

# 2000 Ratio Study Statistical Data

TIME 8:19:26  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 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	6,825	949,884,792	995,648,279	96.37	97.41	95.62	95.40	1.01	8.27	12.32
ADAMS	9	562,533	553,000	103.51	107.62	103.18	101.72	1.02	5.83	8.25
BANNOCK	919	82,753,159	88,751,789	92.92	93.78	92.37	93.24	1.00	8.30	10.69
BEAR LAKE	17	999,921	1,103,160	95.07	97.65	93.66	90.64	1.05	12.41	17.39
BENEWAH	39	2,506,425	2,649,742	95.30	96.69	93.39	94.59	1.01	16.87	20.57
BINGHAM	84	5,661,697	6,066,286	92.85	92.55	92.12	93.33	.99	10.19	12.50
BLAINE	209	87,634,098	100,060,890	94.69	96.13	93.60	87.58	1.08	9.89	14.49
BOISE	7	496,320	607,400	83.52	78.59	82.61	81.71	1.02	11.24	16.91
BONNER	123	12,321,065	13,198,469	95.18	95.41	94.30	93.35	1.02	10.42	13.53
BONNEVILLE	611	54,766,431	61,458,786	89.88	89.70	89.31	89.11	1.01	9.26	11.26
BOUNDARY	23	1,733,374	1,689,600	105.64	104.29	104.53	102.59	1.03	12.39	14.63
BUTTE	8	355,260	359,000	100.93	100.18	97.82	98.96	1.02	21.47	25.76
CAMAS	12	774,656	798,450	99.56	99.45	98.77	97.02	1.03	8.67	12.57
CANYON	2,223	207,914,425	212,067,217	98.23	98.97	97.83	98.04	1.00	5.85	8.87
CARIBOU	45	2,638,403	3,005,228	88.12	89.59	87.09	87.79	1.00	11.98	15.09
CASSIA	85	5,648,813	6,045,356	93.72	94.06	93.43	93.44	1.00	6.19	7.96
CLARK	6	289,796	295,500	92.53	95.00	91.42	98.07	.94	13.02	16.65
CLEARWATER	25	1,627,721	1,748,000	92.44	87.41	91.02	93.12	.99	16.01	18.29
CUSTER	27	1,844,335	1,854,130	101.36	104.42	100.61	99.47	1.02	9.26	12.14
ELMORE	121	10,335,501	11,321,040	90.52	92.37	89.67	91.29	.99	9.98	13.50
FRANKLIN	55	3,815,347	4,353,960	88.38	86.68	87.38	87.63	1.01	12.84	15.55
FREMONT	48	2,714,701	3,003,321	91.77	91.34	90.38	90.39	1.02	13.79	17.10
GEM	91	6,718,376	7,535,984	89.96	90.80	88.92	89.15	1.01	11.38	14.97
GOODING	66	3,754,378	4,073,796	92.77	92.75	91.71	92.16	1.01	10.67	15.19
IDAHO	42	2,474,080	2,572,233	99.59	98.32	97.76	96.18	1.04	15.76	19.38
JEFFERSON	65	4,146,042	4,418,995	94.14	95.89	93.58	93.82	1.00	8.54	10.91
JEROME	66	3,931,804	4,208,656	94.15	93.56	93.73	93.42	1.01	7.37	9.53
KOOTENAI	1,335	146,611,042	158,280,241	92.94	93.32	92.55	92.63	1.00	7.01	9.05
LATAH	195	21,360,557	23,090,971	94.62	94.03	93.34	92.51	1.02	11.15	18.47
LEMHI	57	3,662,312	3,624,757	101.65	98.65	100.37	101.04	1.01	12.65	16.17
LEWIS	27	1,150,497	1,280,005	90.29	87.61	89.17	89.88	1.00	13.72	16.00
LINCOLN	21	1,437,714	1,510,309	96.16	99.56	93.62	95.19	1.01	14.46	22.34
MADISON	43	3,688,784	4,648,727	78.34	79.71	76.99	79.35	.99	14.95	18.43
MINIDOKA	65	4,026,490	4,073,651	97.84	98.42	97.63	98.84	.99	4.91	6.50
NEZ PERCE	306	28,985,682	30,788,858	94.80	94.70	94.18	94.14	1.01	9.25	11.48
ONEIDA	30	1,789,314	2,049,835	86.80	85.62	85.21	87.29	.99	13.68	18.23
OWYHEE	25	1,622,940	1,648,950	97.66	98.56	97.38	98.42	.99	6.13	7.64
PAYETTE	117	9,990,541	10,506,596	94.91	95.87	94.52	95.09	1.00	6.97	8.98
POWER	20	1,406,889	1,584,971	90.62	86.19	89.87	88.76	1.02	9.87	14.01
SHOSHONE	102	5,658,860	5,676,416	102.05	103.90	99.04	99.69	1.02	16.66	22.94
TETON	26	2,605,991	2,576,089	101.25	100.60	100.65	101.16	1.00	8.75	11.05
TWIN FALLS	398	32,713,673	35,610,187	91.76	90.76	91.08	91.87	1.00	9.88	12.39
VALLEY	57	7,469,513	8,274,870	95.92	96.26	93.92	90.27	1.06	15.77	20.19
WASHINGTON	65	4,046,843	4,553,613	89.41	89.14	88.11	88.87	1.01	13.96	17.21
COMPLIANCE TEST	14,740	1,736,531,095	1,839,227,313	95.38			94.42	1.01		11.91
GRAND TOTAL	14,740									
CAR435										

TIME 8:19:26  
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 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 IMPROVED

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST	AVERAGE
	OF 90/110%	MEAN	MEDIAN	SALES		
	ACTUAL AVE			WTD AVE	Y/N	OR VALUE
ADA	100.00	96.13- 96.61	97.21- 97.61	95.09- 95.71	N	145,883
ADAMS	97.32	98.21-108.81	97.21- 97.61	95.40-108.04	Y	61,444
BANNOCK	100.00	92.38- 93.46	97.21- 97.61	92.70- 93.78	N	96,574
BEAR LAKE	88.70	88.07-102.07	97.21- 97.61	84.01- 97.27	Y	64,892
BENEWAH	95.44	90.14-100.46	97.21- 97.61	89.41- 99.77	Y	67,942
BINGHAM	98.78	90.77- 94.93	97.21- 97.61	91.21- 95.45	Y	72,218
BLAINE	100.00	93.13- 96.25	97.21- 97.61	84.49- 90.67	N	478,760
BOISE	13.38	73.15- 93.89	97.21- 97.61	75.65- 87.77	Y	86,771
BONNER	100.00	93.27- 97.09	97.21- 97.61	91.11- 95.59	N	107,305
BONNEVILLE	38.47	89.21- 90.55	97.21- 97.61	88.39- 89.83	N	100,587
BOUNDARY	90.52	100.11-111.17	97.21- 97.61	96.96-108.22	Y	73,461
BUTTE	68.51	83.51-118.35	97.21- 97.61	81.15-116.77	Y	44,875
CAMAS	98.12	93.07-106.05	97.21- 97.61	90.14-103.90	Y	66,538
CANYON	100.00	97.93- 98.53	97.21- 97.61	97.74- 98.34	N	95,397
CARIBOU	17.15	84.86- 91.38	97.21- 97.61	84.60- 90.98	Y	66,783
CASSIA	100.00	92.39- 95.05	97.21- 97.61	92.04- 94.84	Y	71,122
CLARK	62.84	79.85-105.21	97.21- 97.61	86.67-109.47	Y	49,250
CLEARWATER	76.12	86.65- 98.23	97.21- 97.61	85.68-100.56	Y	69,920
CUSTER	99.94	97.32-105.40	97.21- 97.61	94.88-104.06	Y	68,671
ELMORE	68.02	88.69- 92.35	97.21- 97.61	89.78- 92.80	N	93,562
FRANKLIN	19.09	85.33- 91.43	97.21- 97.61	84.78- 90.48	Y	79,163
FREMONT	78.29	88.05- 95.49	97.21- 97.61	86.95- 93.83	Y	62,569
GEM	48.87	87.64- 92.28	97.21- 97.61	86.60- 91.70	Y	82,813
GOODING	94.49	89.92- 95.62	97.21- 97.61	89.20- 95.12	Y	61,724
IDAHO	99.91	94.69-104.49	97.21- 97.61	91.48-100.88	Y	61,244
JEFFERSON	99.94	92.04- 96.24	97.21- 97.61	91.63- 96.01	Y	67,985
JEROME	99.99	92.33- 95.97	97.21- 97.61	91.76- 95.08	Y	63,768
KOOTENAI	100.00	92.56- 93.32	97.21- 97.61	92.22- 93.04	N	118,562
LATAH	99.99	92.56- 96.68	97.21- 97.61	91.08- 93.94	N	118,415
LEMHI	99.99	98.07-105.23	97.21- 97.61	97.08-105.00	Y	63,592
LEWIS	54.11	85.54- 95.04	97.21- 97.61	85.15- 94.61	Y	47,408
LINCOLN	89.42	88.07-104.25	97.21- 97.61	87.20-103.18	N	71,919
MADISON	.00	74.72- 81.96	97.21- 97.61	75.19- 83.51	Y	108,110
MINIDOKA	100.00	96.54- 99.14	97.21- 97.61	97.46-100.22	Y	62,672
NEZ PERCE	100.00	93.78- 95.82	97.21- 97.61	93.15- 95.13	N	100,617
ONEIDA	13.85	81.89- 91.71	97.21- 97.61	82.29- 92.29	Y	68,328
OWYHEE	100.00	95.11-100.21	97.21- 97.61	96.06-100.78	Y	65,958
PAYETTE	100.00	93.61- 96.21	97.21- 97.61	93.84- 96.34	N	89,800
POWER	58.53	85.71- 95.53	97.21- 97.61	85.49- 92.03	Y	79,249
SHOSHONE	99.96	98.24-105.86	97.21- 97.61	96.38-103.00	N	55,651
TETON	99.97	97.50-105.00	97.21- 97.61	97.25-105.07	Y	99,080
TWIN FALLS	99.90	90.82- 92.70	97.21- 97.61	91.00- 92.74	N	89,473
VALLEY	98.95	91.70-100.14	97.21- 97.61	82.92- 97.62	Y	145,173
WASHINGTON	37.86	86.27- 92.55	97.21- 97.61	85.97- 91.77	Y	70,056
	100.00	95.23- 95.53				124,778

CAR435

TIME 10:40:36  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 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	753	34,739,400	38,601,741	94.86	97.56	93.31	89.99	1.05	9.21	16.60
ADAMS	4	42,521	48,800	89.03	91.62	88.25	87.13	1.02	11.97	15.01
BANNOCK	14	470,379	515,166	89.30	91.95	88.75	91.31	.98	7.58	11.19
BEAR LAKE	7	70,339	82,195	90.19	83.07	88.85	85.58	1.05	15.67	19.07
BENEWAH	7	81,049	96,707	83.10	81.20	82.34	83.81	.99	11.82	14.84
BINGHAM	7	78,725	85,500	93.23	92.86	93.10	92.08	1.01	4.88	5.88
BLAINE	123	23,002,241	26,807,496	94.37	95.60	92.29	85.81	1.10	14.76	21.01
BOISE	5	64,700	90,000	77.32	74.29	75.30	71.89	1.08	21.09	25.53
BONNER	25	1,055,127	1,583,580	79.78	79.29	76.05	66.63	1.20	24.28	30.28
BONNEVILLE	87	1,927,211	2,037,685	96.18	97.81	95.52	94.58	1.02	8.96	11.74
BOUNDARY	3	37,431	41,359	97.61	82.01	93.96	90.50	1.08	25.63	35.15
BUTTE	1									
CAMAS	1									
CANYON	143	3,335,100	3,569,328	94.58	96.65	93.95	93.44	1.01	8.66	11.33
CARIBOU	8	247,975	278,650	110.74	93.32	105.65	88.99	1.24	28.10	33.92
CASSIA	8	88,165	86,500	106.94	100.00	105.04	101.92	1.05	10.45	22.82
CLEARWATER	6	87,509	83,400	110.52	99.13	107.39	104.93	1.05	21.55	27.40
CUSTER	7	376,480	414,850	128.33	99.61	117.63	90.75	1.41	46.21	45.41
ELMORE	3	40,065	50,500	81.65	74.36	81.03	79.34	1.03	9.80	15.46
FRANKLIN	10	217,000	207,700	110.52	108.75	108.51	104.48	1.06	17.25	20.11
FREMONT	2									
GEM	5	150,400	170,000	83.13	78.22	82.45	88.47	.94	10.89	14.78
GOODING	7	127,386	137,200	93.83	92.94	93.67	92.85	1.01	4.44	6.26
IDAHO	5	83,200	101,800	81.27	82.50	80.67	81.73	.99	9.30	13.20
JEFFERSON	11	116,533	124,150	100.46	92.73	94.19	93.86	1.07	29.42	35.92
JEROME	7	70,540	70,500	102.41	96.43	101.92	100.06	1.02	9.21	10.61
KOOTENAI	186	6,867,026	7,567,480	91.94	92.79	91.17	90.74	1.01	9.59	12.75
LATAH	22	664,660	831,945	83.46	79.56	81.03	79.89	1.04	21.19	25.14
LEMHI	10	48,604	58,373	93.12	95.98	87.76	83.26	1.12	26.58	34.05
LEWIS	7	150,056	133,300	102.83	114.29	97.33	112.57	.91	24.38	33.18
LINCOLN	9	44,895	135,300	43.79	30.71	36.01	33.18	1.32	75.02	66.41
MADISON	6	76,440	113,000	69.29	66.69	67.91	67.65	1.02	13.12	23.29
MINIDOKA	6	68,368	90,438	79.87	79.39	74.49	75.60	1.06	31.99	38.06
NEZ PERCE	32	834,861	926,548	90.03	91.83	88.22	90.10	1.00	14.24	19.76
ONEIDA	6	76,306	88,212	93.03	95.55	89.47	86.50	1.08	17.80	26.75
OWYHEE	1									
PAYETTE	6	110,120	134,750	85.59	85.60	83.05	81.72	1.05	22.96	26.71
POWER	6	96,518	113,880	83.31	85.99	80.54	84.75	.98	18.03	28.16
SHOSHONE	14	118,470	149,960	84.45	78.20	70.65	79.00	1.07	48.39	54.66
TETON	15	206,163	271,233	77.71	76.19	76.31	76.01	1.02	14.11	18.47
TWIN FALLS	13	331,275	328,370	99.25	98.59	98.34	100.88	.98	8.61	12.85
VALLEY	71	3,030,659	3,244,602	96.44	97.67	95.29	93.41	1.03	11.85	15.64
WASHINGTON	8	142,315	136,000	104.93	103.70	104.41	104.64	1.00	7.98	10.54
COMPLIANCE TEST	1,672	79,376,212	89,608,198	93.71			88.58	1.06		17.97
GRAND TOTAL	1,677									
CAR435										

TIME 10:40:36  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 UNIMPROVED

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			
ADA	100.00	93.92-	95.80	97.42-	97.67	87.98-	92.00	N	51,264
ADAMS	42.10	73.31-	104.75	97.42-	97.67	71.74-	102.52	Y	12,200
BANNOCK	39.86	84.57-	94.03	97.42-	97.67	87.77-	94.85	Y	36,798
BEAR LAKE	49.99	77.56-	102.82	97.42-	97.67	75.40-	95.76	Y	11,742
BENEWAH	9.40	74.05-	92.15	97.42-	97.67	77.13-	90.49	Y	13,815
BINGHAM	91.50	89.21-	97.25	97.42-	97.67	88.21-	95.95	Y	12,214
BLAINE	99.27	91.43-	97.31	97.42-	97.67	82.57-	89.05	N	217,947
BOISE	10.17	58.50-	96.14	97.42-	97.67	55.60-	88.18	Y	18,000
BONNER	2.26	71.51-	88.05	97.42-	97.67	53.46-	79.80	Y	63,343
BONNEVILLE	100.00	94.19-	98.17	97.42-	97.67	92.59-	96.57	Y	23,422
BOUNDARY	33.35	39.77-	155.45	97.42-	97.67	42.35-	138.65	Y	13,786
BUTTE									
CAMAS									
CANYON	100.00	93.11-	96.05	97.42-	97.67	91.68-	95.20	N	24,960
CARIBOU	39.74	85.58-	135.90	97.42-	97.67	78.72-	99.26	Y	34,831
CASSIA	58.82	90.59-	123.29	97.42-	97.67	96.37-	107.47	N	10,813
CLEARWATER	40.51	85.61-	135.43	97.42-	97.67	83.95-	125.91	Y	13,900
CUSTER	15.23	85.54-	171.12	97.42-	97.67	79.46-	102.04	Y	59,264
ELMORE	15.51	60.37-	102.93	97.42-	97.67	62.49-	96.19	Y	16,833
FRANKLIN	46.28	97.63-	123.41	97.42-	97.67	91.59-	117.37	Y	20,770
FREMONT									
GEM	13.57	71.41-	94.85	97.42-	97.67	71.46-	105.48	Y	34,000
GOODING	93.24	89.52-	98.14	97.42-	97.67	89.59-	96.11	Y	19,600
IDAHO	6.95	71.04-	91.50	97.42-	97.67	71.97-	91.49	Y	20,360
JEFFERSON	61.99	80.74-	120.18	97.42-	97.67	70.79-	116.93	Y	11,286
JEROME	93.12	94.43-	110.39	97.42-	97.67	92.64-	107.48	Y	10,071
KOOTENAI	98.80	90.53-	93.35	97.42-	97.67	89.23-	92.25	N	40,685
LATAH	7.93	75.76-	91.16	97.42-	97.67	72.32-	87.46	Y	37,816
LEMHI	55.53	74.74-	111.50	97.42-	97.67	60.27-	106.25	Y	5,837
LEWIS	52.17	77.77-	127.89	97.42-	97.67	89.37-	135.77	Y	19,043
LINCOLN	.07	25.76-	61.82	97.42-	97.67	20.59-	45.77	Y	15,033
MADISON	1.20	56.01-	82.57	97.42-	97.67	53.77-	81.53	Y	18,833
MINIDOKA	19.60	54.86-	104.88	97.42-	97.67	46.30-	104.90	Y	15,073
NEZ PERCE	50.39	84.86-	95.20	97.42-	97.67	85.23-	94.97	Y	28,955
ONEIDA	53.34	72.56-	113.50	97.42-	97.67	69.15-	103.85	Y	14,702
OWYHEE									
PAYETTE	30.46	66.78-	104.40	97.42-	97.67	63.46-	99.98	Y	22,458
POWER	23.87	64.01-	102.61	97.42-	97.67	75.50-	94.00	Y	18,980
SHOSHONE	30.06	62.60-	106.30	97.42-	97.67	50.45-	107.55	Y	10,711
TETON	.26	71.18-	84.24	97.42-	97.67	68.16-	83.86	Y	18,082
TWIN FALLS	98.35	92.95-	105.55	97.42-	97.67	96.28-	105.48	Y	25,259
VALLEY	99.98	93.50-	99.38	97.42-	97.67	90.00-	96.82	Y	45,699
WASHINGTON	87.88	97.52-	112.34	97.42-	97.67	97.48-	111.80	Y	17,000
	100.00	93.03-	94.39						53,593

CAR435

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2000 STATEWIDE RATIO STUDY/COUNTY

15 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	1,173	187,933,188	197,304,265	97.02	98.14	96.52	95.25	1.02	6.78	9.99
ADAMS	7	781,382	840,500	95.25	93.84	94.66	92.97	1.02	7.65	12.34
BANNOCK	28	4,156,324	5,108,509	80.71	81.94	79.62	81.36	.99	14.03	16.53
BEAR LAKE	5	716,619	843,727	86.61	91.92	85.92	84.93	1.02	9.24	13.68
BENEWAH	8	595,578	850,200	77.26	73.52	72.21	70.05	1.10	28.67	42.53
BINGHAM	10	1,232,214	1,401,374	89.47	86.84	89.26	87.93	1.02	5.50	7.37
BLAINE	76	37,630,193	40,783,792	93.47	94.22	93.06	92.27	1.01	6.99	9.33
BOISE	76	8,436,345	9,197,014	92.29	91.43	89.91	91.73	1.01	19.02	22.80
BONNER	94	14,340,619	15,251,560	94.96	96.62	93.63	94.03	1.01	12.77	16.52
BONNEVILLE	92	10,113,737	10,634,490	96.52	96.72	96.19	95.10	1.01	6.67	8.26
BOUNDARY	6	623,706	671,890	92.99	90.91	92.27	92.83	1.00	11.00	13.90
CAMAS	3	210,316	278,400	78.54	80.49	77.62	75.54	1.04	11.86	18.37
CANYON	252	37,139,800	38,747,364	96.28	97.47	95.85	95.85	1.00	7.16	9.35
CARIBOU	10	982,142	1,238,400	80.97	76.12	79.07	79.31	1.02	19.27	23.80
CASSIA	15	1,851,374	1,947,500	97.12	96.63	96.25	95.06	1.02	10.78	13.71
CLEARWATER	5	514,148	601,000	103.53	101.66	99.72	85.55	1.21	23.91	30.52
CUSTER	13	1,260,244	1,364,400	94.98	94.04	94.23	92.37	1.03	9.57	13.72
ELMORE	18	1,632,902	1,752,486	93.39	94.72	93.00	93.18	1.00	7.00	9.35
FRANKLIN	5	443,700	536,400	89.44	84.32	87.58	82.72	1.08	17.65	23.65
FREMONT	32	4,754,493	4,555,040	101.78	101.47	99.22	104.38	.98	15.99	22.43
GEM	30	3,679,553	3,757,050	98.05	97.09	97.91	97.94	1.00	4.17	5.35
GOODING	10	1,329,347	1,426,000	94.42	94.91	94.29	93.22	1.01	4.04	5.37
IDAHO	16	1,232,120	1,221,500	95.71	102.18	93.37	100.87	.95	15.09	21.03
JEFFERSON	27	3,207,903	3,389,898	94.48	96.16	93.76	94.63	1.00	9.40	12.25
JEROME	16	1,782,747	2,048,900	89.45	86.50	88.03	87.01	1.03	14.39	17.95
KOOTENAI	293	43,907,967	50,322,531	88.35	88.96	87.35	87.25	1.01	11.77	14.86
LATAH	11	1,412,320	1,630,000	83.47	85.12	80.35	86.65	.96	21.33	26.69
LEMHI	27	2,874,916	2,999,000	97.04	98.23	96.29	95.86	1.01	9.92	12.61
LEWIS	1									
LINCOLN	3	353,712	313,990	107.17	105.71	106.10	112.65	.95	11.73	17.39
MADISON	5	694,328	743,000	94.01	90.26	93.64	93.45	1.01	7.36	10.14
MINIDOKA	9	934,464	987,500	95.76	97.80	95.19	94.63	1.01	7.67	11.23
NEZ PERCE	6	989,165	1,022,000	98.46	101.41	98.24	96.79	1.02	5.11	7.06
OWYHEE	2									
PAYETTE	11	1,409,640	1,522,706	92.55	93.65	92.43	92.57	1.00	4.01	5.41
POWER	8	909,926	1,039,033	94.84	88.02	93.55	87.57	1.08	13.93	18.38
SHOSHONE	25	1,515,120	1,589,388	96.72	97.46	93.27	95.33	1.01	18.38	25.50
TETON	24	2,857,178	3,034,588	95.16	95.08	94.02	94.15	1.01	12.08	16.26
TWIN FALLS	37	5,722,007	6,273,300	90.65	91.80	89.74	91.21	.99	10.44	14.23
VALLEY	54	6,982,402	8,071,240	89.36	88.14	88.08	86.51	1.03	13.37	16.92
WASHINGTON	6	491,020	547,900	93.04	88.98	92.69	89.62	1.04	6.92	9.78
COMPLIANCE TEST	2,546	397,634,859	425,847,835	94.79			93.37	1.02		12.56
GRAND TOTAL	2,549									
CAR435										

TIME 9:12:33  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

15 IMPROVED

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:				DIST	AVERAGE
	OF 90/110% ACTUAL AVE	MEAN	MEDIAN		SALES WTD AVE		
ADA	100.00	96.55- 97.49	97.77- 98.51	94.53- 95.97	N	168,205	
ADAMS	85.11	86.62-103.88	97.77- 98.51	83.04-102.90	Y	120,071	
BANNOCK	.06	76.42- 85.00	97.77- 98.51	76.92- 85.80	Y	182,447	
BEAR LAKE	27.29	75.31- 97.91	97.77- 98.51	74.59- 95.27	Y	168,745	
BENEWAH	14.16	55.25- 99.27	97.77- 98.51	61.64- 78.46	Y	106,275	
BINGHAM	40.26	85.65- 93.29	97.77- 98.51	84.06- 91.80	Y	140,137	
BLAINE	99.97	91.82- 95.12	97.77- 98.51	90.48- 94.06	Y	536,629	
BOISE	82.87	88.32- 96.26	97.77- 98.51	87.70- 95.76	Y	121,013	
BONNER	99.89	92.30- 97.62	97.77- 98.51	90.81- 97.25	Y	162,251	
BONNEVILLE	100.00	95.15- 97.89	97.77- 98.51	93.70- 96.50	Y	115,592	
BOUNDARY	69.06	82.36-103.62	97.77- 98.51	81.95-103.71	Y	111,982	
CAMAS	11.96	54.21-102.87	97.77- 98.51	50.78-100.30	Y	92,800	
CANYON	100.00	95.35- 97.21	97.77- 98.51	94.86- 96.84	N	153,759	
CARIBOU	8.56	69.80- 92.14	97.77- 98.51	70.05- 88.57	Y	123,840	
CASSIA	97.02	91.06-103.18	97.77- 98.51	89.53-100.59	Y	129,833	
CLEARWATER	46.83	73.40-133.66	97.77- 98.51	66.51-104.59	Y	120,200	
CUSTER	90.27	88.54-101.42	97.77- 98.51	88.72- 96.02	Y	104,954	
ELMORE	94.11	89.81- 96.97	97.77- 98.51	89.28- 97.08	Y	97,360	
FRANKLIN	43.01	69.27-109.61	97.77- 98.51	70.72- 94.72	Y	107,280	
FREMONT	97.73	95.14-108.42	97.77- 98.51	94.58-114.18	Y	142,345	
GEM	100.00	96.42- 99.68	97.77- 98.51	96.34- 99.54	Y	125,235	
GOODING	98.89	91.48- 97.36	97.77- 98.51	90.07- 96.37	Y	142,600	
IDAHO	85.65	86.89-104.53	97.77- 98.51	92.88-108.86	Y	76,344	
JEFFERSON	97.27	90.68- 98.28	97.77- 98.51	90.43- 98.83	Y	125,552	
JEROME	44.64	82.41- 96.49	97.77- 98.51	79.44- 94.58	Y	128,056	
KOOTENAI	1.58	87.09- 89.61	97.77- 98.51	85.88- 88.62	N	171,749	
LATAH	17.56	71.30- 95.64	97.77- 98.51	74.62- 98.68	Y	148,182	
LEMHI	99.70	93.02-101.06	97.77- 98.51	91.75- 99.97	Y	111,074	
LEWIS							
LINCOLN	46.59	75.75-138.59	97.77- 98.51	84.47-140.83	Y	104,663	
MADISON	78.99	84.92-103.10	97.77- 98.51	82.85-104.05	Y	148,600	
MINIDOKA	92.46	89.09-102.43	97.77- 98.51	87.25-102.01	Y	109,722	
NEZ PERCE	97.98	92.75-104.17	97.77- 98.51	90.62-102.96	Y	170,333	
OWYHEE							
PAYETTE	93.88	89.81- 95.29	97.77- 98.51	89.78- 95.36	Y	138,428	
POWER	74.92	83.16-106.52	97.77- 98.51	81.07- 94.07	Y	129,879	
SHOSHONE	90.08	88.28-105.16	97.77- 98.51	88.14-102.52	Y	63,576	
TETON	94.19	89.75-100.57	97.77- 98.51	89.49- 98.81	Y	126,441	
TWIN FALLS	62.05	87.16- 94.14	97.77- 98.51	85.67- 96.75	Y	169,549	
VALLEY	37.79	85.98- 92.74	97.77- 98.51	83.02- 90.00	Y	149,467	
WASHINGTON	77.17	85.55-100.53	97.77- 98.51	86.46- 92.78	Y	91,317	
	100.00	94.40- 95.18				167,262	

CAR435

TIME 11:56:25  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

15 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	224	13,189,300	14,905,661	93.77	98.29	92.11	88.49	1.06	10.25	16.60
ADAMS	26	703,427	772,460	92.69	95.70	89.78	91.06	1.02	17.84	24.24
BANNOCK	9	146,433	157,800	94.35	93.88	93.73	92.80	1.02	7.10	11.65
BEAR LAKE	14	237,500	237,924	102.40	96.77	101.45	99.82	1.03	11.22	14.71
BENEWAH	32	467,172	534,466	87.63	83.18	83.38	87.41	1.00	24.99	32.99
BINGHAM	7	111,500	127,300	87.55	88.89	87.02	87.59	1.00	9.42	11.91
BLAINE	79	22,981,672	28,797,000	83.05	83.33	81.83	79.81	1.04	13.33	16.79
BOISE	125	2,631,180	3,149,512	89.61	86.82	84.88	83.54	1.07	27.67	33.23
BONNER	165	7,654,282	8,696,647	90.89	93.82	88.06	88.01	1.03	18.12	23.51
BONNEVILLE	52	1,243,200	1,361,794	93.28	90.75	92.60	91.29	1.02	10.47	12.17
BOUNDARY	12	419,615	471,022	96.27	90.36	93.80	89.09	1.08	21.23	24.37
CAMAS	6	124,782	140,000	87.08	96.98	80.70	89.13	.98	23.98	38.56
CANYON	79	2,512,400	2,847,743	89.41	92.00	87.97	88.22	1.01	12.95	17.43
CARIBOU	7	62,464	64,200	101.43	97.50	98.07	97.30	1.04	18.40	26.89
CASSIA	6	110,200	120,000	94.75	100.00	94.12	91.83	1.03	7.93	12.25
CLEARWATER	3	70,222	64,281	107.68	104.97	106.91	109.24	.99	9.96	14.74
CUSTER	9	251,509	323,000	86.86	90.00	86.15	77.87	1.12	11.02	13.47
ELMORE	18	344,909	381,472	93.72	91.37	92.09	90.42	1.04	15.80	19.53
FRANKLIN	5	104,800	97,500	109.70	98.40	106.62	107.49	1.02	22.74	27.01
FREMONT	63	1,959,082	2,036,015	95.98	99.07	92.76	96.22	1.00	16.69	23.65
GEM	13	338,300	389,400	87.01	89.43	86.31	86.88	1.00	8.70	12.73
IDAHO	20	350,022	376,640	92.98	99.92	89.03	92.93	1.00	17.42	25.02
JEFFERSON	28	550,750	680,700	86.75	93.03	83.97	80.91	1.07	18.07	24.63
JEROME	18	240,047	326,500	81.30	75.40	74.03	73.52	1.11	39.96	43.87
KOOTENAI	237	9,150,303	10,438,466	92.13	90.65	89.76	87.66	1.05	17.92	22.53
LATAH	6	197,568	276,400	74.07	76.85	68.58	71.48	1.04	28.90	40.04
LEMHI	40	703,948	891,400	94.23	90.20	87.26	78.97	1.19	32.92	39.59
LINCOLN	1									
MADISON	4	66,200	80,400	81.91	92.15	78.88	82.34	.99	13.13	27.98
NEZ PERCE	12	423,400	432,122	100.64	90.25	98.82	97.98	1.03	15.92	20.73
ONEIDA	13	266,257	325,039	82.31	81.60	80.09	81.92	1.00	19.00	24.78
OWYHEE	7	174,827	189,500	92.66	92.45	92.58	92.26	1.00	3.62	4.63
PAYETTE	8	205,500	207,900	98.24	99.43	98.07	98.85	.99	4.63	6.34
SHOSHONE	13	146,590	220,583	73.37	73.13	70.35	66.46	1.10	21.80	30.95
TETON	150	3,908,784	4,204,221	97.17	97.64	94.52	92.97	1.05	16.43	22.12
TWIN FALLS	14	304,239	312,214	97.00	101.73	95.42	97.45	1.00	13.59	17.74
VALLEY	159	6,410,028	6,770,008	99.15	100.28	96.52	94.68	1.05	17.44	22.11
WASHINGTON	8	221,700	239,500	92.50	94.50	91.85	92.57	1.00	10.30	12.55
COMPLIANCE TEST	1,691	78,984,112	91,646,790	92.55			86.18	1.07		22.85
GRAND TOTAL	1,692									
CAR435										



TIME 11:56:25  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

15 UNIMPROVED

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
	OF 90/110% ACTUAL AVE	MEAN	MEDIAN				
ADA	99.99	92.06-95.48	97.69-99.02	85.36-91.62	N	66,543	
ADAMS	72.61	85.16-100.22	97.69-99.02	82.54-99.58	Y	29,710	
BANNOCK	86.41	87.54-101.16	97.69-99.02	86.68-98.92	Y	17,533	
BEAR LAKE	95.48	95.27-109.53	97.69-99.02	94.61-105.03	Y	16,995	
BENEWAH	32.15	79.22-96.04	97.69-99.02	78.95-95.87	Y	16,702	
BINGHAM	27.80	79.89-95.21	97.69-99.02	79.74-95.44	Y	18,186	
BLAINE	.00	80.47-85.63	97.69-99.02	75.83-83.79	Y	364,519	
BOISE	44.18	85.23-93.99	97.69-99.02	78.98-88.10	N	25,196	
BONNER	70.37	88.15-93.63	97.69-99.02	84.29-91.73	N	52,707	
BONNEVILLE	98.14	90.69-95.87	97.69-99.02	88.51-94.07	Y	26,188	
BOUNDARY	77.90	84.11-108.43	97.69-99.02	79.57-98.61	Y	39,252	
CAMAS	34.22	59.45-114.71	97.69-99.02	59.71-118.55	Y	23,333	
CANYON	36.82	86.53-92.29	97.69-99.02	85.39-91.05	Y	36,047	
CARIBOU	62.63	81.40-121.46	97.69-99.02	80.77-113.83	Y	9,171	
CASSIA	80.72	85.20-104.30	97.69-99.02	77.99-105.67	Y	20,000	
CLEARWATER	49.16	80.93-134.43	97.69-99.02	78.55-139.93	Y	21,427	
CUSTER	22.18	79.61-94.11	97.69-99.02	71.08-84.66	Y	35,889	
ELMORE	79.89	86.21-101.23	97.69-99.02	83.49-97.35	Y	21,193	
FRANKLIN	40.28	81.45-137.95	97.69-99.02	81.80-133.18	Y	19,500	
FREMONT	98.17	91.28-100.68	97.69-99.02	88.54-103.90	Y	32,318	
GEM	17.50	81.53-92.49	97.69-99.02	81.78-91.98	Y	29,954	
IDAHO	71.12	83.99-101.97	97.69-99.02	84.11-101.75	Y	18,832	
JEFFERSON	21.40	79.87-93.63	97.69-99.02	72.11-89.71	Y	24,311	
JEROME	15.60	66.67-95.93	97.69-99.02	59.37-87.67	Y	18,139	
KOOTENAI	94.30	89.91-94.35	97.69-99.02	85.36-89.96	N	44,044	
LATAH	10.70	49.67-98.47	97.69-99.02	43.03-99.93	Y	46,067	
LEMHI	75.95	84.53-103.93	97.69-99.02	67.73-90.21	Y	22,285	
LINCOLN							
MADISON	21.98	54.94-108.88	97.69-99.02	56.34-108.34	Y	20,100	
NEZ PERCE	87.34	89.82-111.46	97.69-99.02	87.58-108.38	Y	36,010	
ONEIDA	9.94	72.23-92.39	97.69-99.02	70.39-93.45	Y	25,003	
OWYHEE	92.42	89.51-95.81	97.69-99.02	89.44-95.08	Y	27,071	
PAYETTE	99.58	94.06-102.42	97.69-99.02	95.50-102.20	Y	25,988	
SHOSHONE	1.07	62.15-84.59	97.69-99.02	55.98-76.94	Y	16,968	
TETON	100.00	94.28-100.06	97.69-99.02	89.60-96.34	N	28,028	
TWIN FALLS	91.69	88.86-105.14	97.69-99.02	89.41-105.49	Y	22,301	
VALLEY	100.00	96.29-102.01	97.69-99.02	91.04-98.32	N	42,579	
WASHINGTON	71.72	84.72-100.28	97.69-99.02	84.76-100.38	Y	29,938	
	100.00	91.70-93.40				54,197	

CAR435

TIME 9:04:48  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 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	72	12,713,121	14,384,113	90.44	89.44	89.06	88.38	1.02	13.52	17.35
ADAMS	5	606,181	777,500	80.33	89.33	78.45	77.97	1.03	12.38	22.01
BANNOCK	24	2,891,879	3,219,513	89.39	89.48	88.79	89.82	1.00	7.86	11.50
BEAR LAKE	5	245,203	259,500	97.33	99.55	96.49	94.49	1.03	10.72	14.40
BENEWAH	9	530,071	561,300	95.84	91.33	93.59	94.44	1.01	19.17	23.50
BINGHAM	35	2,875,774	3,314,833	88.22	89.87	87.62	86.75	1.02	9.57	11.77
BLAINE	5	3,482,000	3,680,000	91.98	94.16	91.37	94.62	.97	7.35	12.31
BOISE	8	487,154	542,000	109.12	97.34	99.61	89.88	1.21	43.63	46.11
BONNER	109	13,413,548	14,536,692	94.78	94.45	93.16	92.27	1.03	14.19	18.01
BONNEVILLE	24	2,744,774	2,781,513	99.51	98.31	98.95	98.68	1.01	7.97	10.51
BOUNDARY	22	2,030,188	2,331,628	90.48	93.89	89.06	87.07	1.04	12.59	17.31
BUTTE	5	291,000	355,500	80.47	76.85	79.64	81.86	.98	10.74	16.65
CAMAS	4	267,810	284,000	95.87	101.12	95.04	94.30	1.02	8.39	14.44
CANYON	192	23,662,925	25,365,632	93.99	95.88	92.98	93.29	1.01	10.82	14.43
CARIBOU	15	915,291	1,095,856	83.81	84.10	81.31	83.52	1.00	18.17	23.94
CASSIA	22	2,097,865	2,246,987	92.88	94.89	91.49	93.36	.99	12.69	17.22
CLEARWATER	5	698,214	808,000	87.70	87.08	87.44	86.41	1.01	6.32	8.65
CUSTER	11	1,291,403	1,291,500	96.75	96.04	96.06	97.67	.99	9.23	12.52
ELMORE	8	906,895	954,103	96.12	95.37	95.50	95.05	1.01	9.58	11.99
FRANKLIN	9	686,800	858,861	86.49	84.54	84.32	79.97	1.08	18.90	24.85
FREMONT	10	1,081,712	1,188,468	90.94	87.84	89.62	91.02	1.00	13.87	18.42
GEM	71	7,458,490	8,088,527	93.10	93.31	92.47	92.21	1.01	8.72	11.47
GOODING	33	3,084,123	3,509,625	90.40	91.12	89.34	87.88	1.03	11.44	15.19
IDAHO	19	1,954,547	2,293,900	88.35	80.82	86.19	85.21	1.04	20.14	22.90
JEFFERSON	39	3,155,339	3,216,364	97.47	96.07	96.93	98.10	.99	7.63	10.70
JEROME	15	1,547,730	1,825,170	85.16	85.67	84.48	84.80	1.00	10.48	13.21
KOOTENAI	112	18,323,415	21,175,398	89.68	87.06	88.27	86.53	1.04	14.70	17.67
LATAH	21	2,551,652	3,260,395	79.89	78.00	78.42	78.26	1.02	15.47	20.09
LEMHI	19	2,249,355	2,139,550	102.00	102.79	100.07	105.13	.97	15.49	19.19
LEWIS	9	764,809	831,000	95.43	94.59	94.09	92.03	1.04	13.23	18.09
LINCOLN	1									
MADISON	7	727,560	770,000	95.33	95.03	93.92	94.49	1.01	14.76	18.71
MINIDOKA	30	2,643,519	2,680,873	99.81	100.08	99.31	98.61	1.01	7.92	10.10
NEZ PERCE	12	1,534,758	1,704,500	90.66	89.83	90.26	90.04	1.01	7.30	9.86
ONEIDA	7	489,708	808,000	62.05	56.83	60.92	60.61	1.02	14.45	22.42
OWYHEE	7	819,467	843,900	95.77	98.04	95.41	97.10	.99	6.92	9.41
PAYETTE	26	2,630,628	2,893,440	91.20	91.22	90.83	90.92	1.00	7.76	9.07
POWER	6	520,232	653,947	79.81	83.55	77.97	79.55	1.00	17.41	22.49
SHOSHONE	12	572,020	751,143	82.67	71.93	77.84	76.15	1.09	31.81	36.43
TETON	5	795,079	1,036,000	73.74	76.14	72.54	76.75	.96	12.14	19.13
TWIN FALLS	24	2,485,229	2,704,200	95.43	92.93	94.01	91.90	1.04	14.38	18.56
VALLEY	12	3,888,738	4,734,700	89.11	92.11	86.65	82.13	1.08	15.77	22.41
WASHINGTON	11	909,977	1,079,300	85.40	87.61	83.83	84.31	1.01	14.82	19.63
COMPLIANCE TEST	1,096	132,996,183	147,837,431	92.03			89.96	1.02		16.37
GRAND TOTAL	1,097									
CAR435										

TIME 9:04:48  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 18 IMPROVED

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST	AVERAGE
	OF 90/110%	MEAN	MEDIAN	SALES		
	ACTUAL AVE			WTD AVE	Y/N	OR VALUE
ADA	59.41	87.40- 93.48	86.43- 93.51	84.63- 92.13	Y	199,779
ADAMS	13.43	63.47- 97.19	86.43- 93.51	71.83- 84.11	Y	155,500
BANNOCK	38.69	85.79- 92.99	86.43- 93.51	85.96- 93.68	Y	134,146
BEAR LAKE	78.95	83.96-110.70	86.43- 93.51	82.53-106.45	Y	51,900
BENEWAH	72.26	81.88-109.80	86.43- 93.51	81.53-107.35	Y	62,367
BINGHAM	15.51	85.33- 91.11	86.43- 93.51	83.53- 89.97	Y	94,710
BLAINE	63.03	81.18-102.78	86.43- 93.51	87.46-101.78	Y	736,000
BOISE	35.99	75.41-142.83	86.43- 93.51	62.95-116.81	Y	67,750
BONNER	99.83	92.09- 97.47	86.43- 93.51	89.37- 95.17	N	133,364
BONNEVILLE	99.99	95.85-103.17	86.43- 93.51	95.22-102.14	Y	115,896
BOUNDARY	55.65	84.74- 96.22	86.43- 93.51	78.34- 95.80	Y	105,983
BUTTE	8.95	67.70- 93.24	86.43- 93.51	70.86- 92.86	Y	71,100
CAMAS	70.38	79.59-112.15	86.43- 93.51	78.02-110.58	Y	71,000
CANYON	100.00	92.38- 95.60	86.43- 93.51	91.68- 94.90	N	132,113
CARIBOU	12.59	74.69- 92.93	86.43- 93.51	74.47- 92.57	Y	73,057
CASSIA	79.61	87.01- 98.75	86.43- 93.51	89.13- 97.59	Y	102,136
CLEARWATER	26.63	80.46- 94.94	86.43- 93.51	79.08- 93.74	Y	161,600
CUSTER	95.05	90.13-103.37	86.43- 93.51	91.82-103.52	Y	117,409
ELMORE	90.60	88.40-103.84	86.43- 93.51	87.83-102.27	Y	119,263
FRANKLIN	31.30	73.17- 99.81	86.43- 93.51	71.53- 88.41	Y	95,429
FREMONT	56.56	81.23-100.65	86.43- 93.51	82.22- 99.82	Y	118,847
GEM	99.27	91.01- 95.19	86.43- 93.51	90.07- 94.35	Y	113,923
GOODING	56.65	86.47- 94.33	86.43- 93.51	84.33- 91.43	Y	106,352
IDAHO	36.31	80.30- 96.40	86.43- 93.51	79.25- 91.17	Y	120,732
JEFFERSON	100.00	94.72-100.22	86.43- 93.51	95.40-100.80	Y	82,471
JEROME	5.89	80.05- 90.27	86.43- 93.51	80.56- 89.04	Y	121,678
KOOTENAI	41.54	87.22- 92.14	86.43- 93.51	83.44- 89.62	N	189,066
LATAH	.46	73.85- 85.93	86.43- 93.51	72.08- 84.44	Y	155,257
LEMHI	94.64	94.21-109.79	86.43- 93.51	97.19-113.07	Y	112,608
LEWIS	79.60	84.73-106.13	86.43- 93.51	82.47-101.59	Y	92,333
LINCOLN						
MADISON	73.40	82.23-108.43	86.43- 93.51	82.21-106.77	Y	110,000
MINIDOKA	100.00	96.68-102.94	86.43- 93.51	95.11-102.11	Y	89,362
NEZ PERCE	59.86	86.02- 95.30	86.43- 93.51	84.92- 95.16	Y	142,042
ONEIDA	.09	51.84- 72.26	86.43- 93.51	52.80- 68.42	Y	115,429
OWYHEE	92.64	89.15-102.39	86.43- 93.51	90.01-104.19	Y	120,557
PAYETTE	76.69	88.43- 93.97	86.43- 93.51	88.00- 93.84	Y	111,286
POWER	10.69	65.05- 94.57	86.43- 93.51	64.44- 94.66	Y	108,991
SHOSHONE	20.39	67.05- 98.29	86.43- 93.51	65.89- 86.41	Y	62,595
TETON	2.85	60.28- 87.20	86.43- 93.51	65.56- 87.94	Y	207,200
TWIN FALLS	92.64	89.23-101.63	86.43- 93.51	86.96- 96.84	Y	112,675
VALLEY	43.81	78.76- 99.46	86.43- 93.51	68.64- 95.62	Y	394,558
WASHINGTON	19.16	76.25- 94.55	86.43- 93.51	73.38- 95.24	Y	98,118
	100.00	91.28- 92.78				134,888

CAR435

TIME 12:41:26  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 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	19	1,783,650	2,358,162	81.27	80.60	78.77	75.64	1.07	19.62	24.33
ADAMS	5	253,479	241,500	97.81	88.50	94.25	104.96	.93	23.72	29.63
BEAR LAKE	10	207,252	234,590	79.60	84.27	72.22	88.35	.90	29.90	43.51
BENEWAH	20	429,648	464,800	91.59	83.50	86.24	92.44	.99	32.79	35.16
BINGHAM	4	56,509	59,000	98.00	91.72	97.22	95.78	1.02	10.05	15.21
BLAINE	4	2,260,000	2,350,900	99.74	95.77	99.49	96.13	1.04	4.70	8.32
BOISE	1									
BONNER	135	5,245,435	6,124,181	89.45	90.00	86.83	85.65	1.04	18.83	23.49
BONNEVILLE	1									
BOUNDARY	15	590,997	545,031	124.12	113.49	111.95	108.43	1.14	35.37	41.92
CAMAS	5	175,678	229,500	79.65	93.67	73.03	76.55	1.04	27.78	43.43
CANYON	25	955,275	1,090,300	91.23	85.20	89.61	87.62	1.04	16.46	19.71
CASSIA	8	85,635	94,820	93.50	94.44	92.06	90.31	1.04	11.46	18.09
CLEARWATER	14	461,424	572,867	81.82	79.62	77.56	80.55	1.02	29.14	34.70
CUSTER	12	452,550	655,222	96.35	84.13	90.71	69.07	1.39	30.24	36.28
ELMORE	7	173,041	182,491	98.02	105.00	96.33	94.82	1.03	11.98	18.57
FREMONT	6	81,306	94,700	86.58	90.04	85.11	85.86	1.01	16.65	19.77
GEM	31	1,043,840	1,157,399	90.79	87.44	89.65	90.19	1.01	12.84	16.44
GOODING	8	167,102	201,000	86.04	81.28	83.94	83.14	1.03	16.89	26.12
IDAHO	10	202,359	257,775	88.11	94.26	81.88	78.50	1.12	30.03	39.26
JEFFERSON	6	90,208	119,500	81.34	87.69	79.54	75.49	1.08	15.00	22.03
JEROME	9	129,618	168,120	78.54	77.92	74.26	77.10	1.02	26.95	34.90
KOOTENAI	87	4,849,583	5,789,307	89.14	89.00	86.21	83.77	1.06	19.02	25.29
LATAH	8	218,550	262,100	91.70	104.24	83.74	83.38	1.10	26.45	40.89
LEMHI	9	256,404	277,000	105.95	110.09	97.15	92.56	1.14	28.72	39.65
LEWIS	5	150,688	164,264	90.41	85.01	89.10	91.74	.99	15.77	19.37
LINCOLN	2									
MADISON	1									
MINIDOKA	5	72,067	78,500	88.89	98.26	84.34	91.81	.97	23.42	35.56
NEZ PERCE	14	535,612	590,250	93.56	91.74	92.76	90.74	1.03	10.85	13.51
ONEIDA	10	120,132	205,469	69.30	62.50	61.86	58.47	1.19	46.70	49.54
OWYHEE	3	510,738	511,000	95.51	97.95	95.35	99.95	.96	4.28	6.94
SHOSHONE	14	262,640	265,678	97.58	105.89	91.29	98.86	.99	21.17	31.58
TETON	16	1,218,019	1,661,053	75.66	77.89	66.87	73.33	1.03	36.42	43.66
TWIN FALLS	7	188,049	204,900	94.94	92.88	94.11	91.78	1.03	10.89	14.27
VALLEY	11	554,470	670,052	103.92	99.73	91.95	82.75	1.26	35.04	48.34
WASHINGTON	5	101,430	119,750	86.43	85.64	85.18	84.70	1.02	13.19	18.26
COMPLIANCE TEST	547	23,883,388	28,001,181	90.22			85.29	1.06		28.10
GRAND TOTAL	552									
CAR435										

TIME 12:41:26  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 18 UNIMPROVED

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	3.51	73.41- 89.13	71.82- 92.95	63.64- 87.64	Y	124,114	
ADAMS	51.03	70.17-125.45	71.82- 92.95	76.50-133.42	Y	48,300	
BEAR LAKE	17.28	59.52- 99.68	71.82- 92.95	62.27-114.43	Y	23,459	
BENEWAH	57.65	79.14-104.04	71.82- 92.95	77.90-106.98	Y	23,240	
BINGHAM	71.62	80.46-115.54	71.82- 92.95	82.41-109.15	Y	14,750	
BLAINE	90.47	89.97-109.51	71.82- 92.95	93.49- 98.77	Y	587,725	
BOISE							
BONNER	38.05	86.48- 92.42	120.00- 92.95	80.99- 90.31	N	45,364	
BONNEVILLE							
BOUNDARY	14.36	100.46-147.78	120.00- 92.95	97.11-119.75	Y	36,335	
CAMAS	20.94	46.67-112.63	120.00- 92.95	43.91-109.19	Y	45,900	
CANYON	63.23	85.08- 97.38	120.00- 92.95	80.55- 94.69	Y	43,612	
CASSIA	69.76	82.17-104.83	120.00- 92.95	80.70- 99.92	Y	11,853	
CLEARWATER	14.90	68.38- 95.26	120.00- 92.95	64.08- 97.02	Y	40,919	
CUSTER	62.73	78.23-114.47	120.00- 92.95	46.21- 91.93	Y	54,602	
ELMORE	79.00	84.66-111.38	120.00- 92.95	73.45-116.19	Y	26,070	
FREMONT	31.25	72.50-100.66	120.00- 92.95	69.94-101.78	Y	15,783	
GEM	61.59	86.38- 95.20	120.00- 92.95	86.34- 94.04	Y	37,335	
GOODING	30.70	70.98-101.10	120.00- 92.95	72.43- 93.85	Y	25,125	
IDAHO	39.51	68.06-108.16	120.00- 92.95	60.04- 96.96	Y	25,778	
JEFFERSON	13.92	66.60- 96.08	120.00- 92.95	58.18- 92.80	Y	19,917	
JEROME	11.82	61.54- 95.54	120.00- 92.95	59.86- 94.34	Y	18,680	
KOOTENAI	36.10	85.16- 93.12	120.00- 92.95	78.16- 89.38	Y	66,544	
LATAH	44.42	66.58-116.82	120.00- 92.95	62.21-104.55	Y	32,763	
LEMHI	46.63	79.90-132.00	120.00- 92.95	65.07-120.05	Y	30,778	
LEWIS	48.62	73.71-107.11	120.00- 92.95	69.16-114.32	Y	32,853	
LINCOLN							
MADISON							
MINIDOKA	36.58	58.75-119.03	120.00- 92.95	67.59-116.03	Y	15,700	
NEZ PERCE	84.43	87.58- 99.54	120.00- 92.95	86.03- 95.45	Y	42,161	
ONEIDA	4.22	49.40- 89.20	120.00- 92.95	39.79- 77.15	Y	20,547	
OWYHEE	82.54	84.33-106.69	120.00- 92.95	96.97-102.93	Y	170,333	
SHOSHONE	73.52	82.99-112.17	120.00- 92.95	85.98-111.74	Y	18,977	
TETON	5.10	61.18- 90.14	120.00- 92.95	50.70- 95.96	Y	103,816	
TWIN FALLS	80.10	84.99-104.89	120.00- 92.95	80.88-102.68	Y	29,271	
VALLEY	46.19	76.47-131.37	120.00- 92.95	54.99-110.51	Y	60,914	
WASHINGTON	30.53	71.39-101.47	120.00- 92.95	68.11-101.29	Y	23,950	
	58.05	88.44- 92.00				51,190	

CAR435

TIME 12:52:23  
DATE 4/02/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 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)
BOISE	13	335,996	509,500	84.14	87.24	78.55	65.95	1.28	31.44	37.72
COMPLIANCE TEST	13	335,996	509,500	84.14			65.95	1.28		37.72
GRAND TOTAL	13									
CAR435										

TIME 12:52:23  
DATE 4/02/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 UNIMPROVED

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
BOISE	25.29	68.45- 99.83	55.74-111.41	54.40- 77.50	Y	39,192
	25.29	68.45- 99.83				39,192

CAR435

TIME 14:26:49  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

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)
BOISE	12	394,735	529,425	84.62	95.27	82.20	74.56	1.13	15.52	22.78
COMPLIANCE TEST	12	394,735	529,425	84.62			74.56	1.13		22.78
GRAND TOTAL	12									
CAR435										



TIME 14:26:49  
DATE 4/03/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

18 UNIMPROVED

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
BOISE	17.68	74.62- 94.62	66.91- 99.18	64.29- 84.83	Y	44,119
	17.68	74.62- 94.62				44,119

CAR435

TIME 10:17:17  
 DATE 4/04/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

COUNTY	12 OR 18 UNIMPROVED		12 UNIMPROVED		18 UNIMPROVED		SALES WTD MEAN	PRICE RELATED DIFFERN	COEFF OF DISP (COD)	COEFF OF VAR (COV)
	NUMBER IN SAMPLE	TOTAL ASSESSED VALUE (\$)	TOTAL SALE PRICE/APPRSL VALUE (\$)	ARITHMETIC MEAN	MEDIAN	GEOMETRIC MEAN				
ADA	19	1,783,650	2,358,162	81.27	80.60	78.77	75.64	1.07	19.62	24.33
ADAMS	5	253,479	241,500	97.81	88.50	94.25	104.96	.93	23.72	29.63
BEAR LAKE	10	207,252	234,590	79.60	84.27	72.22	88.35	.90	29.90	43.51
BENEWAH	20	429,648	464,800	91.59	83.50	86.24	92.44	.99	32.79	35.16
BINGHAM	4	56,509	59,000	98.00	91.72	97.22	95.78	1.02	10.05	15.21
BLAINE	4	2,260,000	2,350,900	99.74	95.77	99.49	96.13	1.04	4.70	8.32
BOISE	26	820,013	1,203,925	83.21	90.92	79.07	68.11	1.22	24.64	31.40
BONNER	135	5,245,435	6,124,181	89.45	90.00	86.83	85.65	1.04	18.83	23.49
BONNEVILLE	1									
BOUNDARY	15	590,997	545,031	124.12	113.49	111.95	108.43	1.14	35.37	41.92
CAMAS	5	175,678	229,500	79.65	93.67	73.03	76.55	1.04	27.78	43.43
CANYON	25	955,275	1,090,300	91.23	85.20	89.61	87.62	1.04	16.46	19.71
CASSIA	8	85,635	94,820	93.50	94.44	92.06	90.31	1.04	11.46	18.09
CLEARWATER	14	461,424	572,867	81.82	79.62	77.56	80.55	1.02	29.14	34.70
CUSTER	12	452,550	655,222	96.35	84.13	90.71	69.07	1.39	30.24	36.28
ELMORE	7	173,041	182,491	98.02	105.00	96.33	94.82	1.03	11.98	18.57
FREMONT	6	81,306	94,700	86.58	90.04	85.11	85.86	1.01	16.65	19.77
GEM	31	1,043,840	1,157,399	90.79	87.44	89.65	90.19	1.01	12.84	16.44
GOODING	8	167,102	201,000	86.04	81.28	83.94	83.14	1.03	16.89	26.12
IDAHO	10	202,359	257,775	88.11	94.26	81.88	78.50	1.12	30.03	39.26
JEFFERSON	6	90,208	119,500	81.34	87.69	79.54	75.49	1.08	15.00	22.03
JEROME	9	129,618	168,120	78.54	77.92	74.26	77.10	1.02	26.95	34.90
KOOTENAI	87	4,849,583	5,789,307	89.14	89.00	86.21	83.77	1.06	19.02	25.29
LATAH	8	218,550	262,100	91.70	104.24	83.74	83.38	1.10	26.45	40.89
LEMHI	9	256,404	277,000	105.95	110.09	97.15	92.56	1.14	28.72	39.65
LEWIS	5	150,688	164,264	90.41	85.01	89.10	91.74	.99	15.77	19.37
LINCOLN	2									
MADISON	1									
MINIDOKA	5	72,067	78,500	88.89	98.26	84.34	91.81	.97	23.42	35.56
NEZ PERCE	14	535,612	590,250	93.56	91.74	92.76	90.74	1.03	10.85	13.51
ONEIDA	10	120,132	205,469	69.30	62.50	61.86	58.47	1.19	46.70	49.54
OWYHEE	3	510,738	511,000	95.51	97.95	95.35	99.95	.96	4.28	6.94
SHOSHONE	14	262,640	265,678	97.58	105.89	91.29	98.86	.99	21.17	31.58
TETON	16	1,218,019	1,661,053	75.66	77.89	66.87	73.33	1.03	36.42	43.66
TWIN FALLS	7	188,049	204,900	94.94	92.88	94.11	91.78	1.03	10.89	14.27
VALLEY	11	554,470	670,052	103.92	99.73	91.95	82.75	1.26	35.04	48.34
WASHINGTON	5	101,430	119,750	86.43	85.64	85.18	84.70	1.02	13.19	18.26
COMPLIANCE TEST	573	24,703,401	29,205,106	89.90			84.59	1.06		28.22
GRAND TOTAL	577									
CAR435										

TIME 10:17:17  
 DATE 4/04/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

COUNTY	12 OR 18 UNIMPROVED	12 UNIMPROVED			DIST Y/N	18 UNIMPROVED
	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL BASED ON: SALES WTD AVE				AVERAGE SALE PRICE OR VALUE
	MEAN	MEDIAN				
ADA	3.51	73.41- 89.13	71.82- 92.95	63.64- 87.64	Y	124,114
ADAMS	51.03	70.17-125.45	71.82- 92.95	76.50-133.42	Y	48,300
BEAR LAKE	17.28	59.52- 99.68	71.82- 92.95	62.27-114.43	Y	23,459
BENEWAH	57.65	79.14-104.04	71.82- 92.95	77.90-106.98	Y	23,240
BINGHAM	71.62	80.46-115.54	71.82- 92.95	82.41-109.15	Y	14,750
BLAINE	90.47	89.97-109.51	71.82- 92.95	93.49- 98.77	Y	587,725
BOISE	9.86	74.46- 91.96	71.82- 92.95	60.99- 75.23	Y	46,305
BONNER	38.05	86.48- 92.42	71.82- 92.95	80.99- 90.31	N	45,364
BONNEVILLE BOUNDARY	14.36	100.46-147.78	71.82- 92.95	97.11-119.75	Y	36,335
CAMAS	20.94	46.67-112.63	71.82- 92.95	43.91-109.19	Y	45,900
CANYON	63.23	85.08- 97.38	71.82- 92.95	80.55- 94.69	Y	43,612
CASSIA	69.76	82.17-104.83	71.82- 92.95	80.70- 99.92	Y	11,853
CLEARWATER	14.90	68.38- 95.26	71.82- 92.95	64.08- 97.02	Y	40,919
CUSTER	62.73	78.23-114.47	71.82- 92.95	46.21- 91.93	Y	54,602
ELMORE	79.00	84.66-111.38	71.82- 92.95	73.45-116.19	Y	26,070
FREMONT	31.25	72.50-100.66	71.82- 92.95	69.94-101.78	Y	15,783
GEM	61.59	86.38- 95.20	71.82- 92.95	86.34- 94.04	Y	37,335
GOODING	30.70	70.98-101.10	71.82- 92.95	72.43- 93.85	Y	25,125
IDAHO	39.51	68.06-108.16	71.82- 92.95	60.04- 96.96	Y	25,778
JEFFERSON	13.92	66.60- 96.08	71.82- 92.95	58.18- 92.80	Y	19,917
JEROME	11.82	61.54- 95.54	71.82- 92.95	59.86- 94.34	Y	18,680
KOOTENAI	36.10	85.16- 93.12	71.82- 92.95	78.16- 89.38	Y	66,544
LATAH	44.42	66.58-116.82	71.82- 92.95	62.21-104.55	Y	32,763
LEMHI	46.63	79.90-132.00	71.82- 92.95	65.07-120.05	Y	30,778
LEWIS	48.62	73.71-107.11	71.82- 92.95	69.16-114.32	Y	32,853
LINCOLN						
MADISON						
MINIDOKA	36.58	58.75-119.03	71.82- 92.95	67.59-116.03	Y	15,700
NEZ PERCE	84.43	87.58- 99.54	71.82- 92.95	86.03- 95.45	Y	42,161
ONEIDA	4.22	49.40- 89.20	71.82- 92.95	39.79- 77.15	Y	20,547
OWYHEE	82.54	84.33-106.69	71.82- 92.95	96.97-102.93	Y	170,333
SHOSHONE	73.52	82.99-112.17	71.82- 92.95	85.98-111.74	Y	18,977
TETON	5.10	61.18- 90.14	71.82- 92.95	50.70- 95.96	Y	103,816
TWIN FALLS	80.10	84.99-104.89	71.82- 92.95	80.88-102.68	Y	29,271
VALLEY	46.19	76.47-131.37	71.82- 92.95	54.99-110.51	Y	60,914
WASHINGTON	30.53	71.39-101.47	71.82- 92.95	68.11-101.29	Y	23,950
	46.24	88.16- 91.64				50,969

CAR435

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 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

PAGE 01

ALL COMMERCIAL

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	159	73,136,704	76,703,100	91.08	94.81	86.90	95.35	.96	22.10	28.56
ADAMS	8	447,555	565,000	79.32	70.14	77.60	79.21	1.00	18.73	23.16
BANNOCK	26	3,015,561	3,365,580	90.05	91.10	89.54	89.60	1.01	7.52	10.24
BENEWAH	5	325,184	348,950	81.14	75.35	74.72	93.19	.87	32.10	47.90
BINGHAM	5	160,222	152,400	107.79	105.66	103.27	105.13	1.03	21.76	29.87
BLAINE	28	18,013,569	22,190,300	85.94	94.75	83.77	81.18	1.06	16.25	21.67
BOISE	3	100,725	150,000	69.90	52.00	63.34	67.15	1.04	46.75	56.70
BONNER	26	4,068,169	4,807,675	93.79	87.40	91.12	84.62	1.11	20.55	24.58
BONNEVILLE	20	2,577,256	2,584,586	98.84	99.57	98.32	99.72	.99	7.23	10.30
BOUNDARY	4	469,645	457,000	100.95	110.76	96.12	102.77	.98	17.58	31.75
BUTTE	5	137,540	115,000	107.66	96.93	104.38	119.60	.90	22.45	27.38
CAMAS	1									
CANYON	141	29,718,026	31,813,854	92.10	95.38	90.41	93.41	.99	13.94	18.43
CASSIA	8	1,089,273	1,223,500	86.73	90.48	86.25	89.03	.97	7.28	10.91
CLEARWATER	2									
CUSTER	4	551,132	600,058	92.61	98.32	91.55	91.85	1.01	9.35	16.43
ELMORE	6	531,485	793,600	71.18	71.23	64.16	66.97	1.06	40.91	47.39
FREMONT	6	533,498	561,000	94.57	103.93	89.20	95.10	.99	21.05	34.19
GEM	7	980,465	1,079,755	94.37	92.05	93.82	90.80	1.04	9.07	11.72
GOODING	13	573,033	677,971	87.44	93.55	86.03	84.52	1.03	12.55	17.76
IDAHO	10	959,845	1,022,000	91.20	88.74	90.20	93.92	.97	13.07	15.86
JEFFERSON	9	469,917	507,327	97.18	98.79	96.46	92.63	1.05	8.32	12.83
JEROME	8	669,651	699,630	102.07	96.78	93.02	95.72	1.07	30.89	51.06
KOOTENAI	90	21,481,764	24,557,206	87.66	88.70	85.82	87.48	1.00	16.11	19.83
LATAH	18	2,093,195	2,248,633	89.08	86.13	86.87	93.09	.96	19.23	23.36
LEMHI	8	527,425	612,157	101.79	100.82	98.75	86.16	1.18	18.59	25.25
LEWIS	9	358,870	383,433	99.64	93.98	95.77	93.59	1.06	24.39	29.96
LINCOLN	4	79,619	93,000	97.54	102.38	95.19	85.61	1.14	17.45	24.07
MADISON	2									
MINIDOKA	8	589,557	692,393	84.53	84.28	84.11	85.15	.99	5.72	10.48
NEZ PERCE	17	2,726,630	3,193,825	87.58	92.86	86.72	85.37	1.03	10.61	13.94
OWYHEE	5	157,202	158,500	100.55	98.92	100.12	99.18	1.01	7.45	10.10
PAYETTE	7	418,020	488,500	87.05	96.79	83.62	85.57	1.02	21.39	30.11
POWER	5	719,309	835,000	94.67	105.00	88.89	86.14	1.10	24.06	36.23
SHOSHONE	7	420,520	642,850	77.15	68.05	72.34	65.41	1.18	31.98	36.73
TETON	2									
TWIN FALLS	19	2,843,202	3,300,600	93.49	95.78	93.05	86.14	1.09	7.44	9.71
VALLEY	7	766,676	1,158,200	86.53	84.39	82.09	66.20	1.31	28.04	33.26
WASHINGTON	6	547,700	659,000	88.20	84.08	87.45	83.11	1.06	11.27	14.63
COMPLIANCE TEST	711	172,258,144	189,441,583	90.88			90.93	1.00		22.84
GRAND TOTAL	718									
CAR435										

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 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

PAGE 02

ALL COMMERCIAL

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
	OF 90/110% ACTUAL AVE	MEAN	MEDIAN	SALES WTD AVE		
ADA	69.98	87.69- 94.47	88.51- 98.01	91.11- 99.59	N	482,409
ADAMS	7.10	67.01- 91.63	88.51- 98.01	66.38- 92.04	Y	70,625
BANNOCK	51.10	86.96- 93.14	88.51- 98.01	84.75- 94.45	Y	129,445
BENEWAH	23.25	44.08-118.20	88.51- 98.01	37.63-148.75	Y	69,790
BINGHAM	41.51	77.08-138.50	88.51- 98.01	68.23-142.03	Y	30,480
BLAINE	12.94	79.95- 91.93	88.51- 98.01	72.80- 89.56	Y	792,511
BOISE	12.53	3.09-136.71	88.51- 98.01	2.41-131.89	Y	50,000
BONNER	79.43	86.07-101.51	88.51- 98.01	71.04- 98.20	Y	184,911
BONNEVILLE	99.94	94.90-102.78	88.51- 98.01	95.19-104.25	Y	129,229
BOUNDARY	42.24	63.24-138.66	88.51- 98.01	65.19-140.35	Y	114,250
BUTTE	44.04	79.55-135.77	88.51- 98.01	96.13-143.07	Y	23,000
CAMAS						
CANYON	92.92	89.75- 94.45	88.51- 98.01	90.78- 96.04	N	225,630
CASSIA	18.02	80.39- 93.07	88.51- 98.01	85.05- 93.01	Y	152,938
CLEARWATER						
CUSTER	56.96	74.70-110.52	88.51- 98.01	70.53-113.17	Y	150,015
ELMORE	9.64	43.43- 98.93	88.51- 98.01	40.94- 93.00	Y	132,267
FREMONT	48.09	67.98-121.16	88.51- 98.01	63.46-126.74	Y	93,500
GEM	82.70	86.25-102.49	88.51- 98.01	86.12- 95.48	Y	154,251
GOODING	28.15	79.76- 95.12	88.51- 98.01	74.56- 94.48	Y	52,152
IDAHO	59.92	82.82- 99.58	88.51- 98.01	85.01-102.83	Y	102,200
JEFFERSON	93.12	89.45-104.91	88.51- 98.01	83.14-102.12	Y	56,370
JEROME	39.33	67.15-136.99	88.51- 98.01	80.28-111.16	Y	87,454
KOOTENAI	10.07	84.65- 90.67	88.51- 98.01	84.24- 90.72	Y	272,858
LATAH	42.64	80.55- 97.61	88.51- 98.01	85.49-100.69	Y	124,924
LEMHI	68.40	84.57-119.01	88.51- 98.01	63.61-108.71	Y	76,520
LEWIS	65.53	81.13-118.15	88.51- 98.01	63.66-123.52	Y	42,604
LINCOLN	53.36	69.92-125.16	88.51- 98.01	48.15-123.07	Y	23,250
MADISON						
MINIDOKA	6.21	78.59- 90.47	88.51- 98.01	78.01- 92.29	Y	86,549
NEZ PERCE	21.29	82.41- 92.75	88.51- 98.01	79.49- 91.25	Y	187,872
OWYHEE	90.66	90.86-110.24	88.51- 98.01	89.31-109.05	Y	31,700
PAYETTE	35.81	67.80-106.30	88.51- 98.01	69.52-101.62	Y	69,786
POWER	42.50	61.97-127.37	88.51- 98.01	51.54-120.74	Y	167,000
SHOSHONE	12.67	56.34- 97.96	88.51- 98.01	41.69- 89.13	Y	91,836
TETON						
TWIN FALLS	94.44	89.88- 97.10	88.51- 98.01	78.23- 94.05	Y	173,716
VALLEY	34.31	65.39-107.67	88.51- 98.01	41.49- 90.91	Y	165,457
WASHINGTON	36.87	77.58- 98.82	88.51- 98.01	77.31- 88.91	Y	109,833
	87.08	89.60- 92.16				266,444

CAR435

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 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

21 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	94	57,123,004	57,363,318	94.64	97.25	91.50	99.58	.95	19.03	24.93
ADAMS	5	290,640	393,500	79.20	70.29	77.35	73.86	1.07	19.59	25.09
BANNOCK	17	2,553,961	2,875,750	88.56	88.89	87.91	88.81	1.00	8.94	11.89
BENEWAH	2									
BINGHAM	4	159,322	151,500	109.74	120.61	104.10	105.16	1.04	22.66	33.57
BLAINE	20	15,209,624	19,098,300	84.30	90.42	81.77	79.64	1.06	18.96	23.96
BOISE	1									
BONNER	17	3,102,691	3,715,712	93.01	88.83	90.36	83.50	1.11	19.05	24.85
BONNEVILLE	11	1,579,928	1,545,033	99.84	99.13	99.49	102.26	.98	6.11	8.75
BOUNDARY	2									
BUTTE	2									
CAMAS	1									
CANYON	76	18,474,000	19,277,128	92.64	95.97	91.03	95.83	.97	13.44	17.84
CASSIA	8	1,089,273	1,223,500	86.73	90.48	86.25	89.03	.97	7.28	10.91
CLEARWATER	2									
CUSTER	1									
ELMORE	5	385,495	668,600	62.05	51.86	56.92	57.66	1.08	42.38	45.53
FREMONT	6	533,498	561,000	94.57	103.93	89.20	95.10	.99	21.05	34.19
GEM	4	330,185	354,755	98.30	100.59	97.55	93.07	1.06	8.40	13.83
GOODING	9	423,324	513,900	87.67	93.55	86.43	82.37	1.06	12.98	17.29
IDAHO	8	771,479	827,000	91.68	88.74	90.69	93.29	.98	12.52	15.99
JEFFERSON	8	369,472	375,327	99.81	99.48	99.36	98.44	1.01	6.44	10.33
JEROME	7	493,723	514,010	103.11	98.79	92.77	96.05	1.07	34.01	54.50
KOOTENAI	55	16,611,079	19,069,831	84.65	84.65	82.54	87.11	.97	17.93	21.85
LATAH	17	2,079,445	2,230,844	89.78	88.27	87.47	93.21	.96	19.13	23.65
LEMHI	5	330,171	328,000	97.64	99.83	96.69	100.66	.97	9.27	15.05
LEWIS	5	263,712	263,308	111.15	128.83	105.68	100.15	1.11	20.55	32.60
LINCOLN	1									
MADISON	2									
MINIDOKA	7	522,944	612,393	84.71	84.31	84.23	85.39	.99	6.35	11.29
NEZ PERCE	14	2,402,750	2,850,000	86.70	89.91	85.86	84.31	1.03	10.74	13.97
OWYHEE	5	157,202	158,500	100.55	98.92	100.12	99.18	1.01	7.45	10.10
PAYETTE	6	386,670	457,000	84.97	81.94	81.22	84.61	1.00	28.91	33.04
POWER	3	442,150	385,000	117.44	113.11	116.82	114.84	1.02	8.61	12.84
SHOSHONE	3	187,740	266,500	81.19	65.95	77.03	70.45	1.15	31.24	41.38
TETON	2									
TWIN FALLS	12	1,243,492	1,391,100	92.70	93.58	92.28	89.39	1.04	8.35	9.81
VALLEY	5	639,977	981,200	86.86	84.39	81.81	65.22	1.33	28.78	36.37
WASHINGTON	5	440,700	534,000	88.72	82.57	87.83	82.53	1.08	13.04	16.19
COMPLIANCE TEST	441	128,597,651	138,986,009	91.34			92.53	.99		21.91
GRAND TOTAL	457									
CAR435										

TIME 12:07:26  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

21 IMPROVED

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL MEAN	95% CONFIDENCE INTERVAL MEDIAN	BASED ON: SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
ADA	97.17	90.64- 98.64	91.69-101.00	95.93-103.23	Y	610,248
ADAMS	13.27	60.25- 98.15	91.69-101.00	61.90- 85.82	Y	78,700
BANNOCK	29.03	84.10- 93.02	91.69-101.00	83.01- 94.61	Y	169,162
BENEWAH						
BINGHAM	32.40	66.39-153.09	91.69-101.00	62.83-147.49	Y	37,875
BLAINE	11.12	76.49- 92.11	91.69-101.00	70.04- 89.24	Y	954,915
BOISE						
BONNER	69.67	83.22-102.80	91.69-101.00	66.25-100.75	Y	218,571
BONNEVILLE	99.65	95.07-104.61	91.69-101.00	98.07-106.45	Y	140,458
BOUNDARY						
BUTTE						
CAMAS						
CANYON	91.81	89.52- 95.76	91.69-101.00	92.87- 98.79	Y	253,646
CASSIA	18.02	80.39- 93.07	91.69-101.00	85.05- 93.01	Y	152,938
CLEARWATER						
CUSTER						
ELMORE	3.61	35.11- 88.99	91.69-101.00	39.92- 75.40	Y	133,720
FREMONT	48.09	67.98-121.16	91.69-101.00	63.46-126.74	Y	93,500
GEM	75.36	82.31-114.29	91.69-101.00	76.39-109.75	Y	88,689
GOODING	32.73	78.27- 97.07	91.69-101.00	70.37- 94.37	Y	57,100
IDAHO	61.76	81.86-101.50	91.69-101.00	82.36-104.22	Y	103,375
JEFFERSON	97.11	92.90-106.72	91.69-101.00	94.31-102.57	Y	46,916
JEROME	34.17	61.83-144.39	91.69-101.00	74.27-117.83	Y	73,430
KOOTENAI	1.60	80.55- 88.75	91.69-101.00	83.10- 91.12	Y	346,724
LATAH	48.26	80.79- 98.77	91.69-101.00	85.53-100.89	Y	131,226
LEMHI	77.88	83.64-111.64	91.69-101.00	92.77-108.55	Y	65,600
LEWIS	34.25	76.59-145.71	91.69-101.00	46.87-153.43	Y	52,662
LINCOLN						
MADISON						
MINIDOKA	9.64	77.69- 91.73	91.69-101.00	77.07- 93.71	Y	87,485
NEZ PERCE	16.32	80.97- 92.43	91.69-101.00	78.25- 90.37	Y	203,571
OWYHEE	90.66	90.86-110.24	91.69-101.00	89.31-109.05	Y	31,700
PAYETTE	29.91	61.88-108.06	91.69-101.00	66.50-102.72	Y	76,167
POWER	19.77	92.01-142.87	91.69-101.00	104.85-124.83	Y	128,333
SHOSHONE	20.92	24.54-137.84	91.69-101.00	23.12-117.78	Y	88,833
TETON						
TWIN FALLS	83.71	87.99- 97.41	91.69-101.00	81.33- 97.45	Y	115,925
VALLEY	32.92	56.74-116.98	91.69-101.00	33.28- 97.16	Y	196,240
WASHINGTON	41.11	75.03-102.41	91.69-101.00	75.30- 89.76	Y	106,800
	92.01	89.77- 92.91				315,161

CAR435

TIME 12:09:18  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

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	55	13,054,400	15,692,789	86.22	86.09	81.23	83.19	1.04	27.02	32.44
ADAMS	2									
BANNOCK	9	461,600	489,830	92.87	92.81	92.72	94.24	.99	4.35	5.95
BENEWAH	2									
BINGHAM	1									
BLAINE	6	2,277,545	2,578,000	85.76	87.54	84.79	88.35	.97	13.53	16.15
BOISE	2									
BONNER	6	638,453	629,963	106.76	110.50	105.01	101.35	1.05	15.76	19.54
BONNEVILLE	4	183,593	199,980	94.38	96.36	94.04	91.81	1.03	7.04	9.56
BUTTE	2									
CANYON	43	7,676,551	8,739,914	89.84	93.75	88.19	87.83	1.02	14.67	18.90
GEM	1									
GOODING	4	149,709	164,071	86.93	94.54	85.14	91.25	.95	11.49	21.57
IDAHO	2									
JEFFERSON	1									
KOOTENAI	32	4,055,892	4,489,575	93.55	95.97	92.37	90.34	1.04	11.66	15.59
LATAH	1									
LEMHI	1									
LEWIS	4	95,158	120,125	85.24	84.88	84.68	79.22	1.08	11.49	13.24
LINCOLN	2									
MINIDOKA	1									
NEZ PERCE	3	323,880	343,825	91.68	100.00	90.86	94.20	.97	8.34	15.75
PAYETTE	1									
SHOSHONE	2									
TWIN FALLS	3	89,036	89,500	98.92	98.11	98.75	99.48	.99	4.78	7.14
VALLEY	1									
WASHINGTON	1									
COMPLIANCE TEST	169	29,005,817	33,537,572	90.11			86.49	1.04		22.08
GRAND TOTAL	192									
CAR435										



TIME 12:09:18  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

21 UNIMPROVED

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	15.81	80.02- 92.42	73.91- 98.01	70.21- 96.17	Y	285,323	
ADAMS							
BANNOCK	92.09	89.44- 96.30	73.91- 98.01	91.23- 97.25	Y	54,426	
BENEWAH							
BINGHAM							
BLAINE	23.96	74.37- 97.15	73.91- 98.01	76.76- 99.94	Y	429,667	
BOISE							
BONNER	58.72	89.60-123.92	73.91- 98.01	79.00-123.70	Y	104,994	
BONNEVILLE	77.82	83.77-104.99	73.91- 98.01	78.80-104.82	Y	49,995	
BUTTE							
CANYON	47.54	85.58- 94.10	73.91- 98.01	81.41- 94.25	Y	203,254	
GEM							
GOODING	33.70	64.87-108.99	73.91- 98.01	75.81-106.69	Y	41,018	
IDAHO							
JEFFERSON							
KOOTENAI	91.59	89.31- 97.79	73.91- 98.01	84.71- 95.97	Y	140,299	
LATAH							
LEMHI	21.95	71.96- 98.52	73.91- 98.01	69.60- 88.84	Y	30,031	
LEWIS							
LINCOLN							
MINIDOKA							
NEZ PERCE	49.12	67.33-116.03	73.91- 98.01	73.41-114.99	Y	114,608	
PAYETTE							
SHOSHONE							
TWIN FALLS	86.38	87.01-110.83	73.91- 98.01	85.64-113.32	Y	29,833	
VALLEY							
WASHINGTON							
	52.86	87.59- 92.63				198,447	

CAR435

TIME 12:05:37  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

13 OR 16 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	2									
ADAMS	1									
BENEWAH	1									
BONNER	3	327,025	462,000	72.27	67.78	71.92	70.78	1.02	7.80	12.23
BONNEVILLE	3	772,893	801,573	94.06	102.61	93.17	96.42	.98	8.66	16.21
BOUNDARY	2									
BUTTE	1									
CANYON	6	1,262,275	1,436,450	91.08	90.69	90.58	87.87	1.04	8.79	11.52
CUSTER	3	351,169	400,058	90.15	96.67	88.91	87.78	1.03	11.52	19.57
ELMORE	1									
GEM	2									
JEROME	1									
KOOTENAI	2									
LEMHI	1									
POWER	2									
SHOSHONE	2									
TWIN FALLS	3	1,376,814	1,680,000	90.51	97.14	89.83	81.95	1.10	8.15	14.58
VALLEY	1									
COMPLIANCE TEST	18	4,090,176	4,780,081	88.19			85.57	1.03		12.73
GRAND TOTAL	37									
CAR435										

TIME 12:05:37  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

13 OR 16 IMPROVED

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL MEAN	BASED ON: MEDIAN	SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
ADA						
ADAMS						
BENEWAH						
BONNER	2.79	57.37- 87.17	.00-	.00	57.41- 84.15	Y 154,000
BONNEVILLE	54.94	68.35-119.77	.00-	.00	72.30-120.54	Y 267,191
BOUNDARY						
BUTTE						
CANYON	59.11	82.45- 99.71	.00-	.00	78.90- 96.84	Y 239,408
CUSTER						
ELMORE	41.00	60.40-119.90	.00-	.00	50.00-125.56	Y 133,353
GEM						
JEROME						
KOOTENAI						
LEMHI						
POWER						
SHOSHONE						
TWIN FALLS	46.15	68.26-112.76	.00-	.00	60.05-103.85	Y 560,000
VALLEY						
	25.16	83.59- 92.79				265,560
CAR435						

TIME 13:48:57  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

13 OR 16 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	1,979,300	2,397,793	82.66	88.90	74.67	82.55	1.00	32.16	43.88
BLAINE	2									
BONNEVILLE	2									
CANYON	16	2,305,200	2,360,362	95.96	98.97	93.52	97.66	.98	14.44	21.99
KOOTENAI	1									
LEMHI	1									
LINCOLN	1									
TWIN FALLS	1									
COMPLIANCE TEST	24	4,284,500	4,758,155	91.53			90.05	1.02		28.71
GRAND TOTAL	32									
CAR435										

TIME 13:48:57  
DATE 4/02/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

PAGE 02

13 OR 16 UNIMPROVED

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST	AVERAGE
	OF 90/110%	MEAN	MEDIAN	SALES		
	ACTUAL AVE			WTD AVE	Y/N	OR VALUE
ADA	25.73	58.36-106.96	47.34-127.20	61.50-103.60	Y	299,724

BLAINE

BONNEVILLE

CANYON	85.30	86.71-105.21	47.34-127.20	91.47-103.85	Y	147,523
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KOOTENAI

LEMHI

LINCOLN

TWIN FALLS

	60.98	82.33-100.73				198,256
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CAR435

TIME 12:38:17  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

26 CONDOMINIUMS

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									
BLAINE	54	12,650,575	14,167,500	92.05	92.89	91.27	89.29	1.03	10.59	13.18
BOISE	1									
BONNER	58	8,912,042	9,375,246	93.82	97.90	92.72	95.06	.99	10.61	14.54
BONNEVILLE	68	5,613,618	5,840,780	95.96	96.15	95.77	96.11	1.00	4.83	6.36
LATAH	6	372,210	392,995	95.54	94.46	95.31	94.71	1.01	5.43	7.69
NEZ PERCE	15	1,397,631	1,422,137	98.55	98.00	98.49	98.28	1.00	2.65	3.68
VALLEY	38	4,881,471	5,124,550	97.56	97.57	97.10	95.26	1.02	7.78	9.80
COMPLIANCE TEST	239	33,827,547	36,323,208	94.96			93.13	1.02		10.73
GRAND TOTAL CAR435	242									

TIME 12:38:17  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

26 CONDOMINIUMS

COUNTY	PROBABILITY OF 90/110% ACTUAL AVE	95% CONFIDENCE INTERVAL MEAN	BASED ON: MEDIAN	SALES WTD AVE	DIST Y/N	AVERAGE SALE PRICE OR VALUE
-----						
ADAMS						
BLAINE	89.30	89.34- 94.76	87.98- 95.99	85.47- 93.11	Y	262,361
BOISE						
BONNER	98.35	90.87- 96.77	87.98- 95.99	92.30- 97.82	Y	161,642
BONNEVILLE	100.00	94.74- 97.18	87.98- 95.99	94.96- 97.26	Y	85,894
LATAH	93.54	89.49-101.59	87.98- 95.99	89.71- 99.71	Y	65,499
NEZ PERCE	100.00	96.90-100.20	87.98- 95.99	96.85- 99.71	Y	94,809
VALLEY	100.00	95.01-100.11	87.98- 95.99	92.64- 97.88	Y	134,857
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	100.00	93.88- 96.04				151,980

CAR435

TIME 12:11:13  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

46, 47, OR 65 ONLY

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	219	5,982,436	6,188,529	102.50	100.44	98.12	96.67	1.06	22.33	28.80
ADAMS	5	84,193	60,850	143.55	156.94	137.97	138.36	1.04	21.54	30.21
BANNOCK	50	928,339	854,366	112.14	112.59	109.29	108.66	1.03	18.21	22.17
BENEWAH	28	784,905	860,874	118.96	101.34	110.13	91.18	1.30	38.31	41.28
BINGHAM	7	130,338	137,913	94.38	95.00	94.01	94.51	1.00	6.39	9.71
BLAINE	25	371,970	386,950	112.28	95.69	102.99	96.13	1.17	36.29	39.77
BOISE	1									
BONNER	67	2,557,240	2,744,653	100.49	97.15	98.22	93.17	1.08	15.45	24.19
BONNEVILLE	34	1,414,023	1,418,811	101.44	100.43	101.06	99.66	1.02	6.67	8.76
BOUNDARY	12	479,194	487,616	97.18	98.19	96.82	98.27	.99	6.14	8.82
CAMAS	1									
CANYON	119	4,613,119	4,748,349	97.90	96.88	97.14	97.15	1.01	9.68	12.51
CASSIA	21	302,234	299,200	102.33	102.17	101.99	101.01	1.01	6.40	8.22
CLEARWATER	12	372,721	407,223	102.75	96.72	100.01	91.53	1.12	20.37	25.72
CUSTER	8	86,698	65,300	144.59	142.16	141.78	132.77	1.09	17.01	21.85
ELMORE	38	479,454	454,871	102.68	100.35	98.83	105.40	.97	22.44	27.13
FREMONT	7	133,141	125,500	122.86	107.25	116.58	106.09	1.16	30.96	34.33
GEM	24	962,585	953,310	101.78	100.52	101.09	100.97	1.01	8.42	11.98
GOODING	16	185,032	186,200	106.77	100.60	103.12	99.37	1.07	20.85	27.84
IDAHO	18	551,223	550,936	100.87	100.09	100.66	100.05	1.01	4.95	6.66
JEFFERSON	13	372,271	348,925	105.34	104.11	104.28	106.69	.99	11.98	14.76
JEROME	9	246,019	269,695	99.05	87.76	95.26	91.22	1.09	25.07	29.22
KOOTENAI	121	3,616,082	3,707,426	97.60	98.00	97.19	97.54	1.00	6.47	9.05
LATAH	63	902,821	899,719	106.48	104.35	99.25	100.34	1.06	28.95	37.46
LEMHI	10	108,057	86,884	132.88	137.27	120.85	124.37	1.07	35.43	43.20
MADISON	9	145,153	168,287	92.49	85.25	91.17	86.25	1.07	15.91	18.15
MINIDOKA	6	79,819	86,780	93.01	101.35	87.33	91.98	1.01	22.29	34.87
NEZ PERCE	29	744,559	707,885	102.60	100.58	100.68	105.18	.98	15.66	19.81
OWYHEE	37	1,390,655	1,418,550	100.61	100.54	100.24	98.03	1.03	7.03	8.80
PAYETTE	18	630,430	610,576	103.56	104.85	102.48	103.25	1.00	10.66	14.73
SHOSHONE	21	317,690	301,850	106.18	101.34	100.63	105.25	1.01	23.15	31.81
TETON	2									
TWIN FALLS	24	626,234	647,908	100.01	94.93	97.83	96.65	1.03	17.77	22.09
VALLEY	8	189,982	211,696	108.95	89.67	103.16	89.74	1.21	33.78	37.45
WASHINGTON	12	534,244	533,486	97.56	97.68	96.68	100.14	.97	8.54	13.17
COMPLIANCE TEST	1,090	30,322,861	30,931,118	103.27			98.03	1.05		24.46
GRAND TOTAL	1,094									
CAR435										



TIME 12:11:13  
 DATE 4/02/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

46, 47, OR 65 ONLY

COUNTY	PROBABILITY	95% CONFIDENCE INTERVAL BASED ON:			DIST Y/N	AVERAGE SALE PRICE OR VALUE
	OF 90/110%	MEAN	MEDIAN	SALES WTD AVE		
	ACTUAL AVE					
ADA	99.99	99.22-105.78	98.17-102.71	93.87- 99.47	N	28,258
ADAMS	5.39	102.21-184.89	98.17-102.71	96.81-179.91	Y	12,170
BANNOCK	27.14	106.36-117.92	98.17-102.71	103.96-113.36	Y	17,087
BENEWAH	16.93	103.15-134.77	98.17-102.71	84.10- 98.26	Y	30,746
BINGHAM	87.16	87.65-101.11	98.17-102.71	86.37-102.65	Y	19,702
BLAINE	39.04	97.00-127.56	98.17-102.71	85.83-106.43	Y	15,478
BOISE						
BONNER	99.91	95.61-105.37	98.17-102.71	90.27- 96.07	N	40,965
BONNEVILLE	100.00	98.93-103.95	98.17-102.71	97.08-102.24	Y	41,730
BOUNDARY	99.26	92.74-101.62	98.17-102.71	94.62-101.92	Y	40,635
CAMAS						
CANYON	100.00	96.05- 99.75	98.17-102.71	95.60- 98.70	N	39,902
CASSIA	99.97	99.16-105.50	98.17-102.71	97.44-104.58	Y	14,248
CLEARWATER	75.74	89.05-116.45	98.17-102.71	83.54- 99.52	Y	33,935
CUSTER	.78	123.42-165.76	98.17-102.71	111.79-153.75	Y	8,163
ELMORE	94.48	95.24-110.12	98.17-102.71	99.35-111.45	Y	11,970
FREMONT	18.29	91.88-153.84	98.17-102.71	90.22-121.96	Y	17,929
GEM	99.84	97.51-106.05	98.17-102.71	96.98-104.96	Y	39,721
GOODING	64.53	93.74-119.80	98.17-102.71	88.45-110.29	Y	11,638
IDAHO	100.00	98.11-103.63	98.17-102.71	98.59-101.51	Y	30,608
JEFFERSON	84.75	97.66-113.02	98.17-102.71	100.45-112.93	Y	26,840
JEROME	66.77	81.11-116.99	98.17-102.71	80.60-101.84	Y	29,966
KOOTENAI	100.00	96.28- 98.92	98.17-102.71	96.19- 98.89	N	30,640
LATAH	75.76	98.21-114.75	98.17-102.71	93.74-106.94	Y	14,281
LEMHI	9.84	99.61-166.15	98.17-102.71	101.40-147.34	Y	8,688
MADISON	65.88	82.08-102.90	98.17-102.71	77.25- 95.25	Y	18,699
MINIDOKA	45.77	66.33-119.69	98.17-102.71	66.15-117.81	Y	14,463
NEZ PERCE	96.87	96.18-109.02	98.17-102.71	100.49-109.87	Y	24,410
OWYHEE	100.00	98.22-103.00	98.17-102.71	95.73-100.33	Y	38,339
PAYETTE	95.37	97.31-109.81	98.17-102.71	98.33-108.17	Y	33,921
SHOSHONE	67.49	93.46-118.90	98.17-102.71	94.73-115.77	Y	14,374
TETON						
TWIN FALLS	96.32	92.28-107.74	98.17-102.71	89.16-104.14	Y	26,996
VALLEY	41.28	81.61-136.29	98.17-102.71	79.36-100.12	Y	26,462
WASHINGTON	96.36	90.90-104.22	98.17-102.71	96.39-103.89	Y	44,457
	100.00	102.01-104.53				28,377

CAR435

TIME 8:32:06  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 W/46,47,48,65

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									
BONNEVILLE	2									
FREMONT	2									
JEFFERSON	4	61,568	169,500	51.83	48.13	38.82	36.32	1.43	69.71	77.18
MADISON	1									
TETON	4	304,599	434,000	70.12	71.58	69.65	70.18	1.00	9.37	13.11
COMPLIANCE TEST	8	366,167	603,500	60.97			60.67	1.00		44.07
GRAND TOTAL CAR435	14									

TIME 8:32:06  
DATE 4/03/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

20 W/46,47,48,65

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
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ADAMS

BONNEVILLE

FREMONT

JEFFERSON	4.52	4.77- 98.89	.00- .00	.00- 75.52	Y	42,375
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MADISON

TETON	.97	59.31- 80.93	.00- .00	59.59- 80.77	Y	108,500
	.86	42.97- 78.97				75,438

CAR435

TIME 9:14:50  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

15 W/46,47,48,65

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)
BONNEVILLE	2									
FREMONT	9	479,066	536,400	84.26	85.76	82.23	89.31	.94	18.46	22.94
JEFFERSON	2									
MADISON	1									
COMPLIANCE TEST	9	479,066	536,400	84.26			89.31	.94		22.94
GRAND TOTAL CAR435	14									

TIME 9:14:50  
DATE 4/03/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

15 W/46,47,48,65

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

FREMONT	19.75	72.28- 96.24	78.34-	.00	76.09-102.53	Y	59,600
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JEFFERSON

MADISON

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	19.75	72.28- 96.24					59,600
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CAR435

TIME 9:04:04  
 DATE 4/03/2001  
 CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 18 W/46,47,48,65

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									
BINGHAM	3	200,398	224,000	90.13	91.60	90.02	89.46	1.01	3.79	5.95
BONNEVILLE	1									
FREMONT	1									
JEFFERSON	6	422,642	447,900	94.35	91.89	93.34	94.36	1.00	11.63	15.86
MADISON	2									
COMPLIANCE TEST	9	623,040	671,900	92.94			92.73	1.00		13.05
GRAND TOTAL CAR435	14									

TIME 9:04:04  
DATE 4/03/2001  
CATEGORY

2000 STATEWIDE RATIO STUDY/COUNTY

12 OR 18 W/46,47,48,65

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

BINGHAM	50.33	81.09- 99.17	84.18-	.00	79.01- 99.91	Y	74,667
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BONNEVILLE

FREMONT

JEFFERSON	72.06	82.04-106.66	115.44-	.00	85.66-103.06	Y	74,650
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MADISON

	75.46	85.42-100.46					74,656
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CAR435