2002 Ratio Study Statistical Data

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	6,981	1,085,575,156	1,141,761,670	95.71%	96.31%	95.14%	95.08%	1.00	7.58%	10.49%	Approx. 100%	95.50%
ADAMS	9	652,282	631,400	102.01%	100.19%	101.24%	103.31%	0.98	8.94%	12.74%	94.05%	94.11%
BANNOCK	910	84,926,189	88,780,842	96.79%	95.74%	95.80%	95.66%	1.01	9.57%	14.75%	Approx. 100%	95.99%
BEARLAKE	20	1,174,715	1,260,850	96.35%	94.97%	95.31%	93.17%	1.03	11.38%	14.75%	96.51%	90.65%
BENEWAH	23	1,398,185	1,450,975	99.80%	95.78%	97.60%	96.36%	1.03	17.96%	21.34%	96.50%	92.16%
BINGHAM	110	7,379,140	8,411,850	87.62%	88.11%	86.93%	87.72%	0.99	9.77%	10.82%	1.04%	85.92%
BLAINE	151	45,009,181	47,000,018	98.12%	97.87%	97.52%	95.76%	1.02	8.62%	10.88%	Approx. 100%	96.67%
BOISE	16	1,084,410	1,271,917	84.47%	81.71%	82.22%	85.26%	0.99	19.41%	20.42%	14.79%	75.52%
BONNER	138	15,181,321	16,391,229	94.74%	95.25%	93.78%	92.62%	1.02	10.59%	13.55%	Approx. 100%	92.85%
BONNEVILLE	619	64,010,070	67,193,564	94.92%	96.46%	94.55%	95.26%	0.99	6.88%	8.35%	Approx. 100%	94.37%
BOUNDARY	45	3,334,976	3,522,446	96.56%	94.43%	94.83%	94.68%	1.01	15.40%	18.98%	98.98%	91.90%
BUTTE	8	249,550	237,501	115.86%	112.43%	111.26%	105.07%	1.10	23.40%	35.25%	28.79%	92.24%
CAMAS	8	426,161	512,956	83.33%	79.13%	81.36%	83.08%	1.00	17.70%	18.78%	17.17%	70.74%
CANYON	2,874	289,521,850	294,877,518	98.51%	99.04%	98.18%	98.18%	1.00	5.46%	7.87%	Approx. 100%	98.26%
CARIBOU	24	1,746,123	1,855,150	97.13%	95.74%	95.72%	94.12%	1.03	13.61%	17.04%	97.35%	91.17%
CASSIA	82	5,939,719	6,478,991	92.03%	90.94%	91.39%	91.68%	1.00	9.16%	10.95%	95.36%	90.04%
CLARK	5	317,207	313,110	98.22%	103.04%	97.89%	101.31%	0.96	6.52%	8.95%	92.38%	
CLEARWATER	30	1,538,013	1,611,945	96.11%	91.21%	92.79%	95.41%	1.00	21.51%	25.28%	89.95%	88.27%
CUSTER	23	1,241,933	1,460,410	89.26%	89.97%	87.37%	85.04%	1.04	14.78%	18.09%	42.31%	82.78%
ELMORE	221	20,489,093	21,873,731	93.24%	93.37%	92.71%	93.67%	0.99	8.07%	9.89%	Approx. 100%	92.14%
FRANKLIN	33	2,936,891	3,086,800	97.32%	95.93%	96.47%	95.14%	1.02	9.89%	13.43%	99.93%	93.57%
FREMONT	35	2,072,060	2,196,136	96.10%	92.74%	94.72%	94.35%	1.01	13.66%	16.42%	98.61%	91.54%
GEM	106	9,018,561	9,287,275	97.15%	97.74%	96.64%	97.11%	1.00	8.06%	9.85%	Approx. 100%	95.58%
GOODING	74	5,055,772	5,358,801	95.70%	94.54%	95.18%	94.35%	1.01	8.02%	9.95%	Approx. 100%	93.79%
IDAHO	33	2,257,636	2,383,906	95.09%	94.09%	92.86%	94.70%	1.00	17.51%	20.82%	91.98%	89.13%
JEFFERSON	58	4,327,293	4,506,733	95.62%	96.07%	95.11%	96.02%	0.99	8.37%	9.92%	Approx. 100%	93.48%
JEROME	81	5,199,340	5,939,783	88.30%	89.59%	87.25%	87.53%	1.00	11.68%	13.34%	12.54%	85.86%
KOOTENAI	1,801	211,192,047	232,690,384	91.84%	91.51%	90.96%	90.76%	1.01	10.01%	12.83%	Approx. 100%	91.34%
LATAH	226	25,937,923	29,028,335	90.12%	90.79%	89.10%	89.35%	1.00	10.77%	13.25%	55.53%	88.67%
LEMHI	38	2,893,919	2,890,100	101.37%	100.41%	100.02%	100.13%	1.01	13.03%	17.08%	99.91%	96.81%
LEWIS	19	1,236,986	1,219,500	100.92%	98.64%	100.03%	101.43%	0.99	10.31%	13.66%	99.39%	95.49%
LINCOLN	15	1,080,796	1,171,000	95.68%	93.73%	94.29%	92.30%	1.03	14.22%	16.60%	89.43%	88.13%
MADISON	93	9,980,197	11,007,787	89.94%	89.28%	88.70%	90.66%	0.99	12.71%	14.80%	48.49%	87.42%
MINIDOKA	64	4,341,269	4,417,000	97.96%	98.20%	97.57%	98.29%	0.99	6.81%	8.81%	Approx. 100%	96.15%
NEZPERCE	431	43,576,375	45,230,759	97.97%	96.42%	97.21%	96.34%	1.01	9.63%	12.39%	Approx. 100%	96.98%
ONEIDA	12	980,591	1,180,900	82.06%	82.81%	81.34%	83.04%	0.98	11.18%	11.45%	1.75%	76.12%
OWYHEE	14	851,732	926,420	92.67%	88.58%	92.03%	91.94%	1.00	9.08%	11.77%	79.45%	87.10%
PAYETTE	141	12,358,940	13,252,831	92.56%	93.22%	92.03%	93.26%	0.99	8.32%	9.79%	99.90%	91.20%
POWER	30	2,218,433	2,400,402	92.13%	93.28%	90.74%	92.42%	0.99	13.07%	15.73%	76.81%	87.25%
SHOSHONE	78	4,171,400	4,264,635	105.49%	99.08%	102.19%	97.81%	1.07	20.27%	28.52%	91.87%	100.18%
TETON	11	1,235,962	1,398,500	88.62%	98.15%	85.29%	88.38%	1.00	17.65%	23.02%	41.75%	76.05%
TWINFALLS	659	57,087,935	62,006,152	93.47%	91.97%	92.41%	92.07%	1.01	11.83%	14.28%	Approx. 100%	92.55%
VALLEY	41	4,654,015	5,302,164	89.57%	87.74%	88.70%	87.78%	1.02	11.24%	12.86%	41.54%	86.27%
WASHINGTON	87	6,041,206	6,666,900	91.56%	90.57%	90.41%	90.61%	1.01	12.32%	14.48%	84.24%	89.01%
STATEWIDE	16,477	2,051,902,553	2,164,711,276	95.53%	96.17%	94.83%	94.79%	1.01	8.47%	12.16%	Approx. 100%	95.39%

* Individual County PRD may be off by 0.01.

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

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County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	95.91%	96.11%	96.48%	94.81%	95.35%	Non-normal	163,553
ADAMS	109.91%	95.79%	113.68%	96.74%	109.87%	Normal	70,156
BANNOCK	97.60%	95.03%	96.26%	95.08%	96.24%	Non-normal	97,561
BEARLAKE	102.06%	87.53%	101.17%	88.36%	97.97%	Normal	63,043
BENEWAH	107.44%	86.11%	106.94%	89.43%	103.30%	Normal	63,086
BINGHAM	89.31%	85.81%	90.11%	86.07%	89.38%	Normal	76,471
BLAINE	99.58%	96.67%	99.33%	93.90%	97.62%	Normal	311,258
BOISE	93.42%	71.17%	95.35%	76.25%	94.27%	Normal	79,495
BONNER	96.64%	92.35%	97.86%	90.10%	95.13%	Normal	118,777
BONNEVILLE	95.47%	95.64%	97.17%	94.72%	95.80%	Non-normal	108,552
BOUNDARY	101.21%	87.37%	100.09%	89.64%	99.71%	Normal	78,277
BUTTE	139.48%	NA	NA	84.30%	125.85%	Normal	29,688
CAMAS	95.91%	NA	NA	71.02%	95.14%	Normal	64,120
CANYON	98.75%	98.85%	99.26%	97.93%	98.44%	Non-normal	102,602
CARIBOU	103.09%	89.00%	102.76%	88.43%	99.81%	Normal	77,298
CASSIA	94.02%	90.10%	92.07%	89.62%	93.73%	Normal	79,012
CLARK		NA	NA			Normal	62,622
CLEARWATER	103.96%	85.75%	104.95%	87.93%	102.89%	Normal	53,732
CUSTER	95.74%	83.71%	94.73%	74.28%	95.80%	Normal	63,496
ELMORE	94.33%	92.03%	94.85%	92.67%	94.67%	Normal	98,976
FRANKLIN	101.06%	92.86%	100.14%	91.58%	98.71%	Normal	93,539
FREMONT	100.67%	90.91%	99.80%	89.84%	98.86%	Normal	62,747
GEM	98.72%	95.40%	100.45%	95.60%	98.62%	Normal	87,616
GOODING	97.60%	92.87%	96.80%	92.49%	96.20%	Normal	72,416
IDAHO	101.05%	84.95%	103.81%	89.17%	100.24%	Normal	72,240
JEFFERSON	97.77%	93.28%	98.50%	93.93%	98.11%	Normal	77,702
JEROME	90.74%	85.79%	91.56%	85.06%	90.01%	Normal	73,331
KOOTENAI	92.34%	91.16%	92.01%	90.15%	91.37%	Normal	129,201
LATAH	91.57%	89.39%	92.29%	87.94%	90.77%	Normal	128,444
LEMHI	105.92%	94.60%	104.74%	95.95%	104.31%	Normal	76,055
LEWIS	106.36%	95.98%	106.73%	95.89%	106.98%	Normal	64,184
LINCOLN	103.22%	85.78%	110.24%	83.72%	100.88%	Normal	78,067
MADISON	92.47%	87.90%	92.54%	88.15%	93.18%	Normal	118,363
MINIDOKA	99.77%	96.45%	99.64%	96.62%	99.95%	Normal	69,016
NEZPERCE	98.95%	95.60%	97.42%	95.41%	97.27%	Non-normal	104,944
ONEIDA	88.00%	72.11%	89.76%	77.63%	88.44%	Normal	98,408
OWYHEE	98.24%	85.65%	92.83%	86.84%	97.04%	Normal	66,173
PAYETTE	93.91%	91.40%	94.48%	91.86%	94.66%	Normal	93,992
POWER	97.01%	83.54%	102.07%	87.85%	96.99%	Normal	80,013
SHOSHONE	110.80%	93.86%	102.95%	93.46%	102.17%	Non-normal	54,675
TETON	101.20%	72.33%	105.55%	77.20%	99.56%	Normal	127,136
TWINFALLS	94.38%	91.24%	93.39%	91.19%	92.94%	Normal	94,091
VALLEY	92.88%	85.85%	93.37%	84.49%	91.06%	Normal	129,321
WASHINGTON	94.11%	86.83%	94.85%	88.13%	93.10%	Normal	76,631

| STATEWIDE | 95.68% | 96.02% | 96.33% | 94.61% | 94.97% | Non-normal | 131,378 |

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

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County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	563	30,679,400	31,104,962	98.97%	98.67%	98.42%	98.63%	1.00	6.04%	10.15%	Approx. 100%	98.27%
ADAMS	5	52,757	65,727	79.11%	79.45%	77.44%	80.27%	0.98	14.57%	17.07%	10.60%	
BANNOCK	52	1,389,820	1,498,493	92.68%	93.75%	91.89%	92.75%	0.99	9.18%	12.00%	94.63%	89.94%
BEARLAKE												
BENEWAH	5	39,891	52,913	77.33%	63.00%	74.97%	75.39%	1.02	25.63%	22.01%	11.92%	
BINGHAM	6	61,609	75,500	77.86%	83.67%	75.33%	81.60%	0.95	15.52%	19.13%	8.59%	
BLAINE	51	5,509,100	5,996,732	94.40%	94.64%	93.90%	91.87%	1.02	7.91%	9.83%	99.93%	92.13%
BOISE	5	89,216	132,000	72.76%	61.21%	68.51%	67.59%	1.07	35.16%	28.89%	10.42%	
BONNER	23	1,385,048	1,532,692	86.37%	89.09%	84.05%	90.37%	0.95	14.52%	18.39%	17.67%	79.78%
BONNEVILLE	47	1,183,325	1,250,997	94.60%	96.11%	94.03%	94.59%	1.00	7.83%	10.29%	99.89%	92.13%
BOUNDARY	6	73,916	59,500	129.09%	143.26%	125.53%	124.23%	1.03	17.00%	31.48%	8.45%	
BUTTE												
CAMAS												
CANYON	165	4,080,700	4,424,950	92.71%	93.75%	91.81%	92.22%	1.00	11.07%	12.65%	99.71%	91.09%
CARIBOU	1	5,100	15,000									
CASSIA	5	38,000	43,700	98.17%	92.31%	94.15%	86.96%	1.12	21.35%	34.11%	44.86%	
CLARK												
CLEARWATER	5	79,998	82,500	105.26%	94.53%	100.57%	96.97%	1.08	26.17%	37.20%	39.92%	
CUSTER	6	149,110	177,760	93.20%	92.63%	91.88%	83.88%	1.11	16.28%	17.13%	63.58%	
ELMORE	11	158,982	166,155	95.34%	93.75%	94.70%	95.68%	0.99	7.46%	11.11%	92.82%	89.27%
FRANKLIN												
FREMONT	9	105,360	132,400	81.25%	81.27%	80.01%	79.58%	1.02	13.94%	14.78%	5.66%	72.09%
GEM	10	211,000	226,350	93.34%	95.39%	92.78%	93.22%	1.00	9.31%	10.79%	82.30%	87.09%
GOODING	3	40,050	42,000	95.34%	95.36%	95.33%	95.36%	0.99	1.21%	1.73%	97.95%	
IDAHO	5	64,415	66,000	91.15%	80.67%	89.01%	97.60%	0.93	20.60%	22.97%	47.14%	
JEFFERSON												
JEROME	7	80,820	119,374	70.89%	63.60%	64.20%	67.70%	1.04	41.96%	33.13%	7.87%	46.55%
KOOTENAI	182	7,018,023	8,069,475	89.80%	90.18%	87.87%	86.97%	1.03	13.93%	17.60%	43.78%	87.65%
LATAH	19	551,500	670,400	81.53%	83.33%	80.33%	82.26%	0.99	13.65%	14.10%	0.87%	75.92%
LEMHI	7	123,641	110,460	110.87%	108.61%	105.27%	111.93%	0.99	24.89%	39.84%	37.03%	81.61%
LEWIS												
LINCOLN	5	86,473	90,900	101.57%	96.42%	92.86%	95.13%	1.06	33.43%	46.59%	34.23%	
MADISON	15	310,391	454,750	79.27%	85.29%	75.81%	68.26%	1.16	17.92%	21.69%	3.79%	69.41%
MINIDOKA	4	64,698	77,500	84.07%	83.65%	83.16%	83.48%	1.00	11.92%	14.29%	21.60%	
NEZPERCE	32	939,863	1,007,582	92.37%	94.72%	91.14%	93.28%	0.99	12.36%	15.20%	81.12%	87.95%
ONEIDA												
OWYHEE	7	68,200	70,950	100.19%	100.00%	95.96%	96.12%	1.04	21.70%	30.60%	57.93%	77.72%
PAYETTE	7	151,200	176,300	84.70%	91.00%	81.63%	85.76%	0.98	17.84%	22.11%	26.30%	68.46%
POWER												
SHOSHONE	14	68,950	80,597	91.50%	79.60%	80.73%	85.55%	1.06	41.98%	50.04%	44.89%	67.82%
TETON	6	178,000	221,000	81.29%	82.86%	80.75%	80.54%	1.00	10.78%	10.21%	4.52%	
TWINFALLS	37	1,316,009	1,336,505	95.57%	95.50%	95.25%	98.47%	0.97	6.53%	7.96%	Approx. 100%	93.42%
VALLEY	56	2,077,535	2,100,043	100.53%	100.48%	99.51%	98.93%	1.01	9.96%	14.40%	Approx. 100%	97.36%
WASHINGTON	5	182,339	168,500	109.07%	112.31%	103.93%	108.21%	1.00	18.64%	32.89%	39.10%	
STATEWIDE	1,386	58,614,439	61,900,667	94.85%	97.35%	93.38%	94.69%	1.00	10.72%	16.85%	Approx. 100%	94.15%

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County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	99.68%	98.27%	99.03%	97.46%	99.80%	Normal	55,249
ADAMS		NA	NA			Normal	13,145
BANNOCK	95.41%	89.29%	95.74%	89.48%	96.01%	Normal	28,817
BEARLAKE							
BENEWAH		NA	NA			Normal	10,583
BINGHAM		NA	NA			Normal	12,583
BLAINE	96.66%	92.08%	96.44%	89.41%	94.32%	Normal	117,583
BOISE		NA	NA			Normal	26,400
BONNER	92.95%	87.50%	95.45%	86.11%	94.63%	Non-normal	66,639
BONNEVILLE	97.07%	93.54%	96.99%	92.21%	96.98%	Normal	26,617
BOUNDARY		NA	NA			Normal	9,917
BUTTE							
CAMAS							
CANYON	94.33%	89.61%	96.43%	90.60%	93.84%	Normal	26,818
CARIBOU							15,000
CASSIA		NA	NA			Normal	8,740
CLARK							
CLEARWATER		NA	NA			Normal	16,500
CUSTER		NA	NA			Normal	29,627
ELMORE	101.40%	92.50%	100.00%	89.81%	101.56%	Normal	15,105
FRANKLIN							
FREMONT	90.41%	62.50%	91.75%	70.97%	88.19%	Normal	14,711
GEM	99.59%	81.59%	106.39%	86.93%	99.51%	Normal	22,635
GOODING		NA	NA			Normal	14,000
IDAHO		NA	NA			Normal	13,200
JEFFERSON							
JEROME	95.22%	NA	NA	44.99%	90.42%	Normal	17,053
KOOTENAI	91.94%	88.46%	92.59%	84.67%	89.27%	Normal	44,338
LATAH	87.14%	73.13%	90.68%	76.90%	87.63%	Normal	35,284
LEMHI	140.13%	NA	NA	89.87%	134.00%	Normal	15,780
LEWIS							
LINCOLN		NA	NA			Normal	18,180
MADISON	89.13%	69.90%	93.53%	52.26%	84.25%	Normal	30,317
MINIDOKA		NA	NA			Normal	19,375
NEZPERCE	96.79%	82.69%	98.39%	88.79%	97.77%	Normal	31,487
ONEIDA							
OWYHEE	122.66%	NA	NA	76.73%	115.52%	Normal	10,136
PAYETTE	100.93%	NA	NA	69.60%	101.93%	Normal	25,186
POWER							
SHOSHONE	115.18%	60.00%	115.50%	72.58%	98.52%	Normal	5,757
TETON		NA	NA			Normal	36,833
TWINFALLS	97.73%	92.06%	99.08%	93.05%	103.89%	Normal	36,122
VALLEY	103.69%	98.38%	102.61%	95.14%	102.72%	Normal	37,501
WASHINGTON		NA	NA			Normal	33,700
STATEWIDE	95.56%	97.09%	97.56%	93.84%	95.54%	Non-normal	44,661

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

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County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	1,172	210,496,685	216,367,123	97.95%	98.35%	97.42%	97.29%	1.00	7.33%	10.32%	Approx. 100%	97.45%
ADAMS	10	1,655,177	1,841,050	91.31%	91.16%	90.62%	89.90%	1.01	10.02%	11.75%	63.37%	84.50%
BANNOCK	42	6,250,692	6,840,920	92.16%	94.08%	91.42%	91.37%	1.00	9.42%	11.52%	88.72%	89.23%
BEARLAKE	13	1,857,150	2,104,100	89.69%	96.55%	88.70%	88.26%	1.01	9.86%	13.27%	46.71%	83.13%
BENEWAH	9	640,713	636,644	109.91%	111.20%	103.74%	100.64%	1.09	21.90%	38.52%	42.30%	86.02%
BINGHAM	10	880,957	967,356	91.46%	91.93%	90.99%	91.07%	1.00	8.05%	9.90%	67.44%	85.73%
BLAINE	25	26,380,315	27,009,800	93.84%	91.78%	92.22%	97.67%	0.96	14.45%	18.47%	84.52%	87.52%
BOISE	75	9,515,925	10,732,379	89.44%	88.53%	88.21%	88.67%	1.00	13.53%	14.89%	37.25%	86.61%
BONNER	116	19,232,532	21,894,699	90.92%	92.41%	89.52%	87.84%	1.03	13.01%	15.67%	73.64%	88.53%
BONNEVILLE	70	9,464,426	10,034,738	93.63%	94.49%	93.30%	94.32%	0.99	6.49%	7.81%	~ 100%	92.10%
BOUNDARY	6	481,218	499,500	94.61%	96.42%	93.72%	96.34%	0.98	11.49%	13.91%	75.17%	
BUTTE												
CAMAS												
CANYON	298	49,523,100	50,570,187	98.30%	99.12%	97.99%	97.93%	1.00	5.78%	7.70%	Approx. 100%	97.57%
CARIBOU	11	1,274,637	1,538,700	83.92%	80.45%	82.95%	82.84%	1.01	12.16%	12.97%	7.56%	76.84%
CASSIA	13	1,436,656	1,570,300	92.66%	93.49%	92.16%	91.49%	1.01	7.46%	10.03%	82.12%	87.71%
CLARK												
CLEARWATER	5	555,060	570,250	98.63%	97.35%	98.23%	97.34%	1.01	7.30%	9.86%	90.77%	
CUSTER	8	934,190	1,035,721	90.62%	93.71%	90.22%	90.20%	1.00	6.49%	8.72%	57.69%	84.78%
ELMORE	35	3,953,031	4,503,076	87.61%	87.30%	86.92%	87.79%	0.99	9.04%	11.06%	10.01%	84.53%
FRANKLIN	8	1,264,896	1,188,100	109.09%	108.57%	107.55%	106.46%	1.02	14.19%	19.82%	53.49%	95.81%
FREMONT	28	5,029,750	5,751,625	91.41%	92.43%	89.08%	87.45%	1.04	17.50%	20.74%	63.88%	84.73%
GEM	33	4,097,933	4,363,794	93.86%	92.29%	93.54%	93.91%	0.99	7.11%	7.99%	99.72%	91.57%
GOODING	14	1,604,943	1,696,111	93.39%	94.30%	93.17%	94.62%	0.98	4.65%	6.54%	96.29%	90.30%
IDAHO	15	1,607,304	1,731,051	96.83%	95.37%	95.42%	92.85%	1.04	14.14%	17.62%	91.63%	88.82%
JEFFERSON	38	5,391,846	5,426,261	99.15%	99.20%	98.83%	99.37%	0.99	6.27%	7.98%	Approx. 100%	97.02%
JEROME	31	3,512,553	3,922,500	90.48%	91.62%	89.99%	89.55%	1.01	7.78%	9.44%	61.16%	87.60%
KOOTENAI	359	56,563,625	65,184,412	89.55%	89.73%	88.45%	86.77%	1.03	11.37%	13.79%	26.99%	88.36%
LATAH	16	1,680,402	2,147,000	83.36%	82.89%	82.15%	78.27%	1.06	14.40%	14.17%	4.02%	77.15%
LEMHI	27	3,178,508	3,304,340	97.11%	95.58%	95.48%	96.19%	1.00	15.14%	17.92%	97.48%	91.23%
LEWIS												
LINCOLN												
MADISON	14	1,965,667	2,276,716	87.24%	84.14%	85.73%	86.34%	1.01	16.71%	17.05%	27.72%	79.17%
MINIDOKA	13	1,618,900	1,658,000	96.36%	96.61%	96.11%	97.64%	0.98	5.09%	7.28%	99.58%	92.76%
NEZPERCE	11	1,462,846	1,661,400	93.09%	87.91%	91.95%	88.05%	1.05	13.81%	15.51%	73.59%	84.62%
ONEIDA												
OWYHEE	5	670,254	725,400	90.53%	93.69%	90.16%	92.40%	0.97	7.17%	9.01%	54.49%	
PAYETTE	21	2,669,070	3,074,733	87.87%	89.74%	87.25%	86.81%	1.01	9.01%	10.51%	18.24%	83.92%
POWER	7	773,905	912,000	89.78%	83.15%	87.90%	84.86%	1.05	19.38%	20.25%	46.99%	74.91%
SHOSHONE	31	1,589,740	1,652,450	97.67%	97.24%	94.48%	96.21%	1.01	18.41%	25.39%	95.04%	89.93%
TETON	21	3,830,746	4,317,400	88.90%	84.25%	87.59%	88.73%	1.00	14.76%	15.66%	37.54%	83.00%
TWINFALLS	64	9,336,399	10,133,057	93.97%	90.84%	93.35%	92.14%	1.01	9.42%	11.22%	99.77%	91.66%
VALLEY	38	4,668,416	5,607,669	85.56%	81.85%	83.63%	83.25%	1.02	16.86%	18.26%	6.70%	80.69%
WASHINGTON	7	996,650	1,050,525	94.91%	93.02%	94.69%	94.87%	1.00	6.23%	7.14%	93.99%	89.67%
STATEWIDE	2,719	458,046,817	486,501,087	95.00%	95.98%	94.12%	94.15%	1.01	9.61%	13.39%	Approx. 100%	9..0%

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	98.45%	97.93%	98.70%	96.68%	97.89%	Normal	184,614
ADAMS	98.13%	75.19%	106.24%	81.19%	98.62%	Normal	184,105
BANNOCK	95.08%	90.05%	96.57%	88.28%	94.47%	Normal	162,879
BEARLAKE	96.25%	84.83%	97.40%	80.86%	95.66%	Normal	161,854
BENEWAH	133.79%	82.81%	120.68%	86.97%	114.31%	Normal	70,738
BINGHAM	97.20%	80.45%	102.83%	85.30%	96.84%	Normal	96,736
BLAINE	100.15%	81.70%	97.31%	90.97%	104.37%	Normal	1,080,392
BOISE	92.27%	85.47%	91.02%	85.69%	91.64%	Normal	143,098
BONNER	93.31%	89.32%	94.47%	84.84%	90.84%	Normal	188,747
BONNEVILLE	95.17%	92.36%	95.79%	92.53%	96.10%	Normal	143,353
BOUNDARY		NA	NA			Normal	83,250
BUTTE							
CAMAS							
CANYON	99.04%	98.39%	99.79%	97.17%	98.69%	Non-normal	169,699
CARIBOU	91.01%	76.67%	92.55%	76.69%	88.98%	Normal	139,882
CASSIA	97.62%	90.70%	95.85%	88.32%	94.66%	Normal	120,792
CLARK							
CLEARWATER		NA	NA			Normal	114,050
CUSTER	96.47%	NA	NA	83.42%	96.97%	Normal	129,465
ELMORE	90.68%	85.37%	90.18%	85.07%	90.50%	Normal	128,659
FRANKLIN	122.37%	NA	NA	95.11%	117.82%	Normal	148,513
FREMONT	98.08%	83.01%	98.96%	81.06%	93.84%	Normal	205,415
GEM	96.15%	89.12%	97.65%	91.65%	96.17%	Normal	132,236
GOODING	96.49%	92.20%	98.19%	91.61%	97.64%	Normal	121,151
IDAHO	104.84%	82.14%	102.13%	87.32%	98.39%	Normal	115,403
JEFFERSON	101.27%	96.43%	102.35%	97.14%	101.59%	Normal	142,796
JEROME	93.36%	88.65%	94.48%	86.47%	92.63%	Normal	126,532
KOOTENAI	90.75%	88.82%	90.72%	85.03%	88.52%	Normal	181,572
LATAH	89.57%	75.85%	94.96%	70.18%	86.35%	Normal	134,188
LEMHI	103.00%	88.03%	111.09%	90.53%	101.86%	Normal	122,383
LEWIS							
LINCOLN							
MADISON	95.31%	70.91%	99.64%	77.27%	95.41%	Normal	162,623
MINIDOKA	99.96%	91.97%	98.50%	94.28%	101.00%	Normal	127,538
NEZPERCE	101.56%	78.45%	102.66%	81.09%	95.01%	Normal	151,036
ONEIDA							
OWYHEE		NA	NA			Normal	145,080
PAYETTE	91.83%	86.87%	93.86%	82.21%	91.40%	Normal	146,416
POWER	104.66%	NA	NA	73.83%	95.89%	Normal	130,286
SHOSHONE	105.41%	93.11%	102.21%	88.25%	104.16%	Normal	53,305
TETON	94.80%	81.77%	95.06%	82.78%	94.68%	Normal	205,590
TWINFALLS	96.28%	88.24%	95.79%	89.94%	94.34%	Normal	158,329
VALLEY	90.43%	78.89%	91.78%	76.03%	90.47%	Normal	147,570
WASHINGTON	100.16%	NA	NA	89.30%	100.44%	Normal	150,075
STATEWIDE	95.40%	95.56%	96.44%	93.51%	94.80%	Non-normal	178,926

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County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	72	5,789,900	6,124,585	95.42%	98.15%	95.03%	94.54%	1.00	6.37%	8.41%	Approx. 100%	93.79%
ADAMS	27	753,592	814,050	101.72%	101.11%	99.55%	92.57%	1.09	16.45%	21.91%	96.48%	94.53%
BANNOCK	16	272,550	305,295	88.41%	90.72%	87.64%	89.27%	0.99	10.89%	11.78%	29.87%	83.25%
BEARLAKE	10	129,950	139,000	92.76%	99.94%	92.21%	93.49%	0.99	8.07%	10.45%	78.75%	86.71%
BENEWAH	31	591,285	682,199	97.83%	88.33%	90.12%	86.67%	1.12	33.98%	41.36%	80.34%	85.23%
BINGHAM	7	113,500	133,000	85.99%	83.87%	85.56%	85.34%	1.00	8.27%	9.31%	14.91%	79.16%
BLAINE	35	7,364,750	8,407,516	93.79%	96.64%	91.37%	87.60%	1.07	16.47%	20.88%	85.85%	87.98%
BOISE	97	2,223,021	2,621,975	90.53%	91.77%	86.60%	84.78%	1.06	22.64%	26.64%	57.78%	86.08%
BONNER	176	9,305,072	10,777,485	90.28%	90.08%	86.96%	86.34%	1.04	19.69%	23.43%	56.23%	87.37%
BONNEVILLE	22	457,351	455,913	99.47%	100.00%	98.36%	100.32%	0.99	11.43%	15.31%	99.37%	93.85%
BOUNDARY	18	329,400	431,000	87.94%	80.78%	79.69%	76.43%	1.15	38.57%	38.15%	39.82%	72.30%
BUTTE												
CAMAS	5	149,332	159,102	97.62%	101.76%	96.17%	93.86%	1.04	12.82%	18.03%	70.06%	
CANYON	79	2,962,800	3,223,300	93.28%	92.61%	92.67%	91.92%	1.01	8.47%	10.72%	99.67%	91.30%
CARIBOU												
CASSIA	8	120,660	155,865	82.77%	89.82%	80.67%	77.41%	1.06	14.30%	18.20%	14.72%	70.57%
CLARK												
CLEARWATER	5	125,817	104,000	129.94%	134.54%	126.45%	120.98%	1.07	18.90%	32.81%	9.65%	
CUSTER	5	214,410	208,000	104.20%	88.44%	100.45%	103.08%	1.01	23.87%	33.73%	43.96%	
ELMORE	22	375,530	423,715	88.69%	93.55%	86.83%	88.63%	1.00	17.08%	18.34%	37.08%	81.96%
FRANKLIN	7	168,600	158,600	108.86%	116.54%	107.88%	106.31%	1.02	10.71%	15.44%	56.53%	97.52%
FREMONT	71	1,783,270	2,109,633	88.39%	88.63%	84.92%	84.53%	1.04	21.19%	23.55%	28.28%	83.80%
GEM	7	207,900	223,500	92.70%	90.80%	92.58%	93.02%	0.99	4.22%	5.01%	89.76%	89.01%
GOODING	10	201,350	251,400	81.80%	84.11%	78.28%	80.09%	1.02	21.47%	26.64%	17.37%	66.36%
IDAHO	28	689,782	802,413	92.94%	90.70%	86.95%	85.96%	1.08	27.01%	33.66%	66.98%	82.10%
JEFFERSON	20	500,571	577,850	89.60%	87.87%	88.53%	86.63%	1.03	12.54%	14.18%	45.10%	84.12%
JEROME	12	211,705	240,000	88.03%	91.18%	87.54%	88.21%	0.99	8.53%	9.56%	24.55%	83.08%
KOOTENAI	224	12,007,437	14,751,922	90.89%	92.50%	87.09%	81.40%	1.11	19.07%	24.71%	70.45%	88.17%
LATAH	7	130,650	183,500	70.72%	72.50%	69.70%	71.20%	0.99	13.90%	12.88%	0.37%	61.26%
LEMHI	29	531,468	589,867	99.86%	90.09%	92.77%	90.10%	1.10	34.49%	38.01%	83.24%	87.86%
LEWIS												
LINCOLN	6	139,940	138,500	103.46%	96.91%	102.60%	101.04%	1.02	11.86%	14.92%	79.46%	
MADISON	6	144,000	162,000	90.32%	97.83%	88.87%	88.89%	1.01	12.33%	16.86%	49.97%	
MINIDOKA	6	125,030	140,000	83.37%	100.00%	79.42%	89.31%	0.93	16.63%	25.77%	25.18%	
NEZPERCE	8	232,148	238,900	97.60%	101.03%	96.33%	97.17%	1.00	11.65%	15.98%	85.75%	86.89%
ONEIDA												
OWYHEE	6	140,418	152,800	89.37%	92.52%	89.06%	91.90%	0.97	6.11%	7.96%	42.65%	
PAYETTE	15	366,460	359,350	101.84%	106.82%	101.16%	101.98%	0.99	7.78%	11.86%	98.99%	96.45%
POWER												
SHOSHONE	6	80,420	86,500	88.39%	92.28%	86.72%	92.97%	0.95	14.33%	17.61%	40.11%	
TETON	62	2,863,835	3,726,471	75.20%	75.50%	70.92%	76.85%	0.97	24.46%	24.16%	0.00%	70.16%
TWINFALLS	27	811,437	880,425	95.40%	99.35%	94.43%	92.16%	1.03	9.73%	13.15%	97.88%	91.08%
VALLEY	108	2,901,100	3,418,427	90.70%	90.37%	87.17%	84.87%	1.06	20.03%	24.33%	61.75%	86.85%
WASHINGTON	5	154,740	177,000	87.34%	90.04%	86.90%	87.42%	0.99	7.67%	9.60%	28.17%	
STATEWIDE	1,305	55,671,181	64,535,058	91.32%	92.06%	88.01%	86.27%	1.06	18.75%	25.93%	97.81%	90.24%

* Individual County PRD may be off by 0.01.

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	97.05%	94.79%	99.36%	92.64%	96.43%	Normal	85,064
ADAMS	108.92%	88.89%	109.09%	83.75%	101.39%	Normal	30,150
BANNOCK	93.57%	83.33%	96.92%	83.69%	94.86%	Normal	19,081
BEARLAKE	98.82%	80.00%	100.00%	87.09%	99.89%	Normal	13,900
BENEWAH	110.44%	78.13%	94.50%	78.74%	94.61%	Normal	22,006
BINGHAM	92.83%	NA	NA	77.37%	93.30%	Normal	19,000
BLAINE	99.60%	90.00%	100.00%	81.50%	93.70%	Normal	240,215
BOISE	94.98%	83.08%	97.56%	79.53%	90.04%	Normal	27,031
BONNER	93.18%	88.67%	94.32%	82.83%	89.84%	Normal	61,236
BONNEVILLE	105.09%	94.08%	105.26%	93.41%	107.22%	Normal	20,723
BOUNDARY	103.59%	66.80%	101.83%	58.73%	94.13%	Normal	23,944
BUTTE							
CAMAS		NA	NA			Normal	31,820
CANYON	95.26%	90.94%	94.33%	89.64%	94.19%	Normal	40,801
CARIBOU							
CASSIA	94.96%	NA	NA	63.14%	91.69%	Normal	19,483
CLARK							
CLEARWATER		NA	NA			Normal	20,800
CUSTER		NA	NA			Normal	41,600
ELMORE	95.42%	71.16%	99.04%	81.91%	95.35%	Normal	19,260
FRANKLIN	120.20%	NA	NA	94.80%	117.81%	Normal	22,657
FREMONT	92.99%	82.50%	96.64%	79.31%	89.75%	Normal	29,713
GEM	96.38%	NA	NA	89.24%	96.80%	Normal	31,929
GOODING	97.24%	53.60%	93.62%	70.35%	89.83%	Normal	25,140
IDAHO	103.77%	82.06%	98.47%	72.36%	99.57%	Normal	28,658
JEFFERSON	95.09%	83.33%	97.63%	81.25%	92.00%	Normal	28,893
JEROME	92.99%	81.70%	96.70%	83.00%	93.42%	Normal	20,000
KOOTENAI	93.60%	90.13%	94.24%	77.08%	85.71%	Normal	65,857
LATAH	80.18%	NA	NA	58.23%	84.17%	Normal	26,214
LEMHI	111.87%	80.45%	121.15%	76.70%	103.50%	Normal	20,340
LEWIS							
LINCOLN		NA	NA			Normal	23,083
MADISON		NA	NA			Normal	27,000
MINIDOKA		NA	NA			Normal	23,333
NEZPERCE	108.30%	NA	NA	84.86%	109.49%	Normal	29,863
ONEIDA							
OWYHEE		NA	NA			Normal	25,467
PAYETTE	107.23%	94.00%	106.82%	96.63%	107.32%	Normal	23,957
POWER							
SHOSHONE		NA	NA			Normal	14,417
TETON	80.25%	71.42%	81.59%	71.68%	82.02%	Normal	60,104
TWINFALLS	99.71%	91.30%	102.33%	85.78%	98.54%	Normal	32,608
VALLEY	94.55%	84.87%	92.23%	80.00%	89.73%	Normal	31,652
WASHINGTON		NA	NA			Normal	35,400
STATEWIDE	92.40%	91.00%	92.86%	84.68%	87.85%	Normal	49,452

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County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	70	14,594,687	15,784,083	96.17%	96.81%	95.01%	92.46%	1.04	12.07%	14.59%	99.98%	93.30%
ADAMS	8	518,559	549,500	97.99%	96.13%	97.04%	94.37%	1.04	11.69%	15.01%	88.30%	87.94%
BANNOCK	32	3,870,967	4,201,000	93.04%	93.52%	92.09%	92.14%	1.01	11.22%	13.40%	90.03%	89.14%
BEARLAKE	5	403,285	480,400	94.86%	84.40%	90.93%	83.95%	1.13	24.59%	33.10%	43.79%	
BENEWAH	9	636,641	768,900	88.85%	92.48%	85.16%	82.80%	1.07	21.42%	27.12%	42.74%	72.04%
BINGHAM	31	2,782,381	3,153,271	89.74%	86.39%	88.75%	88.24%	1.02	11.98%	13.79%	45.86%	85.54%
BLAINE	5	4,137,567	4,199,000	94.61%	99.55%	93.47%	98.54%	0.96	7.97%	15.20%	68.89%	
BOISE	16	2,175,265	2,552,425	89.29%	86.24%	86.90%	85.22%	1.05	20.33%	21.94%	44.86%	79.68%
BONNER	143	15,098,476	17,020,913	93.70%	93.31%	90.78%	88.71%	1.06	18.73%	23.84%	96.82%	90.42%
BONNEVILLE	31	3,122,016	3,486,149	89.20%	89.33%	88.61%	89.55%	1.00	8.56%	10.40%	33.34%	86.03%
BOUNDARY	34	3,379,816	3,743,353	92.70%	93.88%	90.67%	90.29%	1.03	14.22%	19.27%	79.26%	87.26%
BUTTE	6	493,750	542,500	102.37%	90.17%	97.66%	91.01%	1.12	28.76%	34.95%	47.91%	
CAMAS	5	337,093	436,500	77.50%	72.41%	76.29%	77.23%	1.00	16.71%	15.44%	6.78%	
CANYON	183	26,972,325	28,222,154	96.52%	97.12%	96.00%	95.57%	1.01	7.90%	9.97%	Approx. 100%	95.31%
CARIBOU	9	801,508	962,200	80.93%	78.84%	79.58%	83.30%	0.97	15.27%	16.11%	6.46%	70.94%
CASSIA	30	3,128,464	3,453,000	93.66%	92.29%	92.47%	90.60%	1.03	10.68%	15.32%	89.97%	88.91%
CLARK												
CLEARWATER	8	941,534	1,098,902	89.19%	90.11%	87.62%	85.68%	1.04	14.59%	18.51%	44.50%	76.79%
CUSTER	17	1,383,745	1,533,500	92.94%	94.34%	91.10%	90.23%	1.03	14.24%	18.85%	73.47%	84.96%
ELMORE	14	1,475,822	1,619,489	91.49%	87.56%	90.36%	91.13%	1.00	12.90%	15.34%	63.84%	84.23%
FRANKLIN	13	1,149,931	1,192,000	98.37%	92.59%	97.42%	96.47%	1.02	12.26%	14.39%	96.46%	91.26%
FREMONT	13	1,366,160	1,860,500	90.25%	88.20%	87.19%	73.43%	1.23	19.95%	24.11%	50.87%	78.34%
GEM	59	7,577,298	7,970,450	95.29%	94.89%	94.81%	95.07%	1.00	8.01%	9.56%	Approx. 100%	93.24%
GOODING	28	2,739,379	3,032,500	90.80%	92.33%	90.34%	90.33%	1.01	7.55%	9.25%	67.50%	87.83%
IDAHO	21	2,222,733	2,467,610	92.66%	93.16%	90.75%	90.08%	1.03	15.05%	19.29%	73.22%	85.40%
JEFFERSON	62	6,004,299	6,551,449	92.67%	92.52%	91.82%	91.65%	1.01	9.74%	12.83%	94.92%	89.99%
JEROME	22	2,025,809	2,536,800	80.38%	80.93%	78.85%	79.86%	1.01	17.09%	15.92%	0.50%	74.53%
KOOTENAI	121	21,179,953	24,214,524	90.37%	86.87%	88.68%	87.47%	1.03	15.04%	17.84%	58.95%	87.70%
LATAH	13	1,584,436	1,628,643	129.09%	100.29%	117.39%	97.29%	1.33	42.14%	64.23%	12.82%	97.34%
LEMHI	21	1,899,002	2,180,531	88.00%	87.50%	86.64%	87.09%	1.01	15.13%	15.70%	28.29%	82.09%
LEWIS	6	550,218	551,500	102.95%	94.22%	100.97%	99.77%	1.03	18.75%	22.70%	64.85%	
LINCOLN												
MADISON	38	3,493,831	3,868,500	89.72%	86.21%	87.73%	90.31%	0.99	16.97%	19.52%	46.48%	84.51%
MINIDOKA	16	1,218,698	1,234,800	101.11%	103.15%	100.24%	98.70%	1.02	9.34%	13.56%	98.79%	95.17%
NEZPERCE	24	3,257,089	3,337,500	97.78%	97.54%	95.95%	97.59%	1.00	15.37%	18.78%	97.09%	91.21%
ONEIDA	7	629,126	769,633	84.28%	73.75%	79.42%	81.74%	1.03	31.44%	31.27%	28.66%	61.32%
OWYHEE	5	715,567	808,484	89.02%	92.29%	88.32%	88.51%	1.01	9.86%	12.63%	42.52%	
PAYETTE	31	3,677,690	4,263,526	88.69%	88.26%	87.76%	86.26%	1.03	10.90%	12.77%	28.38%	84.80%
POWER	6	562,982	667,100	82.38%	82.49%	81.80%	84.39%	0.98	10.58%	10.60%	6.88%	
SHOSHONE	22	1,086,590	1,085,800	108.02%	104.95%	103.56%	100.07%	1.08	22.79%	32.40%	60.34%	96.13%
TETON	6	963,159	1,026,300	93.23%	98.44%	92.08%	93.85%	0.99	11.40%	15.60%	65.99%	
TWINFALLS	65	8,052,893	8,435,247	97.31%	95.64%	96.16%	95.47%	1.02	12.12%	15.08%	Approx. 100%	94.23%
VALLEY	6	708,875	885,500	87.23%	82.27%	82.70%	80.05%	1.09	32.11%	30.62%	35.24%	
WASHINGTON	14	1,547,285	1,646,250	94.89%	95.11%	94.51%	93.99%	1.01	5.77%	8.60%	97.34%	90.82%
STATEWIDE	1,275	160,466,904	176,022,386	93.70%	93.41%	91.97%	91.16%	1.03	13.92%	19.91%	Approx. 100%	92.84%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	99.04%	91.64%	101.45%	88.30%	96.63%	Normal	225,487
ADAMS	108.05%	NA	NA	87.41%	101.33%	Normal	68,688
BANNOCK	96.94%	89.35%	99.10%	88.30%	95.99%	Normal	131,281
BEARLAKE		NA	NA			Normal	96,080
BENEWAH	105.67%	58.25%	114.01%	71.97%	93.63%	Normal	85,433
BINGHAM	93.95%	83.44%	92.00%	84.73%	91.74%	Normal	101,718
BLAINE		NA	NA			Normal	839,800
BOISE	98.91%	73.46%	99.16%	76.63%	93.82%	Normal	159,527
BONNER	96.98%	89.34%	96.24%	84.97%	92.44%	Normal	119,027
BONNEVILLE	92.37%	85.72%	91.54%	86.37%	92.74%	Normal	112,456
BOUNDARY	98.13%	87.04%	97.05%	85.64%	94.94%	Normal	110,099
BUTTE		NA	NA			Normal	90,417
CAMAS		NA	NA			Normal	87,300
CANYON	97.74%	96.01%	98.43%	94.23%	96.91%	Normal	154,219
CARIBOU	90.92%	64.67%	95.33%	73.25%	93.34%	Normal	106,911
CASSIA	98.42%	88.43%	97.32%	86.33%	94.87%	Normal	115,100
CLARK							
CLEARWATER	101.60%	NA	NA	76.09%	95.27%	Normal	137,363
CUSTER	100.92%	82.53%	102.64%	82.27%	98.20%	Normal	90,206
ELMORE	98.75%	80.98%	103.11%	82.65%	99.61%	Normal	115,678
FRANKLIN	105.48%	89.38%	109.81%	89.89%	103.05%	Normal	91,692
FREMONT	102.17%	74.25%	97.27%	51.64%	95.22%	Normal	143,115
GEM	97.33%	93.14%	97.30%	93.04%	97.09%	Normal	135,092
GOODING	93.78%	89.78%	94.95%	86.24%	94.42%	Normal	108,304
IDAHO	99.92%	83.94%	96.67%	84.56%	95.59%	Normal	117,505
JEFFERSON	95.35%	89.01%	95.55%	89.55%	93.74%	Normal	105,669
JEROME	86.22%	67.42%	92.36%	74.04%	85.68%	Normal	115,309
KOOTENAI	93.04%	85.31%	92.41%	84.66%	90.27%	Normal	200,120
LATAH	160.84%	88.69%	131.75%	84.98%	109.59%	Normal	125,280
LEMHI	93.91%	78.01%	98.42%	81.32%	92.86%	Normal	103,835
LEWIS		NA	NA			Normal	91,917
LINCOLN							
MADISON	94.93%	80.70%	93.40%	84.42%	96.21%	Normal	101,803
MINIDOKA	107.05%	95.32%	108.27%	91.85%	105.54%	Normal	77,175
NEZPERCE	104.36%	87.12%	106.42%	91.85%	103.33%	Normal	139,063
ONEIDA	107.25%	NA	NA	61.86%	101.63%	Normal	109,948
OWYHEE		NA	NA			Normal	161,697
PAYETTE	92.58%	85.13%	92.69%	81.56%	90.96%	Normal	137,533
POWER		NA	NA			Normal	111,183
SHOSHONE	119.91%	89.39%	123.88%	91.29%	108.86%	Normal	49,355
TETON		NA	NA			Normal	171,050
TWINFALLS	100.39%	93.52%	97.78%	92.52%	98.41%	Normal	129,773
VALLEY		NA	NA			Normal	147,583
WASHINGTON	98.96%	91.95%	97.28%	90.69%	97.29%	Normal	117,589
STATEWIDE	94.56%	92.59%	94.20%	90.20%	92.12%	Normal	138,057

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

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County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	70	14,594,687	15,784,083	96.17%	96.81%	95.01%	92.46%	1.04	12.07%	14.59%	99.98%	93.30%
ADAMS	8	518,559	549,500	97.99%	96.13%	97.04%	94.37%	1.03	11.69%	15.01%	88.30%	87.94%
BANNOCK	19	2,147,998	2,268,000	95.97%	96.75%	94.92%	94.71%	1.01	11.24%	14.22%	95.77%	90.31%
BEARLAKE	5	403,285	480,400	94.86%	84.40%	90.93%	83.95%	1.12	24.59%	33.10%	43.79%	
BENEWAH	9	636,641	768,900	88.85%	92.48%	85.16%	82.80%	1.07	21.42%	27.12%	42.74%	72.04%
BINGHAM	24	2,324,938	2,656,971	87.56%	85.72%	86.84%	87.50%	1.00	9.61%	11.57%	15.62%	83.51%
BLAINE	5	4,137,567	4,199,000	94.61%	99.55%	93.47%	98.54%	0.96	7.97%	15.20%	68.89%	
BOISE	16	2,175,265	2,552,425	89.29%	86.24%	86.90%	85.22%	1.04	20.33%	21.94%	44.86%	79.68%
BONNER	111	13,071,855	14,667,248	94.92%	94.23%	92.16%	89.12%	1.06	17.53%	23.09%	98.76%	91.31%
BONNEVILLE	31	3,122,016	3,486,149	89.20%	89.33%	88.61%	89.55%	0.99	8.56%	10.40%	33.34%	86.03%
BOUNDARY	34	3,379,816	3,743,353	92.70%	93.88%	90.67%	90.29%	1.02	14.22%	19.27%	79.26%	87.26%
BUTTE	5	430,360	495,500	95.87%	84.84%	91.56%	86.85%	1.10	24.88%	34.79%	42.95%	
CAMAS	5	337,093	436,500	77.50%	72.41%	76.29%	77.23%	1.00	16.71%	15.44%	6.78%	
CANYON	183	26,972,325	28,222,154	96.52%	97.12%	96.00%	95.57%	1.00	7.90%	9.97%	Approx. 100%	95.31%
CARIBOU	9	801,508	962,200	80.93%	78.84%	79.58%	83.30%	0.97	15.27%	16.11%	6.46%	70.94%
CASSIA	29	3,021,502	3,337,000	93.71%	92.37%	92.48%	90.55%	1.03	11.03%	15.59%	89.50%	88.79%
CLARK												
CLEARWATER	8	941,534	1,098,902	89.19%	90.11%	87.62%	85.68%	1.04	14.59%	18.51%	44.50%	76.79%
CUSTER	11	1,010,220	1,036,000	98.31%	96.29%	97.93%	97.51%	1.00	7.23%	9.00%	99.32%	93.39%
ELMORE	14	1,475,822	1,619,489	91.49%	87.56%	90.36%	91.13%	1.00	12.90%	15.34%	63.84%	84.23%
FRANKLIN	13	1,149,931	1,192,000	98.37%	92.59%	97.42%	96.47%	1.01	12.26%	14.39%	96.46%	91.26%
FREMONT	12	1,273,500	1,727,500	91.97%	89.81%	88.84%	73.72%	1.24	19.51%	24.34%	59.46%	79.35%
GEM	59	7,577,298	7,970,450	95.29%	94.89%	94.81%	95.07%	1.00	8.01%	9.56%	Approx. 100%	93.24%
GOODING	19	2,120,468	2,342,800	91.76%	92.88%	91.29%	90.51%	1.01	7.24%	9.40%	78.80%	88.02%
IDAHO	20	2,128,294	2,354,750	93.11%	93.29%	91.11%	90.38%	1.03	15.27%	19.68%	75.50%	85.50%
JEFFERSON	52	5,169,694	5,675,195	91.67%	92.52%	91.19%	91.09%	1.00	8.17%	9.40%	90.05%	89.53%
JEROME	22	2,025,809	2,536,800	80.38%	80.93%	78.85%	79.86%	1.00	17.09%	15.92%	0.50%	74.53%
KOOTENAI	121	21,179,953	24,214,524	90.37%	86.87%	88.68%	87.47%	1.03	15.04%	17.84%	58.95%	87.70%
LATAH	13	1,584,436	1,628,643	129.09%	100.29%	117.39%	97.29%	1.32	42.14%	64.23%	12.82%	97.34%
LEMHI	16	1,595,795	1,787,400	91.06%	92.79%	90.12%	89.28%	1.01	12.12%	13.54%	62.09%	85.13%
LEWIS	6	550,218	551,500	102.95%	94.22%	100.97%	99.77%	1.03	18.75%	22.70%	64.85%	
LINCOLN												
MADISON	32	3,163,815	3,438,400	91.68%	86.21%	89.78%	92.01%	0.99	16.88%	19.48%	68.74%	86.02%
MINIDOKA	16	1,218,698	1,234,800	101.11%	103.15%	100.24%	98.70%	1.02	9.34%	13.56%	98.79%	95.17%
NEZPERCE	24	3,257,089	3,337,500	97.78%	97.54%	95.95%	97.59%	1.00	15.37%	18.78%	97.09%	91.21%
ONEIDA	7	629,126	769,633	84.28%	73.75%	79.42%	81.74%	1.03	31.44%	31.27%	28.66%	61.32%
OWYHEE	5	715,567	808,484	89.02%	92.29%	88.32%	88.51%	1.00	9.86%	12.63%	42.52%	
PAYETTE	31	3,677,690	4,263,526	88.69%	88.26%	87.76%	86.26%	1.02	10.90%	12.77%	28.38%	84.80%
POWER	6	562,982	667,100	82.38%	82.49%	81.80%	84.39%	0.97	10.58%	10.60%	6.88%	
SHOSHONE	16	887,640	883,300	109.20%	104.04%	104.77%	100.49%	1.08	22.37%	33.64%	51.85%	94.46%
TETON	6	963,159	1,026,300	93.23%	98.44%	92.08%	93.85%	0.99	11.40%	15.60%	65.99%	
TWINFALLS	55	7,226,609	7,593,847	97.13%	95.24%	95.97%	95.16%	1.02	12.22%	15.19%	99.97%	93.76%
VALLEY	6	708,875	885,500	87.23%	82.27%	82.70%	80.05%	1.08	32.11%	30.62%	35.24%	
WASHINGTON	14	1,547,285	1,646,250	94.89%	95.11%	94.51%	93.99%	1.00	5.77%	8.60%	97.34%	90.82%
STATEWIDE	1,163	152,142,819	166,593,976	93.96%	93.51%	92.31%	91.33%	1.03	13.52%	19.50%	Approx. 100%	93.07%

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	99.04%	91.64%	101.45%	88.30%	96.63%	Normal	225,487
ADAMS	108.05%	NA	NA	87.41%	101.33%	Normal	68,688
BANNOCK	101.62%	90.79%	103.35%	88.58%	100.84%	Normal	119,368
BEARLAKE		NA	NA			Normal	96,080
BENEWAH	105.67%	58.25%	114.01%	71.97%	93.63%	Normal	85,433
BINGHAM	91.61%	83.06%	91.01%	83.74%	91.27%	Normal	110,707
BLAINE		NA	NA			Normal	839,800
BOISE	98.91%	73.46%	99.16%	76.63%	93.82%	Normal	159,527
BONNER	98.52%	92.07%	97.48%	84.93%	93.32%	Normal	132,137
BONNEVILLE	92.37%	85.72%	91.54%	86.37%	92.74%	Normal	112,456
BOUNDARY	98.13%	87.04%	97.05%	85.64%	94.94%	Normal	110,099
BUTTE		NA	NA			Normal	99,100
CAMAS		NA	NA			Normal	87,300
CANYON	97.74%	96.01%	98.43%	94.23%	96.91%	Normal	154,219
CARIBOU	90.92%	64.67%	95.33%	73.25%	93.34%	Normal	106,911
CASSIA	98.64%	88.43%	97.32%	86.13%	94.96%	Normal	115,069
CLARK							
CLEARWATER	101.60%	NA	NA	76.09%	95.27%	Normal	137,363
CUSTER	103.22%	91.54%	104.89%	92.91%	102.12%	Normal	94,182
ELMORE	98.75%	80.98%	103.11%	82.65%	99.61%	Normal	115,678
FRANKLIN	105.48%	89.38%	109.81%	89.89%	103.05%	Normal	91,692
FREMONT	104.59%	74.25%	116.35%	49.80%	97.63%	Normal	143,958
GEM	97.33%	93.14%	97.30%	93.04%	97.09%	Normal	135,092
GOODING	95.50%	89.78%	95.73%	85.18%	95.84%	Normal	123,305
IDAHO	100.71%	83.94%	100.15%	84.61%	96.15%	Normal	117,738
JEFFERSON	93.82%	88.92%	95.55%	88.94%	93.24%	Normal	109,138
JEROME	86.22%	67.42%	92.36%	74.04%	85.68%	Normal	115,309
KOOTENAI	93.04%	85.31%	92.41%	84.66%	90.27%	Normal	200,120
LATAH	160.84%	88.69%	131.75%	84.98%	109.59%	Normal	125,280
LEMHI	96.99%	78.70%	99.98%	83.11%	95.45%	Normal	111,713
LEWIS		NA	NA			Normal	91,917
LINCOLN							
MADISON	97.35%	80.70%	99.23%	85.65%	98.37%	Normal	107,450
MINIDOKA	107.05%	95.32%	108.27%	91.85%	105.54%	Normal	77,175
NEZPERCE	104.36%	87.12%	106.42%	91.85%	103.33%	Normal	139,063
ONEIDA	107.25%	NA	NA	61.86%	101.63%	Normal	109,948
OWYHEE		NA	NA			Normal	161,697
PAYETTE	92.58%	85.13%	92.69%	81.56%	90.96%	Normal	137,533
POWER		NA	NA			Normal	111,183
SHOSHONE	123.95%	89.39%	109.12%	90.31%	110.67%	Normal	55,206
TETON		NA	NA			Normal	171,050
TWINFALLS	100.50%	92.57%	97.37%	91.98%	98.35%	Normal	138,070
VALLEY		NA	NA			Normal	147,583
WASHINGTON	98.96%	91.95%	97.28%	90.69%	97.29%	Normal	117,589
STATEWIDE	94.84%	92.88%	94.36%	90.33%	92.33%	Normal	143,245

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK	13	1,722,969	1,933,000	88.76%	90.30%	88.10%	89.13%	0.99	9.50%	11.27%	34.94%	83.19%
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE												
BOISE												
BONNER	6	360,280	392,000	91.97%	95.44%	90.10%	91.91%	1.00	14.80%	22.10%	54.80%	75.25%
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI												
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	19	2,083,249	2,325,000	89.77%	91.36%	88.72%	89.60%	1.00	11.71%	15.82%	47.27%	84.12%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK	94.33%	81.87%	94.17%	83.84%	94.43%	Normal	148,692
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE							
BOISE							
BONNER	108.69%	N/A	N/A	78.03%	105.79%	Normal	65,333
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI							
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS							
VALLEY							
WASHINGTON							
STATEWIDE	95.42%	81.87%	96.53%	84.96%	94.25%	Normal	122,368

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	13	1,679,300	2,519,163	74.11%	77.49%	72.08%	66.66%	1.11	19.26%	17.81%	0.37%	65.31%
ADAMS	2	17,600	23,500	114.71%	114.71%	99.71%	74.89%	1.53	49.44%	80.21%	9.83%	
BANNOCK	14	293,566	330,150	89.07%	90.22%	88.44%	88.92%	1.00	8.78%	10.79%	37.55%	83.96%
BEARLAKE	9	177,180	231,367	85.25%	86.61%	79.46%	76.58%	1.11	26.39%	33.00%	31.15%	64.80%
BENEWAH	19	460,112	520,735	101.49%	96.10%	96.00%	88.36%	1.15	28.37%	34.63%	76.83%	87.71%
BINGHAM	5	60,454	86,000	71.09%	72.22%	69.40%	70.30%	1.01	15.89%	17.57%	3.32%	
BLAINE	2	289,963	332,000	87.96%	87.96%	87.95%	87.34%	1.01	0.97%	1.20%	12.42%	
BOISE	17	443,435	464,610	108.88%	100.00%	98.62%	95.44%	1.14	34.48%	43.89%	49.38%	90.29%
BONNER	91	4,174,875	4,542,268	94.29%	87.50%	89.26%	91.91%	1.03	27.29%	32.19%	89.81%	88.74%
BONNEVILLE												
BOUNDARY	34	769,620	944,397	91.67%	90.44%	83.67%	81.49%	1.12	33.14%	40.27%	59.15%	80.31%
BUTTE												
CAMAS												
CANYON	23	1,003,900	1,049,179	98.05%	99.43%	96.41%	95.68%	1.02	12.98%	17.43%	97.97%	91.81%
CARIBOU												
CASSIA	10	149,907	154,920	97.06%	98.29%	96.91%	96.76%	1.00	4.44%	5.73%	99.82%	93.74%
CLARK												
CLEARWATER	7	131,319	172,500	75.88%	78.19%	68.47%	76.13%	1.00	24.96%	30.43%	12.02%	53.53%
CUSTER	15	525,740	886,581	107.74%	97.50%	91.51%	59.30%	1.82	45.97%	62.59%	40.92%	79.28%
ELMORE	5	104,444	143,840	75.59%	68.46%	69.83%	72.61%	1.04	30.41%	33.71%	15.43%	
FRANKLIN												
FREMONT	7	246,472	280,500	84.58%	92.40%	80.38%	87.87%	0.96	18.14%	24.50%	27.30%	66.58%
GEM	26	898,900	1,007,040	90.09%	90.26%	89.27%	89.26%	1.01	11.41%	12.56%	51.43%	85.88%
GOODING	17	385,678	479,600	85.33%	88.87%	82.92%	80.42%	1.06	18.55%	20.65%	18.22%	76.58%
IDAHO	22	744,532	970,750	85.26%	83.26%	80.41%	76.70%	1.11	28.45%	29.22%	22.73%	74.54%
JEFFERSON	6	137,163	149,000	93.91%	101.18%	92.52%	92.06%	1.02	11.88%	16.82%	66.99%	
JEROME	4	59,823	76,630	81.68%	61.20%	69.38%	78.07%	1.05	64.41%	56.55%	19.82%	
KOOTENAI	70	3,604,173	4,218,310	90.76%	90.74%	84.84%	85.44%	1.06	21.16%	27.20%	59.26%	85.41%
LATAH	5	204,600	313,052	58.83%	50.00%	54.91%	65.36%	0.90	37.76%	24.38%	1.84%	
LEMHI	14	520,870	691,220	102.40%	91.05%	91.46%	75.36%	1.36	40.43%	52.73%	50.31%	77.45%
LEWIS												
LINCOLN												
MADISON												
MINIDOKA	7	140,314	151,750	99.51%	91.67%	97.18%	92.46%	1.08	19.09%	24.27%	68.17%	81.69%
NEZPERCE	18	726,998	793,837	92.56%	91.64%	91.60%	91.58%	1.01	12.76%	13.83%	77.80%	86.88%
ONEIDA	7	110,524	152,250	79.61%	74.24%	74.04%	72.59%	1.10	32.61%	30.03%	17.94%	57.56%
OWYHEE												
PAYETTE												
POWER												
SHOSHONE	7	182,890	325,000	60.63%	67.84%	54.94%	56.27%	1.08	20.25%	22.08%	0.58%	44.42%
TETON	12	720,795	985,280	78.14%	66.82%	66.53%	73.16%	1.07	51.55%	42.43%	16.47%	56.14%
TWINFALLS	11	385,308	387,540	94.34%	94.39%	92.46%	99.42%	0.95	16.07%	19.68%	74.71%	83.59%
VALLEY	7	597,318	520,000	120.27%	118.82%	113.54%	114.87%	1.05	23.50%	39.41%	21.39%	91.33%
WASHINGTON	5	114,160	153,500	78.51%	71.80%	76.34%	74.37%	1.06	21.35%	21.51%	13.40%	

| STATEWIDE | 511 | 20,061,933 | 24,056,469 | 91.49% | 90.00% | 85.69% | 83.40% | 1.10 | 25.74% | 35.09% | 85.31% | 89.15% |

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	82.92%	56.12%	88.03%	57.20%	76.12%	Normal	193,782
ADAMS						Normal	11,750
BANNOCK	94.17%	81.68%	95.74%	83.62%	94.22%	Normal	23,582
BEARLAKE	105.71%	49.50%	106.84%	55.15%	98.01%	Normal	25,707
BENEWAH	115.26%	80.00%	124.05%	80.14%	96.58%	Normal	27,407
BINGHAM		NA	NA			Normal	17,200
BLAINE						Normal	166,000
BOISE	127.46%	89.42%	129.64%	68.49%	122.39%	Normal	27,330
BONNER	99.84%	84.42%	93.75%	86.62%	97.21%	Normal	49,915
BONNEVILLE							
BOUNDARY	103.03%	73.11%	102.18%	70.01%	92.98%	Normal	27,776
BUTTE							
CAMAS							
CANYON	104.29%	95.88%	105.48%	89.06%	102.31%	Normal	45,616
CARIBOU							
CASSIA	100.38%	93.13%	100.00%	94.06%	99.47%	Normal	15,492
CLARK							
CLEARWATER	98.22%	NA	NA	57.45%	94.81%	Normal	24,643
CUSTER	136.19%	67.35%	130.67%	40.58%	78.01%	Normal	59,105
ELMORE		NA	NA			Normal	28,768
FRANKLIN							
FREMONT	102.57%	NA	NA	70.42%	105.32%	Normal	40,071
GEM	94.30%	81.40%	95.00%	85.04%	93.48%	Normal	38,732
GOODING	94.07%	66.92%	95.48%	72.44%	88.39%	Normal	28,212
IDAHO	95.98%	66.36%	104.73%	66.49%	86.90%	Normal	44,125
JEFFERSON		NA	NA			Normal	24,833
JEROME		NA	NA			Normal	19,158
KOOTENAI	96.11%	87.85%	97.74%	76.78%	94.10%	Normal	60,262
LATAH		NA	NA			Normal	62,610
LEMHI	127.36%	68.29%	103.99%	55.64%	95.08%	Normal	49,373
LEWIS							
LINCOLN							
MADISON							
MINIDOKA	117.34%	NA	NA	78.76%	106.17%	Normal	21,679
NEZPERCE	98.23%	81.16%	100.40%	85.11%	98.05%	Normal	44,102
ONEIDA	101.67%	NA	NA	56.45%	88.73%	Normal	21,750
OWYHEE							
PAYETTE							
POWER							
SHOSHONE	76.85%	NA	NA	40.71%	71.84%	Normal	46,429
TETON	100.15%	47.19%	113.70%	51.56%	94.75%	Normal	82,107
TWINFALLS	105.10%	78.97%	106.44%	87.54%	111.31%	Normal	35,231
VALLEY	149.21%	NA	NA	92.49%	137.25%	Normal	74,286
WASHINGTON		NA	NA			Normal	30,700
STATEWIDE	93.83%	87.50%	91.32%	80.11%	86.68%	Normal	47,077

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH	19	460,112	520,735	101.49%	96.10%	96.00%	88.36%	1.14	28.37%	34.63%	76.83%	87.71%
BINGHAM												
BLAINE												
BOISE	17	443,435	464,610	108.88%	100.00%	98.62%	95.44%	1.14	34.48%	43.89%	49.38%	90.29%
BONNER	91	4,174,875	4,542,268	94.29%	87.50%	89.26%	91.91%	1.02	27.29%	32.19%	89.81%	88.74%
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER	7	131,319	172,500	75.88%	78.19%	68.47%	76.13%	0.99	24.96%	30.43%	12.02%	53.53%
CUSTER												
ELMORE	5	104,444	143,840	75.59%	68.46%	69.83%	72.61%	1.04	30.41%	33.71%	15.43%	
FRANKLIN												
FREMONT	7	246,472	280,500	84.58%	92.40%	80.38%	87.87%	0.96	18.14%	24.50%	27.30%	66.58%
GEM	26	898,900	1,007,040	90.09%	90.26%	89.27%	89.26%	1.00	11.41%	12.56%	51.43%	85.88%
GOODING	17	385,678	479,600	85.33%	88.87%	82.92%	80.42%	1.06	18.55%	20.65%	18.22%	76.58%
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI												
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA	7	110,524	152,250	79.61%	74.24%	74.04%	72.59%	1.09	32.61%	30.03%	17.94%	57.56%
OWYHEE												
PAYETTE												
POWER												
SHOSHONE	7	182,890	325,000	60.63%	67.84%	54.94%	56.27%	1.07	20.25%	22.08%	0.58%	44.42%
TETON												
TWINFALLS												
VALLEY	7	597,318	520,000	120.27%	118.82%	113.54%	114.87%	1.04	23.50%	39.41%	21.39%	91.33%
WASHINGTON												
STATEWIDE	210	7,735,967	8,608,343	92.75%	89.14%	87.16%	89.87%	1.03	26.76%	34.39%	89.40%	89.13%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH	115.26%	80.00%	124.05%	80.14%	96.58%	Normal	27,407
BINGHAM							
BLAINE							
BOISE	127.46%	89.42%	129.64%	68.49%	122.39%	Normal	27,330
BONNER	99.84%	84.42%	93.75%	86.62%	97.21%	Normal	49,915
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER	98.22%	NA	NA	57.45%	94.81%	Normal	24,643
CUSTER							
ELMORE		NA	NA			Normal	28,768
FRANKLIN							
FREMONT	102.57%	NA	NA	70.42%	105.32%	Normal	40,071
GEM	94.30%	81.40%	95.00%	85.04%	93.48%	Normal	38,732
GOODING	94.07%	66.92%	95.48%	72.44%	88.39%	Normal	28,212
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI							
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA	101.67%	NA	NA	56.45%	88.73%	Normal	21,750
OWYHEE							
PAYETTE							
POWER							
SHOSHONE	76.85%	NA	NA	40.71%	71.84%	Normal	46,429
TETON							
TWINFALLS							
VALLEY	149.21%	NA	NA	92.49%	137.25%	Normal	74,286
WASHINGTON							
STATEWIDE	96.37%	84.63%	92.98%	86.01%	93.72%	Normal	40,992

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	13	1,679,300	2,519,163	74.11%	77.49%	72.08%	66.66%	1.11	19.26%	17.81%	0.37%	65.31%
ADAMS												
BANNOCK	7	134,200	161,500	84.95%	87.33%	84.11%	83.10%	1.02	11.38%	13.16%	17.33%	75.29%
BEARLAKE												
BENEWAH												
BINGHAM	5	60,454	86,000	71.09%	72.22%	69.40%	70.30%	1.01	15.89%	17.57%	3.32%	
BLAINE												
BOISE												
BONNER												
BONNEVILLE												
BOUNDARY	34	769,620	944,397	91.67%	90.44%	83.67%	81.49%	1.12	33.14%	40.27%	59.15%	80.31%
BUTTE												
CAMAS												
CANYON	23	1,003,900	1,049,179	98.05%	99.43%	96.41%	95.68%	1.02	12.98%	17.43%	97.97%	91.81%
CARIBOU												
CASSIA	9	137,157	141,420	97.35%	100.00%	97.19%	96.99%	1.00	4.23%	5.99%	99.68%	93.64%
CLARK												
CLEARWATER												
CUSTER	14	511,060	880,581	97.96%	92.83%	85.30%	58.04%	1.68	40.40%	51.70%	51.31%	73.48%
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO	5	133,556	180,500	73.87%	66.36%	71.71%	73.99%	0.99	20.63%	21.58%	7.52%	
JEFFERSON	6	137,163	149,000	93.91%	101.18%	92.52%	92.06%	1.02	11.88%	16.82%	66.99%	
JEROME	4	59,823	76,630	81.68%	61.20%	69.38%	78.07%	1.04	64.41%	56.55%	19.82%	
KOOTENAI	70	3,604,173	4,218,310	90.76%	90.74%	84.84%	85.44%	1.06	21.16%	27.20%	59.26%	85.41%
LATAH												
LEMHI	14	520,870	691,220	102.40%	91.05%	91.46%	75.36%	1.35	40.43%	52.73%	50.31%	77.45%
LEWIS												
LINCOLN												
MADISON												
MINIDOKA	5	87,984	86,750	106.54%	96.71%	104.07%	101.42%	1.05	20.27%	25.77%	49.78%	
NEZPERCE	7	342,717	376,500	93.31%	89.16%	91.85%	91.03%	1.02	15.71%	18.12%	65.13%	80.00%
ONEIDA												
OWYHEE												
PAYETTE	5	120,530	163,400	82.29%	86.11%	79.84%	73.76%	1.11	13.48%	20.27%	20.28%	
POWER												
SHOSHONE												
TETON												
TWINFALLS	11	385,308	387,540	94.34%	94.39%	92.46%	99.42%	0.94	16.07%	19.68%	74.71%	83.59%
VALLEY												
WASHINGTON	5	114,160	153,500	78.51%	71.80%	76.34%	74.37%	1.05	21.35%	21.51%	13.40%	
STATEWIDE	237	9,801,975	12,265,590	91.17%	90.23%	85.63%	79.91%	1.14	24.30%	34.07%	71.89%	87.85%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	82.92%	56.12%	88.03%	57.20%	76.12%	Normal	193,782
ADAMS							
BANNOCK	94.61%	NA	NA	75.48%	90.71%	Normal	23,071
BEARLAKE							
BENEWAH							
BINGHAM		NA	NA			Normal	17,200
BLAINE							
BOISE							
BONNER							
BONNEVILLE							
BOUNDARY	103.03%	73.11%	102.18%	70.01%	92.98%	Normal	27,776
BUTTE							
CAMAS							
CANYON	104.29%	95.88%	105.48%	89.06%	102.31%	Normal	45,616
CARIBOU							
CASSIA	101.07%	93.13%	100.00%	93.99%	99.99%	Normal	15,713
CLARK							
CLEARWATER							
CUSTER	122.43%	67.35%	117.58%	39.87%	76.21%	Normal	62,899
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO		NA	NA			Normal	36,100
JEFFERSON		NA	NA			Normal	24,833
JEROME		NA	NA			Normal	19,158
KOOTENAI	96.11%	87.85%	97.74%	76.78%	94.10%	Normal	60,262
LATAH							
LEMHI	127.36%	68.29%	103.99%	55.64%	95.08%	Normal	49,373
LEWIS							
LINCOLN							
MADISON							
MINIDOKA		NA	NA			Normal	17,350
NEZPERCE	106.61%	NA	NA	77.89%	104.17%	Normal	53,786
ONEIDA							
OWYHEE							
PAYETTE		NA	NA			Normal	32,680
POWER							
SHOSHONE							
TETON							
TWINFALLS	105.10%	78.97%	106.44%	87.54%	111.31%	Normal	35,231
VALLEY							
WASHINGTON		NA	NA			Normal	30,700
STATEWIDE	94.49%	88.03%	94.47%	74.94%	84.89%	Normal	51,754

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK	7	159,366	168,650	93.18%	94.85%	92.99%	94.50%	0.98	4.85%	6.29%	88.50%	88.56%
BEARLAKE	9	177,180	231,367	85.25%	86.61%	79.46%	76.58%	1.11	26.39%	33.00%	31.15%	64.80%
BENEWAH												
BINGHAM												
BLAINE												
BOISE												
BONNER												
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO	17	610,976	790,250	88.61%	84.71%	83.17%	77.31%	1.14	29.00%	30.85%	42.19%	75.55%
JEFFERSON												
JEROME												
KOOTENAI												
LATAH	5	204,600	313,052	58.83%	50.00%	54.91%	65.36%	0.90	37.76%	24.38%	1.84%	
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE	11	384,281	417,337	92.08%	94.12%	91.44%	92.08%	0.99	10.38%	11.30%	72.22%	85.91%
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON	10	650,998	898,500	76.15%	66.82%	64.35%	72.45%	1.05	49.93%	42.67%	14.91%	51.41%
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	59	2,187,401	2,819,156	84.65%	89.14%	78.74%	77.59%	1.09	25.01%	34.57%	8.02%	78.38%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							.
ADAMS							.
BANNOCK	97.81%	NA	NA	89.99%	99.00%	Normal	24,093
BEARLAKE	105.71%	49.50%	106.84%	55.15%	98.01%	Normal	25,707
BENEWAH							
BINGHAM			.				
BLAINE							
BOISE							
BONNER							
BONNEVILLE							
BOUNDARY			.				
BUTTE							.
CAMAS							
CANYON							
CARIBOU							
CASSIA							.
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO	101.68%	67.74%	105.00%	64.68%	89.95%	Normal	46,485
JEFFERSON							
JEROME							
KOOTENAI							
LATAH		NA	NA			Normal	62,610
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE	98.25%	79.55%	102.23%	84.78%	99.38%	Normal	37,940
ONEIDA							.
OWYHEE							
PAYETTE							
POWER							.
SHOSHONE							
TETON	100.88%	27.27%	113.70%	48.68%	96.23%	Normal	89,850
TWINFALLS							
VALLEY						.	
WASHINGTON							

| STATEWIDE | 90.92% | 81.16% | 94.85% | 69.43% | 85.75% | Normal | 47,782 |

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	82	51,566,100	57,644,576	92.14%	94.89%	90.36%	89.46%	1.02	13.87%	17.52%	86.52%	88.95%
ADAMS	5	462,877	552,000	86.18%	91.06%	72.18%	83.85%	1.02	38.08%	50.08%	26.25%	
BANNOCK	15	3,624,800	3,632,000	97.93%	95.66%	97.37%	99.80%	0.98	7.61%	11.11%	99.20%	92.88%
BEARLAKE												
BENEWAH	2	190,556	217,000	84.37%	84.37%	84.11%	87.81%	0.96	7.85%	9.36%	18.92%	
BINGHAM	7	1,845,274	2,519,000	83.72%	87.16%	81.66%	73.25%	1.14	18.87%	20.02%	21.27%	69.02%
BLAINE	6	2,495,416	4,195,000	80.10%	79.30%	76.03%	59.49%	1.34	26.39%	26.56%	18.16%	
BOISE												
BONNER	15	4,775,917	5,058,500	96.22%	92.28%	92.38%	94.41%	1.01	21.08%	28.28%	75.57%	83.36%
BONNEVILLE	14	4,250,546	4,526,880	90.87%	96.34%	90.02%	93.90%	0.96	9.71%	12.37%	60.17%	85.02%
BOUNDARY												
BUTTE												
CAMAS												
CANYON	48	13,890,275	14,606,363	94.82%	99.85%	93.59%	95.10%	0.99	10.68%	14.62%	98.88%	91.35%
CARIBOU												
CASSIA	11	1,381,244	1,624,948	93.54%	95.42%	91.19%	85.00%	1.10	14.98%	21.73%	68.43%	81.67%
CLARK												
CLEARWATER	5	310,435	354,500	90.48%	87.16%	89.68%	87.57%	1.03	9.31%	13.84%	51.15%	
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING	9	566,299	543,236	101.32%	101.88%	99.84%	104.25%	0.97	12.36%	17.77%	86.33%	90.31%
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI	55	21,561,266	24,990,199	84.52%	84.44%	82.43%	86.28%	0.97	18.30%	18.81%	1.54%	80.35%
LATAH	14	3,572,350	4,847,366	78.25%	72.12%	75.18%	73.70%	1.06	24.26%	23.71%	4.31%	67.03%
LEMHI												
LEWIS												
LINCOLN												
MADISON	7	1,221,023	1,258,200	107.56%	95.87%	97.33%	97.05%	1.10	39.17%	53.82%	33.51%	68.03%
MINIDOKA	8	541,860	741,811	100.40%	98.36%	91.48%	73.05%	1.37	39.25%	46.18%	44.02%	69.46%
NEZPERCE	17	4,031,993	4,401,151	93.03%	93.11%	91.89%	91.61%	1.01	13.27%	15.28%	78.72%	86.56%
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE	6	250,620	252,000	103.29%	102.21%	99.42%	99.45%	1.03	19.94%	33.08%	49.45%	
TETON	6	1,058,844	1,314,133	75.82%	84.02%	72.55%	80.57%	0.94	17.80%	21.69%	7.93%	
TWINFALLS	25	4,105,971	5,658,400	81.85%	76.36%	78.63%	72.56%	1.12	24.20%	24.50%	5.47%	73.47%
VALLEY	7	1,192,274	1,188,500	99.68%	100.24%	97.57%	100.32%	0.99	14.81%	22.20%	72.12%	83.38%
WASHINGTON	6	492,410	518,111	95.68%	93.32%	91.06%	95.04%	1.00	20.53%	30.43%	51.57%	
STATEWIDE	370	123,388,350	140,643,874	90.88%	93.14%	88.11%	87.73%	1.04	17.78%	24.49%	77.61%	88.98%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	95.32%	93.17%	97.58%	83.72%	95.19%	Normal	702,983
ADAMS		NA	NA			Normal	110,400
BANNOCK	102.98%	90.34%	100.88%	91.42%	108.19%	Normal	242,133
BEARLAKE							
BENEWAH						Normal	108,500
BINGHAM	98.43%	NA	NA	57.18%	89.33%	Normal	359,857
BLAINE		NA	NA			Normal	699,167
BOISE							
BONNER	109.08%	80.05%	110.88%	84.60%	104.23%	Normal	337,233
BONNEVILLE	96.72%	78.70%	100.14%	86.84%	100.95%	Normal	323,349
BOUNDARY							
BUTTE							
CAMAS							
CANYON	98.29%	93.00%	100.99%	91.45%	98.74%	Normal	304,299
CARIBOU							
CASSIA	105.41%	82.38%	100.58%	73.91%	96.09%	Normal	147,723
CLARK							
CLEARWATER		NA	NA			Normal	70,900
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING	112.34%	81.47%	116.21%	88.07%	120.42%	Normal	60,360
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI	88.69%	73.71%	91.86%	81.01%	91.55%	Normal	454,367
LATAH	89.47%	62.33%	90.17%	65.47%	81.93%	Normal	346,240
LEMHI							
LEWIS							
LINCOLN							
MADISON	147.08%	NA	NA	77.20%	116.89%	Normal	179,743
MINIDOKA	131.34%	NA	NA	52.21%	93.88%	Normal	92,726
NEZPERCE	99.50%	82.41%	103.71%	83.82%	99.40%	Normal	258,891
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE		NA	NA			Normal	42,000
TETON		NA	NA			Normal	219,022
TWINFALLS	90.24%	67.03%	88.73%	62.48%	82.65%	Normal	226,336
VALLEY	115.98%	NA	NA	92.77%	107.87%	Normal	169,786
WASHINGTON		NA	NA			Normal	86,352
STATEWIDE	92.78%	90.84%	94.91%	84.64%	90.82%	Normal	380,119

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	24	10,430,413	11,296,668	77.76%	73.32%	74.65%	92.33%	0.84	24.38%	21.54%	0.53%	70.23%
ADAMS												
BANNOCK	7	1,857,726	2,020,000	92.45%	90.00%	92.13%	91.97%	1.00	5.92%	8.57%	75.99%	86.16%
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE	8	1,687,607	1,780,500	90.95%	94.34%	88.57%	94.78%	0.95	15.35%	21.40%	52.84%	76.62%
BOISE												
BONNER												
BONNEVILLE	7	838,246	908,800	86.58%	81.03%	86.02%	92.24%	0.93	10.69%	10.71%	21.46%	78.71%
BOUNDARY												
BUTTE												
CAMAS												
CANYON	15	3,406,075	3,647,887	88.57%	91.45%	87.28%	93.37%	0.94	12.35%	15.07%	35.92%	81.72%
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME	8	768,409	1,033,785	75.07%	79.05%	69.80%	74.33%	1.00	29.32%	27.90%	8.22%	56.37%
KOOTENAI	15	1,033,925	1,183,082	88.53%	84.00%	86.63%	87.39%	1.01	18.01%	19.59%	38.75%	79.62%
LATAH	6	1,881,050	2,003,613	94.41%	95.63%	93.18%	93.88%	1.00	12.30%	16.56%	69.37%	
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS	6	413,816	623,500	85.66%	79.70%	80.54%	66.37%	1.29	31.65%	34.48%	31.28%	
VALLEY												
WASHINGTON												
STATEWIDE	96	22,317,267	24,497,835	85.26%	87.59%	82.55%	91.10%	0.94	18.24%	24.06%	1.17%	81.81%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	85.30%	67.15%	90.46%	83.19%	101.48%	Normal	470,695
ADAMS							
BANNOCK	98.74%	NA	NA	87.95%	95.98%	Normal	288,571
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE	105.29%	NA	NA	88.79%	100.78%	Normal	222,563
BOISE							
BONNER							
BONNEVILLE	94.44%	NA	NA	82.50%	101.98%	Normal	129,829
BOUNDARY							
BUTTE							
CAMAS							
CANYON	95.42%	76.62%	98.60%	87.86%	98.88%	Normal	243,192
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME	93.76%	NA	NA	53.06%	95.60%	Normal	129,223
KOOTENAI	97.44%	72.90%	100.00%	80.01%	94.77%	Normal	78,872
LATAH		NA	NA			Normal	333,936
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS		NA	NA			Normal	103,917
VALLEY							
WASHINGTON							
STATEWIDE	88.70%	83.63%	91.81%	86.58%	95.62%	Normal	255,186

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	5	2,459,100	3,135,000	76.26%	79.85%	72.52%	78.44%	0.97	25.08%	33.58%	12.73%	51.84%
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE												
BOISE												
BONNER	7	1,276,261	1,417,703	82.94%	92.89%	76.91%	90.02%	0.92	25.01%	37.30%	25.40%	60.22%
BONNEVILLE	5	921,890	939,900	95.47%	98.63%	95.00%	98.08%	0.97	7.04%	10.75%	83.31%	85.69%
BOUNDARY												
BUTTE												
CAMAS												
CANYON	16	5,870,300	6,200,975	92.56%	95.42%	91.95%	94.67%	0.97	7.93%	10.50%	82.71%	87.95%
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI												
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	33	10,527,556	11,693,575	88.49%	95.19%	85.83%	90.03%	0.98	13.99%	21.80%	32.62%	82.96%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	100.67%	NA	NA	59.72%	97.17%	Normal	627,000
ADAMS							
BANNOCK							
BEARLAKE	.						
BENEWAH							
BINGHAM							
BLAINE							
BOISE							
BONNER	105.65%	NA	NA	74.66%	105.30%	Normal	202,529
BONNEVILLE	105.26%	NA	NA	91.84%	104.33%	Normal	187,980
BOUNDARY							
BUTTE							
CAMAS							
CANYON	97.16%	90.60%	99.81%	89.24%	100.10%	Normal	387,561
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI							
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS							
VALLEY							
WASHINGTON							

| STATEWIDE | 94.01% | 90.60% | 99.39% | 84.59% | 95.46% | Normal | 354,351 |

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE												
BOISE												
BONNER												
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON	7	992,750	1,029,800	81.81%	80.00%	79.12%	96.40%	0.84	18.59%	20.43%	15.95%	66.80%
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI												
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	7	992,750	1,029,800	81.81%	80.00%	79.12%	96.40%	0.85	18.59%	20.43%	15.95%	66.80%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE							
BOISE							
BONNER							
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON	96.81%	NA	NA	90.86%	101.95%	Normal	147,114
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI							
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS							
VALLEY							
WASHINGTON							

| STATEWIDE | 96.81% | NA | NA | 90.86% | 101.95% | Normal | 147,114 |

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	87	54,025,200	60,779,576	91.22%	94.87%	89.23%	88.89%	1.02	14.48%	18.26%	73.39%	88.00%
ADAMS	6	534,134	627,106	87.63%	92.97%	75.54%	85.17%	1.02	31.76%	44.93%	31.25%	
BANNOCK	15	3,624,800	3,632,000	97.93%	95.66%	97.37%	99.80%	0.98	7.61%	11.11%	99.20%	92.88%
BEARLAKE												
BENEWAH	2	190,556	217,000	84.37%	84.37%	84.11%	87.81%	0.96	7.85%	9.36%	18.92%	
BINGHAM	9	1,961,774	2,664,000	83.94%	87.16%	81.48%	73.64%	1.13	21.09%	21.42%	20.70%	70.66%
BLAINE	15	4,385,939	6,140,000	86.84%	85.17%	84.31%	71.43%	1.21	16.92%	20.16%	27.66%	77.68%
BOISE	1	85,426	160,000									
BONNER	23	6,312,281	6,634,200	95.15%	92.89%	89.59%	95.15%	1.00	24.66%	32.21%	75.56%	83.62%
BONNEVILLE	20	5,429,935	5,734,130	92.29%	96.48%	91.55%	94.70%	0.97	8.71%	11.48%	80.85%	87.85%
BOUNDARY	3	414,080	465,000	89.06%	90.74%	89.03%	89.05%	1.00	1.90%	2.97%	31.72%	
BUTTE	1	206,730	515,000									
CAMAS	4	180,740	198,500	97.56%	101.64%	96.79%	91.05%	1.07	9.97%	13.69%	74.00%	
CANYON	64	19,760,575	20,807,338	94.25%	99.44%	93.18%	94.97%	0.99	10.08%	13.67%	99.36%	91.44%
CARIBOU												
CASSIA	11	1,381,244	1,624,948	93.54%	95.42%	91.19%	85.00%	1.10	14.98%	21.73%	68.43%	81.67%
CLARK												
CLEARWATER	5	310,435	354,500	90.48%	87.16%	89.68%	87.57%	1.03	9.31%	13.84%	51.15%	
CUSTER	3	192,171	246,800	76.48%	78.47%	75.59%	77.87%	0.98	11.84%	14.04%	9.25%	
ELMORE	5	397,850	532,075	81.67%	87.66%	80.10%	74.77%	1.09	14.83%	17.65%	16.40%	
FRANKLIN	2	123,000	109,000	109.46%	109.46%	109.05%	112.84%	0.97	8.64%	13.38%	35.41%	
FREMONT	5	1,130,050	1,053,866	103.01%	96.02%	102.32%	107.23%	0.96	9.79%	13.79%	78.79%	
GEM	11	1,952,430	2,175,200	103.02%	100.69%	100.69%	89.76%	1.14	16.33%	21.71%	80.70%	91.16%
GOODING	9	566,299	543,236	101.32%	101.88%	99.84%	104.25%	0.97	12.36%	17.77%	86.33%	90.31%
IDAHO	4	636,957	677,000	90.65%	88.94%	89.76%	94.09%	0.96	10.59%	14.78%	49.19%	
JEFFERSON	7	693,564	877,345	74.40%	79.59%	70.58%	79.05%	0.94	25.92%	24.70%	6.86%	56.26%
JEROME	10	760,261	812,500	95.37%	93.40%	89.89%	93.57%	1.01	27.58%	31.63%	60.90%	77.04%
KOOTENAI	66	25,096,671	29,218,443	83.98%	84.95%	82.03%	85.89%	0.97	17.29%	18.06%	0.34%	80.32%
LATAH	15	3,634,350	4,929,266	78.08%	72.56%	75.21%	73.73%	1.05	22.79%	22.85%	3.14%	67.69%
LEMHI	7	840,151	1,043,000	91.30%	84.43%	88.22%	80.55%	1.13	23.42%	24.98%	50.48%	72.95%
LEWIS	3	329,094	395,000	82.53%	83.40%	82.16%	83.31%	0.99	7.54%	9.46%	13.48%	
LINCOLN												
MADISON	8	1,452,233	1,488,200	106.68%	96.22%	97.72%	97.58%	1.09	34.75%	49.89%	38.40%	73.25%
MINIDOKA	8	541,860	741,811	100.40%	98.36%	91.48%	73.05%	1.37	39.25%	46.18%	44.02%	69.46%
NEZPERCE	18	4,145,993	4,551,151	92.09%	90.54%	90.92%	91.10%	1.01	13.94%	15.36%	71.39%	85.79%
ONEIDA	2	202,154	165,000	122.14%	122.14%	121.51%	122.52%	0.99	10.18%	17.59%	13.11%	
OWYHEE	4	295,232	316,000	98.91%	92.06%	96.52%	93.43%	1.05	18.85%	26.24%	49.59%	
PAYETTE	8	1,271,828	1,107,000	109.02%	102.52%	106.58%	114.89%	0.94	19.69%	25.01%	50.83%	92.26%
POWER	6	766,100	871,800	93.88%	87.23%	90.34%	87.88%	1.06	22.20%	30.73%	48.75%	
SHOSHONE	7	346,160	347,500	102.83%	101.58%	99.51%	99.61%	1.03	17.41%	30.22%	57.11%	80.63%
TETON	7	2,358,924	2,514,133	80.47%	87.20%	76.82%	93.83%	0.85	18.17%	23.30%	15.28%	63.36%
TWINFALLS	25	4,105,971	5,658,400	81.85%	76.36%	78.63%	72.56%	1.12	24.20%	24.50%	5.47%	73.47%
VALLEY	9	1,459,835	1,496,000	97.82%	100.07%	96.09%	97.58%	1.00	13.50%	19.84%	81.30%	85.52%
WASHINGTON	6	492,410	518,111	95.68%	93.32%	91.06%	95.04%	1.00	20.53%	30.43%	51.57%	
STATEWIDE	521	152,595,397	172,941,135	91.14%	93.11%	88.31%	88.24%	1.03	17.85%	24.51%	87.82%	89.53%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	94.44%	92.08%	97.42%	83.40%	94.37%	Normal	698,616
ADAMS		NA	NA			Normal	104,518
BANNOCK	102.98%	90.34%	100.88%	91.42%	108.19%	Normal	242,133
BEARLAKE							
BENEWAH						Normal	108,500
BINGHAM	97.22%	60.78%	109.83%	59.06%	88.22%	Normal	296,000
BLAINE	96.01%	73.46%	106.71%	46.43%	96.43%	Normal	409,333
BOISE							160,000
BONNER	106.68%	83.87%	102.71%	86.76%	103.53%	Normal	288,443
BONNEVILLE	96.73%	90.84%	100.14%	89.49%	99.90%	Normal	286,707
BOUNDARY		NA	NA			Normal	155,000
BUTTE							515,000
CAMAS		NA	NA			Normal	49,625
CANYON	97.06%	94.36%	100.39%	92.03%	97.91%	Non-normal	325,115
CARIBOU							
CASSIA	105.41%	82.38%	100.58%	73.91%	96.09%	Normal	147,723
CLARK							
CLEARWATER		NA	NA			Normal	70,900
CUSTER		NA	NA			Normal	82,267
ELMORE		NA	NA			Normal	106,415
FRANKLIN						Normal	54,500
FREMONT		NA	NA			Normal	210,773
GEM	114.88%	93.37%	121.83%	78.39%	101.13%	Normal	197,745
GOODING	112.34%	81.47%	116.21%	88.07%	120.42%	Normal	60,360
IDAHO		NA	NA			Normal	169,250
JEFFERSON	92.55%	NA	NA	61.80%	96.30%	Normal	125,335
JEROME	113.71%	61.46%	132.30%	79.36%	107.78%	Normal	81,250
KOOTENAI	87.64%	74.61%	91.71%	81.19%	90.60%	Normal	442,704
LATAH	88.47%	62.33%	90.17%	65.70%	81.76%	Normal	328,618
LEMHI	109.64%	NA	NA	57.36%	103.74%	Normal	149,000
LEWIS		NA	NA			Normal	131,667
LINCOLN							
MADISON	140.10%	NA	NA	81.28%	113.88%	Normal	186,025
MINIDOKA	131.34%	NA	NA	52.21%	93.88%	Normal	92,726
NEZPERCE	98.39%	82.41%	102.13%	83.61%	98.59%	Normal	252,842
ONEIDA						Normal	82,500
OWYHEE		NA	NA			Normal	79,000
PAYETTE	125.78%	NA	NA	96.72%	133.06%	Normal	138,375
POWER		NA	NA			Normal	145,300
SHOSHONE	125.02%	NA	NA	86.08%	113.15%	Normal	49,643
TETON	97.58%	NA	NA	77.11%	110.54%	Normal	359,162
TWINFALLS	90.24%	67.03%	88.73%	62.48%	82.65%	Normal	226,336
VALLEY	110.12%	76.02%	109.62%	89.85%	105.32%	Normal	166,222
WASHINGTON		NA	NA			Normal	86,352
STATEWIDE	92.75%	90.91%	94.60%	85.64%	90.83%	Normal	331,941

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE	9	1,890,523	1,945,000	91.34%	85.17%	90.33%	97.20%	0.93	11.81%	14.61%	60.23%	82.28%
BOISE												
BONNER												
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI	7	2,402,334	2,658,344	84.68%	92.52%	83.31%	90.37%	0.93	10.65%	15.16%	19.24%	73.55%
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	16	4,292,857	4,603,344	88.43%	88.32%	87.19%	93.26%	0.95	11.81%	16.67%	33.79%	81.97%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE	100.40%	84.71%	106.71%	87.88%	106.52%	Normal	216,111
BOISE							
BONNER							
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI	95.81%	NA	NA	85.22%	95.52%	Normal	379,763
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS							
VALLEY							
WASHINGTON							

| STATEWIDE | 94.89% | 84.71% | 95.12% | 88.35% | 98.16% | Normal | 287,709 |

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

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	111	64,455,613	72,076,244	88.31%	93.43%	85.85%	89.43%	0.98	16.62%	22.32%	18.36%	85.24%
ADAMS	6	534,134	627,106	87.63%	92.97%	75.54%	85.17%	1.02	31.76%	44.93%	31.25%	
BANNOCK	22	5,482,526	5,652,000	96.19%	95.14%	95.67%	97.00%	0.99	7.60%	10.49%	99.42%	92.34%
BEARLAKE												
BENEWAH	2	190,556	217,000	84.37%	84.37%	84.11%	87.81%	0.96	7.85%	9.36%	18.92%	
BINGHAM	9	1,961,774	2,664,000	83.94%	87.16%	81.48%	73.64%	1.13	21.09%	21.42%	20.70%	70.66%
BLAINE	23	6,073,546	7,920,500	88.27%	89.99%	85.77%	76.68%	1.15	16.97%	20.21%	34.28%	81.04%
BOISE	1	85,426	160,000									
BONNER	25	6,418,052	6,833,200	92.26%	92.28%	86.09%	93.92%	0.98	25.75%	33.08%	62.55%	80.94%
BONNEVILLE	30	6,324,573	6,729,930	88.58%	93.65%	87.45%	93.98%	0.94	11.63%	13.49%	28.45%	84.40%
BOUNDARY	3	414,080	465,000	89.06%	90.74%	89.03%	89.05%	1.00	1.90%	2.97%	31.72%	
BUTTE	1	206,730	515,000									
CAMAS	7	272,220	302,500	91.30%	95.60%	89.78%	89.99%	1.01	11.88%	16.86%	56.44%	78.92%
CANYON	86	24,159,400	25,485,025	92.25%	96.69%	90.90%	94.80%	0.97	11.51%	14.82%	92.02%	89.62%
CARIBOU												
CASSIA	11	1,381,244	1,624,948	93.54%	95.42%	91.19%	85.00%	1.10	14.98%	21.73%	68.43%	81.67%
CLARK												
CLEARWATER	5	310,435	354,500	90.48%	87.16%	89.68%	87.57%	1.03	9.31%	13.84%	51.15%	
CUSTER	6	234,921	293,800	94.97%	84.32%	90.27%	79.96%	1.18	25.96%	36.56%	44.34%	
ELMORE	6	442,673	600,075	79.04%	77.74%	77.54%	73.77%	1.07	18.60%	17.05%	8.49%	
FRANKLIN	2	123,000	109,000	109.46%	109.46%	109.05%	112.84%	0.97	8.64%	13.38%	35.41%	
FREMONT	6	1,136,050	1,059,866	102.51%	98.01%	101.93%	107.19%	0.95	8.67%	12.40%	87.21%	
GEM	13	2,017,640	2,244,200	101.88%	99.21%	99.88%	89.90%	1.13	14.69%	20.06%	88.79%	91.96%
GOODING	9	566,299	543,236	101.32%	101.88%	99.84%	104.25%	0.97	12.36%	17.77%	86.33%	90.31%
IDAHO	5	638,892	678,968	92.18%	89.85%	91.41%	94.10%	0.97	10.27%	13.25%	61.42%	
JEFFERSON	8	749,949	947,345	75.17%	80.07%	71.76%	79.16%	0.94	22.69%	22.97%	5.36%	59.78%
JEROME	18	1,528,670	1,846,285	86.35%	86.69%	80.34%	82.80%	1.04	28.39%	30.95%	30.91%	73.65%
KOOTENAI	81	26,130,596	30,401,525	84.82%	84.75%	82.86%	85.95%	0.98	17.44%	18.31%	0.55%	81.48%
LATAH	21	5,515,400	6,932,879	82.74%	78.73%	79.96%	79.55%	1.04	22.45%	22.17%	7.46%	74.40%
LEMHI	9	879,262	1,105,574	88.01%	84.43%	84.54%	79.53%	1.10	24.37%	25.44%	39.41%	72.23%
LEWIS	6	348,750	416,000	92.04%	87.46%	90.77%	83.83%	1.09	15.32%	16.96%	58.54%	
LINCOLN												
MADISON	9	1,477,233	1,513,200	105.94%	96.58%	97.97%	97.62%	1.08	31.17%	46.72%	43.15%	76.97%
MINIDOKA	8	541,860	741,811	100.40%	98.36%	91.48%	73.05%	1.37	39.25%	46.18%	44.02%	69.46%
NEZPERCE	19	4,178,529	4,585,151	92.28%	93.11%	91.17%	91.13%	1.01	12.99%	14.95%	74.23%	86.33%
ONEIDA	2	202,154	165,000	122.14%	122.14%	121.51%	122.52%	0.99	10.18%	17.59%	13.11%	
OWYHEE	5	301,928	324,000	95.87%	87.70%	93.81%	93.19%	1.02	16.74%	23.72%	56.78%	
PAYETTE	12	1,467,368	1,285,000	111.29%	107.04%	109.34%	114.19%	0.97	16.83%	21.73%	41.75%	100.02%
POWER	8	797,100	919,807	88.13%	85.42%	84.61%	86.66%	1.01	21.50%	29.02%	39.50%	68.69%
SHOSHONE	7	346,160	347,500	102.83%	101.58%	99.51%	99.61%	1.03	17.41%	30.22%	57.11%	80.63%
TETON	8	2,431,571	2,634,133	77.98%	84.02%	74.57%	92.31%	0.84	20.46%	22.70%	8.63%	62.77%
TWINFALLS	31	4,519,787	6,281,900	82.59%	76.36%	78.99%	71.95%	1.14	25.91%	26.09%	5.68%	74.64%
VALLEY	13	1,815,541	1,846,240	97.30%	99.92%	95.96%	98.34%	0.98	11.99%	17.09%	91.53%	88.86%
WASHINGTON	8	553,734	573,111	103.20%	98.84%	98.31%	96.62%	1.06	22.48%	31.60%	58.10%	82.02%
STATEWIDE	662	177,215,376	200,022,559	90.23%	91.90%	87.34%	88.60%	1.02	18.18%	24.76%	60.24%	88.80%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	91.39%	87.56%	95.85%	84.57%	94.29%	Normal	649,336
ADAMS		NA	NA			Normal	104,518
BANNOCK	100.04%	90.00%	96.73%	91.09%	102.92%	Normal	256,909
BEARLAKE							
BENEWAH						Normal	108,500
BINGHAM	97.22%	60.78%	109.83%	59.06%	88.22%	Normal	296,000
BLAINE	95.51%	84.71%	97.52%	54.82%	98.55%	Normal	344,370
BOISE							160,000
BONNER	103.58%	80.05%	102.71%	85.87%	101.98%	Normal	273,328
BONNEVILLE	92.76%	78.70%	97.72%	89.32%	98.64%	Normal	224,331
BOUNDARY		NA	NA			Normal	155,000
BUTTE							515,000
CAMAS	103.68%	NA	NA	80.24%	99.74%	Normal	43,214
CANYON	94.88%	92.25%	99.63%	92.28%	97.31%	Normal	296,338
CARIBOU							
CASSIA	105.41%	82.38%	100.58%	73.91%	96.09%	Normal	147,723
CLARK							
CLEARWATER		NA	NA			Normal	70,900
CUSTER		NA	NA			Normal	48,967
ELMORE		NA	NA			Normal	100,013
FRANKLIN						Normal	54,500
FREMONT		NA	NA			Normal	176,644
GEM	111.79%	93.37%	115.50%	79.07%	100.74%	Normal	172,631
GOODING	112.34%	81.47%	116.21%	88.07%	120.42%	Normal	60,360
IDAHO		NA	NA			Normal	135,794
JEFFERSON	90.56%	NA	NA	63.78%	94.55%	Normal	118,418
JEROME	99.04%	70.64%	105.27%	70.17%	95.42%	Normal	102,571
KOOTENAI	88.17%	80.00%	90.11%	81.44%	90.46%	Normal	375,327
LATAH	91.09%	70.32%	92.40%	71.79%	87.32%	Normal	330,137
LEMHI	103.78%	55.05%	118.63%	59.19%	99.87%	Normal	122,842
LEWIS		NA	NA			Normal	69,333
LINCOLN							
MADISON	134.90%	70.81%	164.71%	82.01%	113.24%	Normal	168,133
MINIDOKA	131.34%	NA	NA	52.21%	93.88%	Normal	92,726
NEZPERCE	98.22%	82.41%	102.13%	83.73%	98.53%	Normal	241,324
ONEIDA						Normal	82,500
OWYHEE		NA	NA			Normal	64,800
PAYETTE	122.56%	90.80%	131.40%	99.31%	129.07%	Normal	107,083
POWER	107.57%	NA	NA	74.66%	98.66%	Normal	114,976
SHOSHONE	125.02%	NA	NA	86.08%	113.15%	Normal	49,643
TETON	93.18%	NA	NA	75.57%	109.05%	Normal	329,267
TWINFALLS	90.54%	67.59%	88.73%	63.02%	80.87%	Normal	202,642
VALLEY	105.75%	84.91%	103.42%	91.93%	104.74%	Normal	142,018
WASHINGTON	124.37%	NA	NA	80.86%	112.38%	Normal	71,639
STATEWIDE	91.65%	90.60%	93.49%	86.27%	90.93%	Normal	302,149

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	43	3,446,800	3,604,076	95.05%	92.65%	94.73%	95.64%	0.99	6.91%	7.82%	Approx. 100%	93.08%
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE	89	25,657,400	27,604,100	93.52%	94.50%	92.92%	92.95%	1.00	9.30%	10.55%	99.92%	91.68%
BOISE												
BONNER	25	2,971,071	3,357,315	87.26%	88.74%	86.57%	88.50%	0.98	10.24%	11.03%	11.29%	83.48%
BONNEVILLE	63	6,144,062	6,284,360	97.88%	98.35%	97.72%	97.77%	1.00	4.32%	5.59%	Approx. 100%	96.72%
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER	7	418,280	421,000	99.68%	99.53%	99.52%	99.35%	1.00	4.54%	6.15%	99.48%	95.16%
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI	76	8,651,380	9,198,950	95.63%	95.14%	94.83%	94.05%	1.01	9.75%	12.54%	Approx. 100%	93.26%
LATAH	18	1,364,575	1,434,044	95.45%	93.50%	94.86%	95.16%	1.00	8.84%	11.26%	97.22%	90.84%
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS	13	906,682	907,966	100.27%	102.89%	100.07%	99.86%	1.00	5.38%	6.54%	99.99%	97.04%
VALLEY	28	3,730,060	3,995,100	97.18%	99.08%	96.38%	93.37%	1.04	9.36%	12.67%	99.71%	93.11%
WASHINGTON												
STATEWIDE	362	53,290,310	56,806,912	95.21%	95.59%	94.64%	93.81%	1.01	8.41%	10.93%	Approx. 100%	94.31%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	97.01%	91.66%	97.16%	93.38%	97.89%	Normal	83,816
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE	95.36%	91.22%	97.79%	90.57%	95.32%	Normal	310,158
BOISE							
BONNER	91.03%	79.49%	94.79%	84.62%	92.37%	Normal	134,293
BONNEVILLE	99.04%	97.66%	100.01%	96.63%	98.90%	Normal	99,752
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER	104.20%	NA	NA	94.80%	103.90%	Normal	60,143
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI	97.99%	92.19%	97.86%	91.45%	96.65%	Normal	121,039
LATAH	100.07%	87.22%	98.14%	90.29%	100.02%	Normal	79,669
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS	103.50%	94.35%	105.60%	96.25%	103.46%	Normal	69,844
VALLEY	101.26%	93.76%	100.00%	88.52%	98.22%	Normal	142,682
WASHINGTON							

| STATEWIDE | 96.11% | 94.79% | 96.99% | 92.51% | 95.11% | Normal | 156,925 |

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	148	3,539,200	3,429,992	111.93%	106.77%	107.63%	103.18%	1.08	22.83%	30.82%	22.34%	107.76%
ADAMS	6	47,871	48,451	108.91%	108.65%	102.07%	98.80%	1.10	30.21%	41.38%	36.74%	
BANNOCK	54	632,258	583,839	109.57%	105.97%	106.16%	108.29%	1.01	19.11%	26.92%	54.67%	103.54%
BEARLAKE												
BENEWAH	14	98,966	101,800	96.91%	99.48%	96.38%	97.22%	0.99	8.34%	10.56%	98.52%	91.92%
BINGHAM	5	16,200	17,200	93.53%	88.33%	93.10%	94.19%	0.99	8.30%	10.16%	74.84%	
BLAINE	26	307,930	237,700	161.53%	118.30%	136.58%	129.55%	1.24	57.65%	90.18%	0.35%	131.32%
BOISE	5	163,994	164,989	119.16%	111.01%	115.65%	99.40%	1.19	22.14%	33.41%	22.49%	
BONNER	26	843,270	771,569	123.75%	106.25%	118.15%	109.29%	1.13	26.20%	42.24%	5.45%	109.60%
BONNEVILLE	30	1,060,983	1,052,156	101.84%	100.26%	101.08%	100.84%	1.00	9.29%	12.71%	99.93%	97.89%
BOUNDARY	7	177,382	168,800	105.29%	100.53%	104.26%	105.08%	1.00	12.20%	15.68%	75.05%	93.77%
BUTTE												
CAMAS												
CANYON	65	1,269,875	1,185,180	106.34%	103.03%	103.76%	107.15%	0.99	17.50%	23.40%	89.66%	101.56%
CARIBOU												
CASSIA	19	116,643	128,189	98.27%	95.53%	92.95%	90.99%	1.07	22.25%	29.63%	82.95%	86.48%
CLARK												
CLEARWATER	8	127,911	114,050	109.77%	111.81%	105.79%	112.15%	0.97	19.76%	30.75%	45.21%	89.17%
CUSTER	5	23,860	21,640	109.44%	110.00%	109.41%	110.26%	0.99	1.86%	3.02%	64.94%	
ELMORE	30	391,623	381,700	111.25%	102.24%	105.33%	102.60%	1.08	28.66%	37.75%	42.65%	99.54%
FRANKLIN	6	278,286	266,900	105.71%	113.05%	96.18%	104.27%	1.01	24.29%	40.14%	40.69%	
FREMONT	7	160,170	148,875	117.31%	111.20%	115.50%	107.59%	1.09	16.15%	22.28%	20.06%	100.95%
GEM	27	1,037,280	1,042,750	106.39%	106.97%	104.58%	99.48%	1.06	15.41%	19.89%	82.28%	99.86%
GOODING	15	229,305	239,170	105.80%	103.84%	103.83%	95.88%	1.10	14.45%	21.73%	75.97%	95.92%
IDAHO	13	421,321	445,215	108.69%	94.40%	105.89%	94.63%	1.14	21.45%	27.01%	55.38%	95.34%
JEFFERSON	10	182,366	177,245	101.87%	101.57%	101.32%	102.89%	0.99	7.55%	10.98%	97.43%	95.50%
JEROME	7	153,751	121,000	113.92%	108.83%	104.56%	127.07%	0.89	34.89%	47.33%	30.19%	79.16%
KOOTENAI	97	1,819,320	1,894,029	98.43%	95.71%	95.48%	96.06%	1.02	19.15%	23.84%	99.98%	94.45%
LATAH	121	2,230,070	2,387,114	94.07%	90.60%	89.12%	93.42%	1.00	27.19%	30.75%	92.73%	89.47%
LEMHI	5	47,525	55,300	119.74%	133.87%	114.53%	85.94%	1.39	15.51%	34.17%	21.74%	
LEWIS	7	374,351	385,000	96.28%	93.55%	95.74%	97.23%	0.99	9.22%	10.89%	90.29%	88.28%
LINCOLN												
MADISON	6	95,896	90,460	108.45%	120.28%	104.74%	106.01%	1.02	13.90%	27.01%	47.55%	
MINIDOKA	12	213,096	174,500	125.99%	122.41%	121.67%	122.12%	1.03	24.83%	34.34%	6.55%	108.19%
NEZPERCE	31	728,565	741,996	102.18%	101.57%	100.02%	98.19%	1.04	16.00%	21.10%	97.98%	95.75%
ONEIDA												
OWYHEE	6	274,010	266,579	99.70%	99.17%	98.92%	102.79%	0.96	10.97%	13.49%	87.03%	
PAYETTE	18	618,520	607,179	103.17%	105.20%	102.56%	101.87%	1.01	8.06%	11.29%	99.00%	98.53%
POWER												
SHOSHONE	6	113,550	113,250	107.61%	99.23%	103.45%	100.26%	1.07	23.46%	34.60%	42.98%	
TETON												
TWINFALLS	37	753,372	769,717	101.59%	102.34%	98.94%	97.88%	1.03	18.03%	23.65%	98.33%	95.20%
VALLEY	11	496,728	479,566	108.56%	105.82%	107.51%	103.58%	1.04	11.78%	16.21%	61.09%	99.71%
WASHINGTON	6	51,910	51,500	108.41%	105.38%	106.41%	100.80%	1.07	18.71%	22.95%	51.05%	
STATEWIDE	896	19,097,358	18,864,600	106.80%	102.49%	102.29%	101.23%	1.05	22.00%	30.77%	99.82%	104.99%

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	116.09%	101.06%	113.38%	99.30%	107.06%	Normal	23,176
ADAMS		NA	NA			Normal	8,075
BANNOCK	115.60%	102.44%	111.56%	102.45%	114.14%	Normal	10,812
BEARLAKE							
BENEWAH	101.91%	89.34%	101.16%	87.59%	106.84%	Normal	7,271
BINGHAM		NA	NA			Normal	3,440
BLAINE	191.74%	104.18%	182.52%	105.52%	153.57%	Normal	9,142
BOISE		NA	NA			Normal	32,998
BONNER	137.90%	100.33%	126.38%	102.64%	115.95%	Normal	29,676
BONNEVILLE	105.78%	95.34%	104.27%	98.04%	103.64%	Normal	35,072
BOUNDARY	116.81%	NA	NA	98.08%	112.09%	Normal	24,114
BUTTE							
CAMAS							
CANYON	111.11%	99.43%	108.24%	102.76%	111.53%	Normal	18,234
CARIBOU							
CASSIA	110.06%	93.50%	114.80%	72.80%	109.18%	Normal	6,747
CLARK							
CLEARWATER	130.37%	NA	NA	86.88%	137.43%	Normal	14,256
CUSTER		NA	NA			Normal	4,328
ELMORE	122.96%	88.55%	122.17%	89.81%	115.39%	Normal	12,723
FRANKLIN		NA	NA			Normal	44,483
FREMONT	133.67%	NA	NA	94.24%	120.94%	Normal	21,268
GEM	112.92%	94.34%	115.18%	92.51%	106.44%	Normal	38,620
GOODING	115.69%	93.70%	116.33%	84.76%	106.99%	Normal	15,945
IDAHO	122.04%	89.76%	133.40%	87.00%	102.26%	Normal	34,247
JEFFERSON	108.23%	85.89%	112.59%	97.29%	108.49%	Normal	17,725
JEROME	148.69%	NA	NA	95.64%	158.49%	Normal	17,286
KOOTENAI	102.41%	92.25%	98.99%	92.50%	99.61%	Normal	19,526
LATAH	98.67%	85.11%	98.71%	88.82%	98.02%	Normal	19,728
LEMHI		NA	NA			Normal	11,060
LEWIS	104.28%	NA	NA	89.95%	104.52%	Normal	55,000
LINCOLN							
MADISON		NA	NA			Normal	15,077
MINIDOKA	143.79%	96.89%	156.26%	105.33%	138.91%	Normal	14,542
NEZPERCE	108.61%	93.70%	108.09%	92.46%	103.92%	Normal	23,935
ONEIDA							
OWYHEE		NA	NA			Normal	44,430
PAYETTE	107.80%	99.31%	108.80%	96.44%	107.30%	Normal	33,732
POWER							
SHOSHONE		NA	NA			Normal	18,875
TETON							
TWINFALLS	107.99%	93.00%	112.04%	90.98%	104.77%	Normal	20,803
VALLEY	117.42%	93.57%	121.24%	96.89%	110.26%	Normal	43,597
WASHINGTON		NA	NA			Normal	8,583
STATEWIDE	108.60%	100.69%	103.89%	99.82%	102.65%	Non-normal	21,054

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK	16	1,136,927	1,117,950	100.89%	101.50%	98.25%	101.70%	0.99	17.29%	23.35%	88.94%	90.66%
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE												
BOISE												
BONNER												
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM	23	2,259,419	2,518,320	91.12%	89.89%	90.60%	89.72%	1.01	8.69%	10.11%	69.97%	87.50%
GOODING												
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI												
LATAH												
LEMHI												
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE	8	576,111	635,878	92.36%	88.95%	91.06%	90.60%	1.01	14.52%	16.55%	64.10%	81.28%
PAYETTE	22	1,575,170	1,692,388	94.21%	93.08%	92.84%	93.07%	1.01	14.40%	16.36%	87.97%	88.21%
POWER												
SHOSHONE												
TETON												
TWINFALLS	17	1,376,467	1,442,850	95.24%	97.82%	94.05%	95.40%	0.99	12.61%	15.52%	90.78%	88.66%
VALLEY												
WASHINGTON	8	590,664	620,500	94.61%	97.30%	94.18%	95.19%	0.99	7.70%	9.57%	89.11%	88.20%
STATEWIDE	94	7,514,758	8,027,886	94.66%	93.37%	93.36%	93.61%	1.01	13.60%	16.77%	99.78%	91.96%

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK	111.12%	93.03%	109.70%	94.06%	109.34%	Normal	69,872
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE							
BOISE							
BONNER							
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM	94.74%	85.51%	94.06%	86.37%	93.07%	Normal	109,492
GOODING							
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI							
LATAH							
LEMHI							
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE	103.45%	NA	NA	79.56%	101.64%	Normal	79,485
PAYETTE	100.22%	83.60%	103.31%	86.80%	99.35%	Normal	76,927
POWER							
SHOSHONE							
TETON							
TWINFALLS	101.81%	78.11%	102.59%	89.61%	101.19%	Normal	84,874
VALLEY							
WASHINGTON	101.02%	NA	NA	89.33%	101.05%	Normal	77,563

| STATEWIDE | 97.35% | 89.93% | 98.32% | 91.23% | 95.99% | Normal | 85,403 |

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH	20	859,051	1,148,083	76.65%	73.68%	74.25%	74.82%	1.02	22.48%	20.34%	0.42%	68.79%
BINGHAM												
BLAINE												
BOISE	28	1,721,038	1,984,365	88.82%	88.93%	87.84%	86.73%	1.02	11.38%	13.76%	32.71%	84.39%
BONNER												
BONNEVILLE												
BOUNDARY	8	439,712	514,301	85.12%	89.16%	84.12%	85.50%	0.99	11.59%	13.61%	17.14%	75.99%
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE	14	822,592	1,032,840	82.93%	79.00%	80.45%	79.64%	1.04	21.05%	21.76%	12.26%	72.62%
FRANKLIN												
FREMONT												
GEM												
GOODING												
IDAHO	6	270,603	296,161	86.89%	100.07%	81.43%	91.37%	0.95	22.44%	30.59%	34.49%	
JEFFERSON												
JEROME	25	1,565,958	1,890,302	83.74%	81.64%	82.75%	82.84%	1.01	12.69%	13.13%	1.26%	79.25%
KOOTENAI	15	920,877	963,321	97.75%	95.30%	96.55%	95.59%	1.02	12.37%	16.70%	94.65%	90.16%
LATAH	15	971,950	1,258,900	77.61%	80.25%	76.64%	77.21%	1.00	12.00%	12.47%	0.09%	71.94%
LEMHI												
LEWIS												
LINCOLN	9	498,297	563,400	87.07%	87.97%	86.23%	88.44%	0.98	11.72%	12.77%	25.48%	79.15%
MADISON												
MINIDOKA												
NEZPERCE	12	580,922	645,000	90.91%	84.75%	90.16%	90.07%	1.00	11.25%	12.53%	59.65%	84.41%
ONEIDA												
OWYHEE	16	755,761	715,081	105.92%	104.63%	105.23%	105.69%	1.00	9.13%	12.40%	89.60%	100.49%
PAYETTE												
POWER												
SHOSHONE												
TETON												
TWINFALLS												
VALLEY	17	852,685	901,271	99.79%	96.50%	97.43%	94.61%	1.05	17.64%	22.35%	91.62%	90.33%
WASHINGTON	9	299,099	344,400	87.84%	94.84%	86.00%	86.85%	1.01	14.82%	18.59%	36.47%	76.31%
STATEWIDE	194	10,558,545	12,257,425	88.47%	88.01%	86.53%	86.14%	1.03	16.72%	20.82%	12.38%	86.29%

* Individual County PRD may be off by 0.01.

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH	84.51%	60.43%	90.06%	68.19%	81.46%	Normal	57,404
BINGHAM							
BLAINE							
BOISE	93.25%	80.75%	92.56%	82.84%	90.62%	Normal	70,870
BONNER							
BONNEVILLE							
BOUNDARY	94.24%	NA	NA	75.44%	95.56%	Normal	64,288
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE	93.23%	66.06%	94.63%	69.95%	89.34%	Normal	73,774
FRANKLIN							
FREMONT							
GEM							
GOODING							
IDAHO		NA	NA			Normal	49,360
JEFFERSON							
JEROME	88.23%	77.30%	92.53%	79.22%	86.46%	Normal	75,612
KOOTENAI	105.35%	83.85%	104.83%	90.05%	101.13%	Normal	64,221
LATAH	83.28%	67.19%	83.08%	71.41%	83.00%	Normal	83,927
LEMHI							
LEWIS							
LINCOLN	94.98%	71.25%	101.60%	79.10%	97.78%	Normal	62,600
MADISON							
MINIDOKA							
NEZPERCE	97.40%	82.49%	100.61%	83.78%	96.36%	Normal	53,750
ONEIDA							
OWYHEE	111.35%	99.10%	111.57%	101.14%	110.24%	Normal	44,693
PAYETTE							
POWER							
SHOSHONE							
TETON							
TWINFALLS							
VALLEY	109.25%	83.48%	107.85%	85.93%	103.28%	Normal	53,016
WASHINGTON	99.37%	62.11%	100.35%	76.62%	97.07%	Normal	38,267

| STATEWIDE | 90.65% | 83.85% | 91.59% | 84.18% | 88.10% | Normal | 63,183 |

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK												
BEARLAKE												
BENEWAH												
BINGHAM	5	388,136	436,000	89.83%	92.12%	88.74%	89.02%	1.00	12.54%	15.28%	46.95%	
BLAINE												
BOISE												
BONNER	26	1,666,341	1,961,665	88.91%	82.43%	85.29%	84.95%	1.04	23.95%	27.73%	42.09%	79.62%
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER	5	308,545	449,500	72.66%	67.28%	71.77%	68.64%	1.05	12.75%	13.23%	1.99%	
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING	9	618,911	689,700	88.77%	91.34%	88.35%	89.74%	0.98	8.01%	9.11%	34.80%	83.12%
IDAHO												
JEFFERSON	6	611,769	659,754	94.51%	90.42%	93.84%	92.73%	1.01	9.70%	12.81%	77.02%	
JEROME												
KOOTENAI												
LATAH												
LEMHI	5	303,207	393,131	78.20%	72.45%	76.38%	77.13%	1.01	17.89%	19.68%	11.45%	
LEWIS												
LINCOLN												
MADISON	5	291,311	390,100	75.76%	75.46%	74.16%	74.68%	1.01	18.25%	17.28%	6.41%	
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE	6	198,950	202,500	104.85%	115.67%	100.40%	98.25%	1.06	21.40%	31.59%	49.59%	
TETON												
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	67	4,387,170	5,182,350	87.89%	83.44%	85.23%	84.66%	1.04	20.66%	26.01%	22.55%	83.30%

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

EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK							
BEARLAKE							
BENEWAH							
BINGHAM		NA	NA			Normal	87,200
BLAINE							
BOISE							
BONNER	98.20%	74.10%	95.59%	76.29%	93.60%	Normal	75,449
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER		NA	NA			Normal	89,900
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING	94.42%	77.65%	95.32%	85.17%	94.30%	Normal	76,633
IDAHO							
JEFFERSON		NA	NA			Normal	109,959
JEROME							
KOOTENAI							
LATAH							
LEMHI		NA	NA			Normal	78,626
LEWIS							
LINCOLN							
MADISON		NA	NA			Normal	78,020
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE		NA	NA			Normal	33,750
TETON							
TWINFALLS							
VALLEY							
WASHINGTON							
STATEWIDE	92.49%	80.06%	91.34%	80.54%	88.77%	Normal	77,349

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

EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA												
ADAMS												
BANNOCK	5	523,504	543,000	100.72%	89.05%	97.25%	96.41%	1.04	22.49%	31.82%	47.80%	
BEARLAKE												
BENEWAH												
BINGHAM	7	474,763	510,100	92.83%	89.61%	92.39%	93.07%	0.99	8.89%	9.83%	76.06%	85.61%
BLAINE												
BOISE												
BONNER	19	1,402,792	1,579,300	88.67%	80.67%	86.16%	88.82%	0.99	21.70%	22.22%	39.81%	79.83%
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER	5	269,154	326,900	80.71%	84.69%	80.14%	82.34%	0.98	9.42%	10.64%	5.98%	
ELMORE												
FRANKLIN												
FREMONT	6	329,740	422,012	78.29%	83.54%	74.17%	78.14%	1.00	19.42%	23.97%	13.11%	
GEM												
GOODING												
IDAHO												
JEFFERSON	7	678,646	679,139	100.05%	100.61%	100.01%	99.93%	1.00	2.15%	3.18%	99.98%	97.72%
JEROME												
KOOTENAI												
LATAH												
LEMHI	7	368,409	399,600	98.18%	99.31%	96.51%	92.19%	1.06	14.61%	19.97%	75.56%	83.52%
LEWIS												
LINCOLN												
MADISON												
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER												
SHOSHONE												
TETON	5	583,416	698,400	83.49%	80.97%	83.42%	83.54%	0.99	3.40%	3.88%	1.00%	
TWINFALLS												
VALLEY												
WASHINGTON												
STATEWIDE	61	4,630,424	5,158,451	90.43%	88.69%	88.32%	89.76%	1.01	16.19%	21.49%	56.92%	34%

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA							
ADAMS							
BANNOCK		NA	NA			Normal	108,600
BEARLAKE							
BENEWAH							
BINGHAM	100.05%	NA	NA	84.88%	101.26%	Normal	72,871
BLAINE							
BOISE							
BONNER	97.51%	73.71%	102.89%	78.91%	98.74%	Normal	83,121
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER		NA	NA			Normal	65,380
ELMORE							
FRANKLIN							
FREMONT		NA	NA			Normal	70,335
GEM							
GOODING							
IDAHO							
JEFFERSON	102.39%	NA	NA	97.70%	102.16%	Normal	97,020
JEROME							
KOOTENAI							
LATAH							
LEMHI	112.85%	NA	NA	81.67%	102.72%	Normal	57,086
LEWIS							
LINCOLN							
MADISON							
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER							
SHOSHONE							
TETON		NA	NA			Normal	139,680
TWINFALLS							
VALLEY							
WASHINGTON							

| STATEWIDE | 94.53% | 83.37% | 94.97% | 85.77% | 93.76% | Normal | 84,565 |

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EPB00660_04-14-2003

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean	Mean Lower Confidence Interval (90%)
ADA	68	4,882,090	5,180,250	98.48%	94.27%	96.34%	94.24%	1.04	17.19%	21.06%	99.96%	94.28%
ADAMS												
BANNOCK	5	133,243	136,000	99.08%	103.69%	98.18%	97.97%	1.01	10.54%	14.50%	79.85%	
BEARLAKE												
BENEWAH												
BINGHAM												
BLAINE	5	670,171	741,900	91.09%	90.31%	90.70%	90.33%	1.00	7.39%	9.48%	58.97%	
BOISE												
BONNER	12	724,303	756,550	97.32%	99.14%	96.05%	95.74%	1.01	13.39%	16.31%	91.54%	88.86%
BONNEVILLE												
BOUNDARY												
BUTTE												
CAMAS												
CANYON												
CARIBOU												
CASSIA												
CLARK												
CLEARWATER												
CUSTER												
ELMORE												
FRANKLIN												
FREMONT												
GEM												
GOODING	17	632,056	667,450	99.63%	98.26%	98.44%	94.70%	1.05	11.80%	15.67%	98.15%	92.99%
IDAHO												
JEFFERSON												
JEROME												
KOOTENAI	10	357,638	448,700	85.00%	88.82%	80.90%	79.71%	1.06	22.29%	25.33%	26.80%	70.32%
LATAH												
LEMHI	6	333,325	341,700	97.40%	99.27%	96.52%	97.55%	0.99	12.61%	14.20%	82.99%	
LEWIS												
LINCOLN												
MADISON	5	270,197	390,400	68.54%	63.72%	68.08%	69.21%	0.99	10.80%	9.02%	0.28%	
MINIDOKA												
NEZPERCE												
ONEIDA												
OWYHEE												
PAYETTE												
POWER	8	408,782	417,805	97.06%	92.23%	92.40%	97.84%	0.99	27.68%	32.90%	56.71%	75.02%
SHOSHONE												
TETON												
TWINFALLS	26	1,968,280	1,947,234	101.34%	97.02%	100.43%	101.08%	1.00	11.52%	13.86%	99.79%	96.70%
VALLEY												
WASHINGTON												
STATEWIDE	162	10,380,085	11,027,989	96.90%	96.30%	94.80%	94.12%	1.03	15.95%	20.53%	Approx. 100%	94.33%

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EPB00660_04-14-2003

County	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Meighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	102.68%	90.63%	99.60%	90.57%	97.92%	Normal	76,180
ADAMS							
BANNOCK		NA	NA			Normal	27,200
BEARLAKE							
BENEWAH							
BINGHAM							
BLAINE		NA	NA			Normal	148,380
BOISE							
BONNER	105.78%	84.22%	111.15%	87.47%	104.00%	Normal	63,046
BONNEVILLE							
BOUNDARY							
BUTTE							
CAMAS							
CANYON							
CARIBOU							
CASSIA							
CLARK							
CLEARWATER							
CUSTER							
ELMORE							
FRANKLIN							
FREMONT							
GEM							
GOODING	106.26%	91.17%	109.09%	86.66%	102.73%	Normal	39,262
IDAHO							
JEFFERSON							
JEROME							
KOOTENAI	99.69%	46.52%	110.07%	66.26%	93.16%	Normal	44,870
LATAH							
LEMHI		NA	NA			Normal	56,950
LEWIS							
LINCOLN							
MADISON		NA	NA			Normal	78,080
MINIDOKA							
NEZPERCE							
ONEIDA							
OWYHEE							
PAYETTE							
POWER	119.10%	NA	NA	73.05%	122.63%	Normal	52,226
SHOSHONE							
TETON							
TWINFALLS	105.98%	94.46%	108.76%	96.94%	105.22%	Normal	74,894
VALLEY							
WASHINGTON							
STATEWIDE	99.47%	93.00%	98.26%	91.72%	96.53%	Normal	68,074

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