.99	3.07
COMPLIANCE TEST	3	175,229	163,000	107.25			107.50	1.00		3.06
GRAND TOTAL CAR435	3									

TIME 14:19:44
DATE 3/25/2002
CATEGORY: 27 CONDOMINIUMS

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST	AVERAGE
	OF 90/110%	MEAN	MEDIAN	SALES		SALE PRICE
	ACTUAL AVE			WTD AVE	Y/N	OR VALUE

VALLEY	85.22	101.71-112.79	NA	101.86-113.14	Y	54,333
	85.22	101.71-112.79				54,333

CAR435

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	175	4,403,789	4,306,918	117.06	105.91	110.87	102.25	1.14	28.67	33.87
ADAMS	6	39,224	44,250	86.42	91.70	83.77	88.64	.97	16.13	24.70
BANNOCK	91	2,062,588	1,944,904	111.27	105.19	108.71	106.05	1.05	18.40	21.94
BEAR LAKE	1									
BENEWAH	22	661,480	697,623	100.45	99.68	94.19	94.82	1.06	22.50	30.72
BINGHAM	6	142,500	144,840	99.32	95.87	98.73	98.38	1.01	9.83	12.03
BLAINE	32	960,715	1,244,300	109.46	106.54	103.05	77.21	1.42	24.43	32.68
BONNER	40	1,278,114	1,287,497	106.29	102.74	103.20	99.27	1.07	17.21	24.30
BONNEVILLE	16	703,092	680,998	109.28	106.34	108.31	103.24	1.06	10.98	13.91
BOUNDARY	14	408,381	426,916	103.64	102.58	102.35	95.66	1.08	12.35	16.99
CANYON	79	2,139,560	2,120,739	101.46	100.00	101.08	100.89	1.01	6.26	8.74
CASSIA	18	288,224	299,000	95.88	99.85	94.64	96.40	.99	11.43	15.92
CLEARWATER	13	198,534	176,700	113.52	129.28	103.60	112.36	1.01	25.02	36.75
CUSTER	5	129,218	130,900	107.26	110.00	106.83	98.72	1.09	7.40	9.93
ELMORE	34	392,281	408,700	99.60	97.54	93.16	95.98	1.04	27.61	36.18
FREMONT	10	120,415	131,200	150.41	149.88	134.16	91.78	1.64	30.57	41.53
GEM	23	556,550	518,050	112.75	107.18	110.83	107.43	1.05	15.67	19.37
GOODING	13	237,884	240,100	107.47	90.85	103.00	99.08	1.08	27.25	32.44
IDAHO	8	109,598	111,335	93.95	100.06	92.80	98.44	.95	10.27	15.93
JEFFERSON	13	161,500	151,800	105.75	105.42	105.00	106.39	.99	8.04	12.16
JEROME	11	241,604	255,100	94.55	97.02	87.26	94.71	1.00	24.97	34.50
KOOTENAI	89	1,824,453	1,866,202	100.41	98.74	98.66	97.76	1.03	14.14	18.28
LATAH	90	1,793,568	1,721,700	104.61	101.89	99.81	104.17	1.00	23.11	31.53
LEMHI	9	448,838	529,000	95.25	92.33	92.87	84.85	1.12	19.80	23.67
LEWIS	1									
LINCOLN	1									
MADISON	12	269,364	290,900	97.85	99.80	95.20	92.60	1.06	16.54	22.92
MINIDOKA	5	72,740	76,000	96.38	96.89	96.27	95.71	1.01	4.04	5.16
NEZ PERCE	42	1,240,570	1,240,251	101.68	98.89	100.27	100.03	1.02	13.61	17.25
OWYHEE	28	1,361,482	1,410,968	97.47	96.99	97.26	96.49	1.01	5.34	6.71
PAYETTE	10	189,243	182,354	103.34	102.07	101.25	103.78	1.00	15.13	20.64
POWER	6	85,521	77,900	111.91	114.01	109.41	109.78	1.02	16.89	23.31
SHOSHONE	17	223,450	228,144	117.18	107.36	110.48	97.94	1.20	26.97	39.15
TWIN FALLS	52	1,424,143	1,524,081	98.56	99.03	95.77	93.44	1.05	17.48	23.40
VALLEY	11	487,577	540,245	105.89	95.39	101.68	90.25	1.17	26.38	30.59
WASHINGTON	13	424,854	405,307	107.97	98.05	106.44	104.82	1.03	15.32	17.93
COMPLIANCE TEST	1,013	25,081,054	25,414,922	106.56			98.69	1.08		26.47
GRAND TOTAL	1,016									
CAR435										

TIME 14:21:09
 DATE 3/25/2002
 CATEGORY: 46, 47, OR 65 ONLY

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	.93	112.13-121.99	101.67-114.29	98.43-106.07	N	24,611
ADAMS	32.79	68.85-103.99	NA	77.88- 99.40	Y	7,375
BANNOCK	30.98	107.06-115.48	101.40-112.59	102.05-110.05	Y	21,373
BEAR LAKE						
BENEWAH	85.57	89.13-111.77	90.49-114.66	89.48-100.16	Y	31,710
BINGHAM	90.28	89.49-109.15	NA	88.59-108.17	Y	24,140
BLAINE	53.30	99.06-119.86	92.00-115.31	53.28-101.14	Y	38,884
BONNER	81.82	99.57-113.01	97.41-107.87	92.59-105.95	Y	32,187
BONNEVILLE	57.37	102.62-115.94	101.52-117.16	98.07-108.41	Y	42,562
BOUNDARY	89.39	95.30-111.98	92.85-107.18	89.32-102.00	Y	30,494
CANYON	100.00	99.82-103.10	99.43-101.33	99.46-102.32	Y	26,845
CASSIA	93.92	89.62-102.14	88.15-103.75	91.16-101.64	Y	16,611
CLEARWATER	35.07	92.90-134.14	88.35-141.40	95.04-129.68	Y	13,592
CUSTER	69.10	97.11-117.41	NA	94.20-103.24	Y	26,180
ELMORE	89.37	89.43-109.77	86.87-110.30	89.14-102.82	Y	12,021
FREMONT	2.87	114.20-186.62	NA	35.32-148.24	Y	13,120
GEM	27.61	104.93-120.57	100.79-118.01	100.96-113.90	Y	22,524
GOODING	55.31	90.24-124.70	84.85-124.71	85.38-112.78	Y	18,469
IDAHO	75.04	83.92-103.98	NA	88.83-108.05	Y	13,917
JEFFERSON	87.13	99.39-112.11	101.01-110.80	102.52-110.26	Y	11,677
JEROME	59.95	76.73-112.37	76.81-122.26	83.15-106.27	Y	23,191
KOOTENAI	100.00	97.21-103.61	96.09-103.16	94.62-100.90	Y	20,969
LATAH	93.95	98.89-110.33	96.76-106.58	96.08-112.26	Y	19,130
LEMHI	70.49	81.27-109.23	NA	72.43- 97.27	Y	58,778
LEWIS						
LINCOLN						
MADISON	83.10	86.22-109.48	84.97-121.51	79.63-105.57	Y	24,242
MINIDOKA	97.54	91.64-101.12	NA	89.85-101.57	Y	15,200
NEZ PERCE	99.89	97.23-106.13	95.59-104.69	95.80-104.26	Y	29,530
OWYHEE	100.00	95.36- 99.58	95.18- 99.87	94.29- 98.69	Y	50,392
PAYETTE	78.58	90.98-115.70	NA	94.34-113.22	Y	18,235
POWER	38.49	90.44-133.38	NA	91.54-128.02	Y	12,983
SHOSHONE	25.06	97.75-136.61	87.76-116.44	89.73-106.15	N	13,420
TWIN FALLS	99.61	93.30-103.82	93.19-102.89	88.09- 98.79	Y	29,309
VALLEY	59.12	88.19-123.59	77.65-128.36	80.39-100.11	Y	49,113
WASHINGTON	64.11	98.40-117.54	95.58-122.12	97.69-111.95	Y	31,177
	99.99	105.10-108.02				25,089

CAR435

TIME 14:23:57
 DATE 3/25/2002
 CATEGORY: 12 OR 18 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
BANNOCK	1									
BINGHAM	1									
BOISE	4	209,880	325,080	59.05	50.76	56.43	64.56	.91	25.65	37.46
CAMAS	1									
ELMORE	3	137,137	136,680	104.00	116.36	102.31	100.33	1.04	10.96	21.07
GEM	30	2,275,258	2,569,950	89.48	87.37	88.53	88.53	1.01	11.71	14.62
LINCOLN	1									
ONEIDA	2									
OWYHEE	6	354,381	377,540	92.95	93.31	92.11	93.87	.99	10.60	15.01
PAYETTE	10	761,955	848,700	92.02	98.45	91.23	89.78	1.02	8.66	13.04
COMPLIANCE TEST	53	3,738,611	4,257,950	88.88			87.80	1.01		15.33
GRAND TOTAL CAR435	59									

TIME 14:23:57
 DATE 3/25/2002
 CATEGORY: 12 OR 18 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON: MEAN	MEDIAN	SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
BANNOCK						
BINGHAM						
BOISE	2.43	33.02- 85.08	NA	32.79- 96.33	Y	81,270
CAMAS						
ELMORE	46.74	67.06-140.94	NA	59.39-141.27	Y	45,560
GEM	41.46	85.42- 93.54	82.00- 96.63	85.28- 91.78	Y	85,665
LINCOLN						
ONEIDA						
OWYHEE	67.16	81.47-104.43	NA	80.53-107.21	Y	62,923
PAYETTE	69.57	85.06- 98.98	NA	81.44- 98.12	Y	84,870
	27.49	85.80- 91.96				80,339
CAR435						

TIME 14:24:44
 DATE 3/25/2002
 CATEGORY: 15 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	36	1,794,300	2,019,792	90.62	94.45	89.03	88.84	1.02	14.10	18.45
BOISE	13	754,407	1,000,307	78.23	79.09	76.93	75.42	1.04	14.60	18.66
CAMAS	1									
ELMORE	12	595,537	761,611	78.96	82.80	77.66	78.19	1.01	12.73	18.11
GEM	6	633,065	716,000	88.47	88.52	88.42	88.42	1.00	3.49	3.92
LINCOLN	5	491,601	507,900	95.75	92.37	94.50	96.79	.99	13.69	17.96
OWYHEE PAYETTE POWER	2 7 1	572,747	575,153	100.22	99.30	99.85	99.58	1.01	7.06	9.30
VALLEY WASHINGTON	9 9	496,124 366,032	589,800 434,177	88.03 82.25	82.42 82.98	86.33 78.80	84.12 84.30	1.05 .98	16.90 23.75	21.32 29.31
COMPLIANCE TEST GRAND TOTAL CAR435	97 101	5,703,813	6,604,740	87.32			86.36	1.01		18.03

TIME 14:24:44
 DATE 3/25/2002
 CATEGORY: 15 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	58.80	86.03- 95.21	82.99- 97.33	83.87- 93.81	Y	56,105
BOISE	.66	71.01- 85.45	68.35- 87.95	69.06- 81.78	Y	76,947
CAMAS						
ELMORE	1.09	71.55- 86.37	58.21- 90.19	69.30- 87.08	Y	63,468
GEM	16.47	85.62- 91.32	NA	85.38- 91.46	Y	119,333
LINCOLN	68.32	79.35-112.15	NA	79.99-113.59	Y	101,580
OWYHEE PAYETTE POWER	97.03	93.38-107.06	NA	93.30-105.86	Y	82,165
VALLEY WASHINGTON	37.64 17.72	76.40- 99.66 67.30- 97.20	NA NA	71.34- 96.90 68.81- 99.79	Y Y	65,533 48,242
	4.69	84.69- 89.95				68,090

CAR435

TIME 14:25:32
 DATE 3/25/2002
 CATEGORY: 20 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADAMS	2									
BANNOCK	2									
BEAR LAKE	1									
BOISE	1									
LINCOLN	4	265,615	228,200	117.94	112.30	116.24	116.40	1.01	14.12	20.24
OWYHEE	2									
PAYETTE	6	433,869	453,000	96.36	96.27	96.20	95.78	1.01	4.17	6.42
POWER	5	208,166	244,000	79.54	56.78	72.93	85.31	.93	47.50	48.38
VALLEY	3	114,420	119,500	99.38	98.29	99.00	95.75	1.04	7.25	10.81
COMPLIANCE TEST	18	1,022,070	1,044,700	96.99			97.83	.99		22.44
GRAND TOTAL	26									
CAR435										

TIME 14:25:32
 DATE 3/25/2002
 CATEGORY: 20 W/46,47,48,65

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADAMS						
BANNOCK						
BEAR LAKE						
BOISE						
LINCOLN	22.62	89.85-146.03	NA	87.93-144.87	Y	57,050
OWYHEE	97.18	91.27-101.45	NA	90.54-101.02	Y	75,500
PAYETTE	21.23	42.85-116.23	NA	49.49-121.13	Y	48,800
POWER						
VALLEY	75.13	81.28-117.48	NA	76.48-115.02	Y	39,833
	89.39	88.06-105.92				58,039
CAR435						

TIME 14:26:26
 DATE 3/25/2002
 CATEGORY: 15 OR 20 AND 48 ALL MH

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	18	1,409,000	1,680,250	85.81	85.33	84.60	83.86	1.02	13.75	17.12
BENEWAH	11	593,529	668,451	84.06	91.57	82.12	88.79	.95	14.70	21.12
BINGHAM	7	452,068	535,400	85.45	84.59	84.85	84.44	1.01	9.71	12.79
BONNER	57	3,371,606	4,025,602	88.87	82.88	83.75	83.75	1.06	29.28	34.45
BONNEVILLE	29	1,559,715	1,850,643	80.69	83.44	78.37	84.28	.96	17.47	22.63
BOUNDARY	12	649,720	753,950	85.95	80.01	82.92	86.18	1.00	23.92	28.98
FRANKLIN	5	345,563	324,000	105.40	109.30	104.80	106.66	.99	8.80	11.71
FREMONT	9	506,127	647,500	80.47	78.14	78.70	78.17	1.03	18.30	22.17
GOODING	14	837,189	914,600	91.00	89.22	90.08	91.54	.99	11.02	14.37
JEFFERSON	10	708,693	697,500	101.44	103.35	101.02	101.60	1.00	7.37	9.35
JEROME	9	530,188	665,200	79.32	77.38	78.16	79.70	1.00	13.50	17.74
MADISON	8	497,220	630,900	78.96	71.22	76.49	78.81	1.00	24.68	28.08
MINIDOKA	3	209,348	202,000	103.42	102.80	103.35	103.64	1.00	3.15	4.73
SHOSHONE	10	343,220	472,995	79.41	82.90	70.07	72.56	1.09	35.34	46.08
TETON	14	1,442,042	1,621,600	89.09	92.64	88.29	88.93	1.00	8.60	13.18
TWIN FALLS	31	2,118,544	2,293,900	93.52	92.25	92.62	92.36	1.01	10.78	14.24
COMPLIANCE TEST	247	15,573,772	17,984,491	87.61			86.60	1.01		23.76
GRAND TOTAL	247									
CAR435										

TIME 14:26:26
 DATE 3/25/2002
 CATEGORY: 15 OR 20 AND 48 ALL MH

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:		SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN			
ADA	12.14	79.79- 91.83	79.18- 92.38	77.80- 89.92	Y	93,347
BENEWAH	14.61	74.36- 93.76	75.63- 94.44	80.78- 96.80	Y	60,768
BINGHAM	15.58	77.43- 93.47	NA	76.63- 92.25	Y	76,486
BONNER	39.03	82.20- 95.54	74.47- 93.39	75.90- 91.60	Y	70,625
BONNEVILLE	.53	74.92- 86.46	71.80- 91.39	78.94- 89.62	Y	63,815
BOUNDARY	28.91	73.03- 98.87	62.15-115.89	71.00-101.36	Y	62,829
FRANKLIN	74.96	93.63-117.17	NA	94.70-118.62	Y	64,800
FREMONT	7.33	69.41- 91.53	NA	66.34- 90.00	Y	71,944
GOODING	61.03	84.81- 97.19	83.96-101.41	86.05- 97.03	Y	65,329
JEFFERSON	98.84	95.95-106.93	NA	96.50-106.70	Y	69,750
JEROME	2.61	70.60- 88.04	NA	72.24- 87.16	Y	73,911
MADISON	9.81	64.11- 93.81	NA	66.15- 91.47	Y	78,863
MINIDOKA	90.69	95.17-111.67	NA	94.15-113.13	Y	67,333
SHOSHONE	17.86	58.20-100.62	NA	50.89- 94.23	Y	47,300
TETON	38.82	83.53- 94.65	87.52- 96.64	83.49- 94.37	Y	115,829
TWIN FALLS	92.95	89.59- 97.45	90.92-100.86	89.17- 95.55	Y	73,997
	3.56	85.43- 89.79				72,812

CAR435

TIME 14:27:24
 DATE 3/25/2002
 CATEGORY: 20 AND 48 URBAN MH

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
BANNOCK	15	798,692	859,300	94.39	93.28	93.02	92.95	1.02	13.58	17.57
COMPLIANCE TEST	15	798,692	859,300	94.39			92.95	1.02		17.56
GRAND TOTAL CAR435	15									

TIME 14:27:24
DATE 3/25/2002
CATEGORY: 20 AND 48 URBAN MH

2001 STATEWIDE RATIO STUDY/COUNTY

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
BANNOCK	83.73	86.85-101.93	80.30-105.81	86.40- 99.50	Y	57,287
	83.73	86.85-101.93				57,287

CAR435

TIME 16:15:43

2001 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

DATE 4/02/2002

CATEGORY: 12 OR 18 W/46,47,48,65
20 AND 48 URBAN MH

15 W/46,47,48,65

15 OR 20 AND 48 ALL MH

20 W/46,47,48,65

12 WITH 48

15 AND 48 RURAL MH

COUNTY	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN	SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
ADA	54	3,203,300	3,700,042	89.02	90.11	87.53	86.57	1.03	14.67	18.09
ADAMS	2									
BANNOCK	18	912,490	973,200	95.05	95.39	93.72	93.76	1.01	13.50	17.20
BEAR LAKE	1									
BENEWAH	11	593,529	668,451	84.06	91.57	82.12	88.79	.95	14.70	21.12
BINGHAM	8	474,030	596,400	79.27	83.07	76.22	79.48	1.00	15.96	25.48
BOISE	18	1,049,207	1,428,670	74.19	78.51	72.07	73.44	1.01	18.30	23.62
BONNER	57	3,371,606	4,025,602	88.87	82.88	83.75	83.75	1.06	29.28	34.45
BONNEVILLE	29	1,559,715	1,850,643	80.69	83.44	78.37	84.28	.96	17.47	22.63
BOUNDARY	12	649,720	753,950	85.95	80.01	82.92	86.18	1.00	23.92	28.98
CAMAS	2									
ELMORE	15	732,674	898,291	83.97	83.03	82.06	81.56	1.03	15.90	21.85
FRANKLIN	5	345,563	324,000	105.40	109.30	104.80	106.66	.99	8.80	11.71
FREMONT	9	506,127	647,500	80.47	78.14	78.70	78.17	1.03	18.30	22.17
GEM	36	2,908,323	3,285,950	89.31	87.37	88.51	88.51	1.01	10.35	13.43
GOODING	14	837,189	914,600	91.00	89.22	90.08	91.54	.99	11.02	14.37
JEFFERSON	10	708,693	697,500	101.44	103.35	101.02	101.60	1.00	7.37	9.35
JEROME	9	530,188	665,200	79.32	77.38	78.16	79.70	1.00	13.50	17.74
LINCOLN	10	892,936	851,100	106.85	107.64	104.97	104.92	1.02	14.46	20.04
MADISON	8	497,220	630,900	78.96	71.22	76.49	78.81	1.00	24.68	28.08
MINIDOKA	3	209,348	202,000	103.42	102.80	103.35	103.64	1.00	3.15	4.73
ONEIDA	2									
OWYHEE	10	584,823	635,290	90.79	89.98	90.22	92.06	.99	8.20	12.19
PAYETTE	23	1,768,571	1,876,853	95.65	97.46	95.08	94.23	1.02	7.26	10.66
POWER	6	272,067	311,200	82.13	75.93	76.23	87.43	.94	38.01	42.62
SHOSHONE	10	343,220	472,995	79.41	82.90	70.07	72.56	1.09	35.34	46.08
TETON	14	1,442,042	1,621,600	89.09	92.64	88.29	88.93	1.00	8.60	13.18
TWIN FALLS	31	2,118,544	2,293,900	93.52	92.25	92.62	92.36	1.01	10.78	14.24
VALLEY	12	610,544	709,300	90.87	86.99	89.34	86.08	1.06	16.44	19.17
WASHINGTON	9	366,032	434,177	82.25	82.98	78.80	84.30	.98	23.75	29.31
COMPLIANCE TEST	441	27,487,701	31,469,314	88.34			87.35	1.01		21.58
GRAND TOTAL	448									
CAR435										

TIME 16:15:43

2001 STATEWIDE RATIO STUDY/COUNTY

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DATE 4/02/2002

CATEGORY: 12 OR 18 W/46,47,48,65
20 AND 48 URBAN MH

15 W/46,47,48,65
15 OR 20 AND 48 ALL MH

20 W/46,47,48,65
12 WITH 48

15 AND 48 RURAL MH

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
		MEAN	MEDIAN	SALES WTD AVE		
ADA	32.73	85.42- 92.62	82.97- 96.22	82.79- 90.35	Y	68,519
ADAMS						
BANNOCK	89.56	88.35-101.75	85.27-100.33	87.91- 99.61	Y	54,067
BEAR LAKE						
BENEWAH	14.61	74.36- 93.76	75.63- 94.44	80.78- 96.80	Y	60,768
BINGHAM	8.66	65.74- 92.80	NA	67.88- 91.08	Y	74,550
BOISE	.07	67.00- 81.38	64.02- 87.37	67.02- 79.86	Y	79,371
BONNER	39.03	82.20- 95.54	74.47- 93.39	75.90- 91.60	Y	70,625
BONNEVILLE	.53	74.92- 86.46	71.80- 91.39	78.94- 89.62	Y	63,815
BOUNDARY	28.91	73.03- 98.87	62.15-115.89	71.00-101.36	Y	62,829
CAMAS						
ELMORE	11.18	75.63- 92.31	72.97- 90.71	73.11- 90.01	Y	59,886
FRANKLIN	74.96	93.63-117.17	NA	94.70-118.62	Y	64,800
FREMONT	7.33	69.41- 91.53	NA	66.34- 90.00	Y	71,944
GEM	36.49	86.02- 92.60	82.98- 91.88	86.01- 91.01	Y	91,276
GOODING	61.03	84.81- 97.19	83.96-101.41	86.05- 97.03	Y	65,329
JEFFERSON	98.84	95.95-106.93	NA	96.50-106.70	Y	69,750
JEROME	2.61	70.60- 88.04	NA	72.24- 87.16	Y	73,911
LINCOLN	65.63	94.44-119.26	NA	93.67-116.17	Y	85,110
MADISON	9.81	64.11- 93.81	NA	66.15- 91.47	Y	78,863
MINIDOKA	90.69	95.17-111.67	NA	94.15-113.13	Y	67,333
ONEIDA						
OWYHEE	58.66	84.38- 97.20	NA	85.02- 99.10	Y	63,529
PAYETTE	99.28	92.00- 99.30	91.88- 99.96	89.89- 98.57	Y	81,602
POWER	24.84	53.34-110.92	NA	61.23-113.63	Y	51,867
SHOSHONE	17.86	58.20-100.62	NA	50.89- 94.23	Y	47,300
TETON	38.82	83.53- 94.65	87.52- 96.64	83.49- 94.37	Y	115,829
TWIN FALLS	92.95	89.59- 97.45	90.92-100.86	89.17- 95.55	Y	73,997
VALLEY	56.56	81.84- 99.90	77.28-110.33	75.50- 96.66	Y	59,108
WASHINGTON	17.72	67.30- 97.20	NA	68.81- 99.79	Y	48,242
	3.38	86.85- 89.83				71,359

CAR435