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""""""""""""""This ratio study was completed in March, 2012, and generally used sales which occurred
""""""""""""""between October 1, 2010 and September 30, 2011, to test 2011 assessments. Because of sample
""""""""""""""shortages in several counties and categories for which samples previously had been available,
""""""""""""""this time frame was expanded to include sales occurring several months on either side of the
""""""""""""""initial date parameters. This continues the practice of expanding samples to permit the most
""""""""""""""comprehensive ratio study to be conducted.

""""""""""""""The 2011 study represents the fifth study completed using the procedures authorized under the
""""""""""""""revised provisions of property tax rule 131. Under these revisions, a maximum of only five
""""""""""""""primary categories are subject to initial testing.   As was done previously, assessment level is
""""""""""""""tested with 90% confidence intervals. However, county reports contain a notation indicating any
""""""""""""""categories which would have failed to meet assessment level requirements using 80% confidence
""""""""""""""intervals. Categories failing tests based on 90% confidence intervals are subject to state
""""""""""""""equalization in 2012, unless 2012 values indicate acceptable level after completion of follow-up
""""""""""""""ratio studies. If 90% confidence intervals overlap acceptable ranges, categories not meeting
""""""""""""""assessment level standards based only on 80% confidence intervals will not be subject to state
""""""""""""""equalization until this test is failed in three ratio studies. In the 2011 study, level in 3 categories
""""""""""""""in 3 counties did not meet 80% confidence interval based requirements. However, none of these
""""""""""""""had unacceptable 80% confidence intervals for three years. More complete procedural
""""""""""""""information is found in the 2011 - 2012 Idaho Ratio Study Manual.

""""""""""""""The 2011 ratio study shows 3 primary categories in 3 counties that did not meet assessment level
""""""""""""""standards using 90% confidence intervals. These numbers are the same as the number of non-
""""""""""""""complying categories noted in the 2010 ratio study.   This was expected given continuing
""""""""""""""constrained markets in many areas. Prior to state board of equalization recommendations, ""
""""""""""""""follow-up studies will be done to test 2012 assessments in the categories that did not meet
""""""""""""""assessment level standards.

""""""""""""""In 2011 29.3% of all categories tested failed general uniformity standards, while 62.7% failed
""""""""""""""vertical equity (price-related differential) standards. The number failing to meet both general
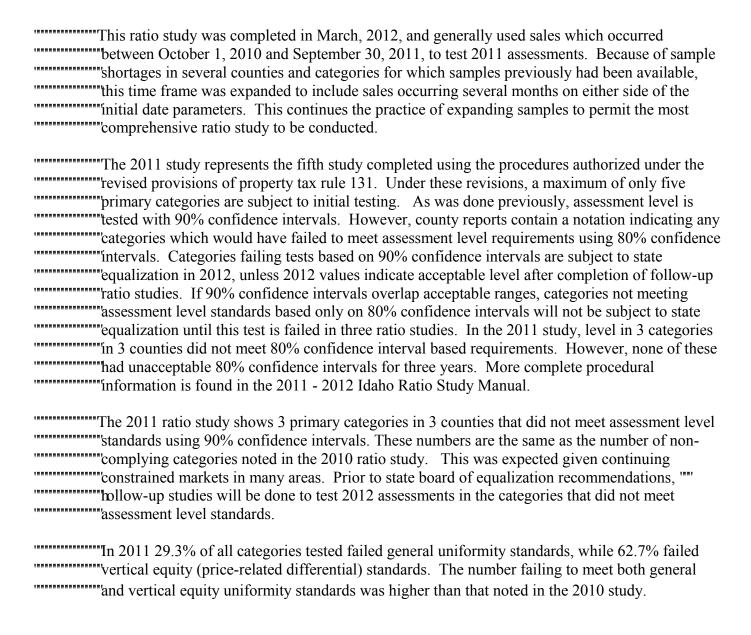""""""""""""""and vertical equity uniformity standards was higher than that noted in the 2010 study.

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The number of categories studied this year was up slightly from the number studied in the 2010 ratio study. At least one primary category was studied in each county.

Analysis:

Statewide overall median levels of assessment were higher in 2011 for improved residential and commercial categories, but lower for unimproved residential land and manufactured housing, than in 2010. Uniformity was better in 2011 in the improved commercial category and the same or worse in each other primary category. In addition, overall sales volume was down about 3% after increasing 14% in 2010. These results tend to indicate that assessments and assessed value changes implemented by assessors are following the market properly in most areas. They reflect a continuation of last year's trends, indicating increasing market stability, after several volatile years.

Although the improved commercial and manufactured housing categories had increases in the number of sales used in 2011, the remaining categories showed decreases and the net total number of sales in all categories decreased slightly. Although we cannot control underlying economic conditions which influence the potential volume of available sales, we often use expanded time frames to address diminished sample sizes and attempt to maintain as many analyses as possible. It is critical to continue to focus attention on the sample size issue to achieve the greatest possible representativeness.

Time adjustments were considered in each category and used when appropriate in the 2011 ratio study to ensure that sales prices and assessed values both represented market value as of January 1, 2011.

Primary categories or counties with fewer than five sales are not formally tested. Detailed statistical reports, showing statistical information by county by category, no longer include analyses of samples with fewer numbers of sales.

Attached documents

The following documents are attached to this report to provide the user with both detailed statistical reports and a summary of the final 2011 Idaho ratio study:
1.   Chart I summary of sales received;
2.   Chart II summary of statistical results;
3.   Bar chart showing 2010 - 2011 level by primary category;
4.   Bar chart showing 2010 – 2011 uniformity by primary category;
5.   Chart listing specific primary categories that meet or do not meet level standards and the number of categories that meet or do not meet uniformity and PRD standards;
6.   Statewide statistics by county for each primary category.

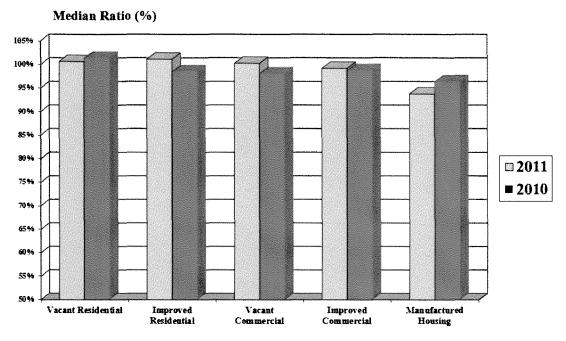| Chart I 2011 Ratio Study Summary Sales Received					
Category	Counties Studied*	Totals		Changes 2010/2011:	
		2011	2010	Number	Percent
Residential:					
Improved	44	18,253	18,687	(434)	-2.3%
Unimproved	39	1,501	1,769	(268)	-15.1%
Commercial:					
Improved	31	466	417	49	11.8%
Unimproved	7	78	98	(20)	-20.4%
Manfactured Homes:					
Manufactured Housing without land	29	894	853	41	4.8%
Totals:	150	21,192	21,824	(632)	-2.9%

Note: Number of counties based on those with at least five (5) sales

Chart II 2011 Final Ratio Study: Summary of Results						
Category	Number of Counties*	Number in Sample	Assessment Level:		Uniformity:	
			Median	Mean	COD	PRD
Residential:						
Improved	44	18,253	101.09	104.30	14.50	1.05
Unimproved	39	1,501	100.63	105.00	25.21	1.07
Commercial:						
Improved	31	466	99.15	100.92	22.15	1.05
Unimproved	7	78	100.20	110.36	27.51	1.18
Manufactured Housing:						
Manufactured Housing	29	894	93.74	100.62	29.39	1.08
Totals:	150	21,192				

Note: Number of counties based on those with at least five (5) sales

2011 Ratio Study Level

Median Ratio (%)

Based on median ratio using all sales in each category

2011 Ratio Study Uniformity

Coefficient of Dispersion (COD) (%)

Lower COD equal better uniformity

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2011 Final Ratio Study
Compliance with ratio study standards
Final Report - revised March 20, 2012

04/26/12

Chart indicates number of categories that meet or do not meet standards

County	Number of Categories	Level Standards		Categories not meeting level standards
		Meets	Does not meet	
ADA	5	5	0	
ADAMS	2	2	0	
BANNOCK	5	5	0	
BEAR LAKE	4	4	0	
BENEWAH	4	3	1	Vacant Residential
BINGHAM	4	4	0	
BLAINE	5	4	1	manufactured housing
BOISE	3	3	0	
BONNER	4	4	0	
BONNEVILLE	5	5	0	
BOUNDARY	4	4	0	
BUTTE	2	2	0	
CAMAS	2	2	0	
CANYON	5	5	0	
CARIBOU	1	1	0	
CASSIA	4	4	0	
CLARK	1	1	0	
CLEARWATER	4	4	0	
CUSTER	4	4	0	
ELMORE	4	4	0	
FRANKLIN	1	1	0	
FREMONT	3	3	0	
GEM	4	4	0	
GOODING	3	3	0	
IDAHO	4	4	0	
JEFFERSON	3	3	0	
JEROME	4	4	0	
KOOTENAI	5	5	0	
LATAH	5	5	0	
LEMHI	3	3	0	
LEWIS	3	3	0	
LINCOLN	2	1	1	unimproved residential
MADISON	4	4	0	
MINIDOKA	4	4	0	
NEZ PERCE	4	4	0	
ONEIDA	1	1	0	
OWYHEE	3	3	0	
PAYETTE	4	4	0	
POWER	1	1	0	
SHOSHONE	4	4	0	
TETON	2	2	0	
TWIN FALLS	4	4	0	
VALLEY	3	3	0	
WASHINGTON	4	4	0	
TOTALS	**150**	**147**	**3**	

Percent: 98.0%   2.0%

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2011 Final Ratio Study
Compliance with ratio study standards
Final Report - revised March 20, 2012

Chart indicates number of categories that meet or do not meet standards

County	80 % CI does not meet standard	Categories not meeting 80% CI	Uniformity Standards		PRD Standards	
			Meets	Does not meet	Meets	Does not meet
ADA	0		2	3	0	5
ADAMS	1	Improved residential	1	1	1	1
BANNOCK	0		4	1	2	3
BEAR LAKE	0		3	1	2	2
BENEWAH	0		3	1	1	3
BINGHAM	0		4	0	2	2
BLAINE	0		3	2	1	4
BOISE	0		2	1	1	2
BONNER	0		4	0	2	2
BONNEVILLE	0		5	0	4	1
BOUNDARY	0		4	0	2	2
BUTTE	0		1	1	1	1
CAMAS	0		2	0	0	2
CANYON	0		3	2	1	4
CARIBOU	0		1	0	0	1
CASSIA	0		4	0	1	3
CLARK	0		1	0	0	1
CLEARWATER	0		2	2	1	3
CUSTER	0		3	1	1	3
ELMORE	0		2	2	1	3
FRANKLIN	0		1	0	1	0
FREMONT	0		3	0	1	2
GEM	0		0	4	0	4
GOODING	0		3	0	3	0
IDAHO	0		3	1	1	3
JEFFERSON	0		2	1	0	3
JEROME	0		2	2	2	2
KOOTENAI	0		3	2	1	4
LATAH	0		4	1	2	3
LEMHI	1	Improved residential	3	0	2	1
LEWIS	0		2	1	1	2
LINCOLN	0		1	1	1	1
MADISON	0		3	1	2	2
MINIDOKA	0		4	0	2	2
NEZ PERCE	0		4	0	2	2
ONEIDA	0		0	1	0	1
OWYHEE	1	Vacant residential	0	3	2	1
PAYETTE	0		2	2	1	3
POWER	0		1	0	1	0
SHOSHONE	0		2	2	2	2
TETON	0		2	0	2	0
TWIN FALLS	0		4	0	1	3
VALLEY	0		1	2	1	2
WASHINGTON	0		2	2	1	3
TOTALS	**3**		**106**	**44**	**56**	**94**
	2.0%		70.7%	29.3%	37.3%	62.7%

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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
ADA	7,171	1,253,045,645	1,260,387,495	103.76%	100.32%	102.35%	99.42%	1.04	13.07%	17.11%	Approx.100%
ADAMS	41	5,996,373	5,496,583	117.17%	115.29%	112.41%	109.09%	1.07	21.56%	28.28%	8.38%
BANNOCK	574	83,425,713	83,570,329	101.93%	100.81%	100.92%	99.83%	1.02	10.40%	14.15%	Approx.100%
BEARLAKE	61	8,346,270	9,291,273	92.54%	91.25%	90.82%	89.83%	1.03	14.46%	20.20%	85.54%
BENEWAH	39	5,377,193	4,944,456	104.63%	96.79%	99.73%	108.75%	0.96	26.19%	31.49%	84.33%
BINGHAM	80	10,280,183	10,380,321	100.20%	100.51%	99.16%	99.04%	1.01	10.83%	14.45%	Approx.100%
BLAINE	320	166,317,963	174,419,315	106.25%	103.13%	103.09%	95.36%	1.11	18.45%	24.18%	99.56%
BOISE	59	9,089,409	10,525,755	88.12%	89.89%	86.36%	86.35%	1.02	14.38%	19.52%	20.05%
BONNER	286	81,004,075	79,266,876	110.38%	106.66%	108.03%	102.19%	1.08	16.51%	20.65%	38.97%
BONNEVILLE	763	125,447,320	125,060,672	101.89%	101.61%	100.95%	100.31%	1.02	10.04%	13.42%	Approx.100%
BOUNDARY	69	11,315,990	10,155,430	113.83%	110.64%	111.38%	111.43%	1.02	16.40%	21.69%	10.03%
BUTTE	13	840,519	1,054,250	82.29%	82.67%	79.90%	79.73%	1.03	19.13%	24.60%	9.72%
CAMAS	7	908,160	793,000	120.15%	116.19%	116.35%	114.52%	1.05	21.46%	26.40%	19.20%
CANYON	3,062	314,727,680	307,322,114	109.13%	105.77%	107.05%	102.41%	1.07	15.89%	20.05%	98.64%
CARIBOU	29	3,003,622	3,024,007	101.27%	97.50%	99.89%	99.33%	1.02	13.80%	16.89%	99.42%
CASSIA	97	12,117,695	12,928,619	97.88%	97.08%	96.71%	93.73%	1.04	11.74%	15.24%	Approx.100%
CLARK	6	392,610	453,750	92.93%	91.96%	89.06%	86.53%	1.07	21.08%	33.72%	46.59%
CLEARWATER	46	5,623,074	6,420,138	90.57%	91.35%	87.80%	87.58%	1.03	17.34%	23.89%	56.75%
CUSTER	38	5,702,200	5,865,848	99.58%	100.92%	97.34%	97.21%	1.02	16.16%	21.25%	99.63%
ELMORE	233	28,778,923	29,465,359	106.33%	100.96%	102.09%	97.67%	1.09	23.64%	29.68%	96.25%
FRANKLIN	69	9,602,860	10,252,025	93.55%	97.63%	92.21%	93.67%	1.00	12.62%	16.57%	97.13%
FREMONT	61	12,055,601	12,136,906	101.19%	99.22%	98.97%	99.33%	1.02	15.32%	20.85%	99.95%
GEM	228	22,467,562	22,996,411	112.89%	102.51%	106.68%	97.70%	1.16	30.26%	34.38%	13.14%
GOODING	52	5,881,534	6,026,811	100.00%	94.50%	98.36%	97.59%	1.02	15.77%	18.75%	99.99%
IDAHO	114	16,649,186	17,038,093	100.62%	99.38%	98.71%	97.72%	1.03	15.05%	19.44%	Approx.100%
JEFFERSON	172	27,373,448	27,381,417	104.15%	102.54%	101.32%	99.97%	1.04	16.29%	22.54%	99.95%
JEROME	62	8,616,672	8,059,550	108.38%	105.89%	106.41%	106.91%	1.01	14.64%	19.18%	73.24%
KOOTENAI	2,212	442,693,198	450,813,853	100.22%	97.19%	98.65%	98.20%	1.02	13.75%	18.33%	Approx.100%
LATAH	249	45,560,709	47,863,953	95.81%	94.62%	94.80%	95.19%	1.01	11.04%	14.60%	Approx.100%
LEMHI	51	7,308,659	8,529,284	88.18%	83.93%	85.97%	85.69%	1.03	18.51%	23.03%	25.78%
LEWIS	30	3,100,723	3,071,180	105.31%	97.42%	101.73%	100.96%	1.04	22.98%	26.56%	81.98%
LINCOLN	27	2,817,800	2,689,309	110.12%	118.81%	105.75%	104.78%	1.05	21.94%	27.29%	49.09%
MADISON	120	18,751,243	18,750,131	100.74%	102.93%	99.38%	100.01%	1.01	11.56%	15.61%	Approx.100%
MINIDOKA	92	10,432,250	10,689,468	96.58%	94.89%	95.30%	97.59%	0.99	11.77%	16.79%	99.99%
NEZPERCE	293	49,323,713	49,417,224	101.75%	101.35%	100.79%	99.81%	1.02	10.84%	13.78%	Approx.100%
ONEIDA	25	2,090,461	2,003,790	116.56%	115.13%	112.66%	104.33%	1.12	20.47%	25.95%	14.43%
OWYHEE	74	7,494,236	7,195,378	105.18%	105.81%	99.29%	104.15%	1.01	26.83%	33.27%	88.29%
PAYETTE	205	28,366,100	26,136,966	115.36%	109.64%	112.83%	108.53%	1.06	18.38%	21.69%	0.13%
POWER	10	1,218,045	1,253,524	98.02%	93.04%	96.38%	97.17%	1.01	15.73%	19.67%	84.90%
SHOSHONE	172	16,218,129	15,630,221	110.26%	106.98%	107.13%	103.76%	1.06	19.49%	24.00%	45.22%
TETON	73	22,055,774	22,676,630	100.00%	97.82%	98.40%	97.26%	1.03	14.77%	18.06%	Approx.100%
TWINFALLS	476	76,586,790	74,055,730	106.24%	106.88%	104.72%	103.42%	1.03	12.66%	16.38%	Approx.100%
VALLEY	328	66,497,232	66,852,743	103.21%	99.29%	100.39%	99.47%	1.04	19.83%	23.69%	Approx.100%
WASHINGTON	64	7,451,810	6,544,082	123.45%	118.35%	119.71%	113.87%	1.08	22.26%	25.28%	0.00%
STATEWIDE	18,253	3,042,354,352	3,058,890,269	104.30%	101.09%	102.44%	99.46%	1.05	14.50%	19.42%	Approx.100%

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County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	103.41%	104.10%	100.08%	100.64%	99.07%	99.77%	Non-Normal	175,762
ADAMS	108.66%	125.68%	107.73%	122.95%	99.57%	118.61%	Normal	134,063
BANNOCK	100.94%	102.92%	99.63%	102.01%	98.82%	100.83%	Non-Normal	145,593
BEARLAKE	88.60%	96.47%	87.25%	93.12%	86.46%	93.20%	Non-Normal	152,316
BENEWAH	95.95%	113.31%	90.57%	105.69%	98.71%	118.79%	Normal	126,781
BINGHAM	97.54%	102.86%	97.92%	103.85%	96.28%	101.79%	Normal	129,754
BLAINE	103.88%	108.61%	101.46%	104.69%	92.44%	98.27%	Non-Normal	545,060
BOISE	84.44%	91.81%	84.15%	92.22%	82.14%	90.57%	Normal	178,403
BONNER	108.16%	112.60%	105.09%	109.96%	99.05%	105.34%	Non-Normal	277,157
BONNEVILLE	101.08%	102.71%	101.01%	102.25%	99.42%	101.20%	Non-Normal	163,907
BOUNDARY	108.94%	118.72%	107.32%	113.82%	107.34%	115.52%	Non-Normal	147,180
BUTTE	72.28%	92.29%	71.11%	97.15%	70.36%	89.09%	Normal	81,096
CAMAS	96.86%	143.44%	93.46%	157.75%	93.70%	135.34%	Normal	113,286
CANYON	108.48%	109.78%	105.06%	106.44%	101.80%	103.02%	Non-Normal	100,366
CARIBOU	95.86%	106.67%	93.38%	105.06%	88.74%	109.92%	Normal	104,276
CASSIA	95.38%	100.37%	93.87%	101.44%	88.18%	99.28%	Normal	133,285
CLARK	67.15%	118.71%	64.02%	129.59%	70.13%	102.92%	Normal	75,625
CLEARWATER	85.32%	95.82%	84.10%	95.22%	83.12%	92.05%	Normal	139,568
CUSTER	93.93%	105.22%	91.99%	105.53%	89.89%	104.53%	Normal	154,364
ELMORE	102.93%	109.73%	98.94%	104.01%	95.15%	100.19%	Non-Normal	126,461
FRANKLIN	90.48%	96.62%	91.90%	99.73%	90.43%	96.91%	Normal	148,580
FREMONT	96.75%	105.64%	97.56%	101.88%	95.26%	103.40%	Normal	198,966
GEM	108.67%	117.12%	96.94%	109.70%	94.42%	100.98%	Non-Normal	100,861
GOODING	95.72%	104.28%	91.01%	99.91%	92.86%	102.32%	Non-Normal	115,900
IDAHO	97.61%	103.64%	97.10%	102.21%	94.63%	100.81%	Non-Normal	149,457
JEFFERSON	101.21%	107.10%	97.64%	104.73%	97.39%	102.55%	Non-Normal	159,194
JEROME	104.03%	112.72%	102.27%	108.04%	102.91%	110.92%	Normal	129,993
KOOTENAI	99.58%	100.86%	96.66%	97.82%	97.35%	99.04%	Non-Normal	203,804
LATAH	94.35%	97.27%	93.21%	95.94%	93.73%	96.65%	Non-Normal	192,225
LEMHI	83.50%	92.86%	81.48%	92.66%	81.35%	90.03%	Non-Normal	167,241
LEWIS	96.63%	113.98%	92.88%	113.56%	93.04%	108.89%	Normal	102,373
LINCOLN	100.26%	119.98%	90.91%	129.74%	95.09%	114.47%	Normal	99,604
MADISON	98.38%	103.10%	101.53%	104.80%	97.63%	102.38%	Non-Normal	156,221
MINIDOKA	93.80%	99.36%	94.18%	96.85%	93.83%	101.36%	Non-Normal	116,190
NEZPERCE	100.41%	103.10%	99.99%	103.46%	98.41%	101.21%	Non-Normal	168,659
ONEIDA	106.21%	126.92%	105.26%	123.11%	93.04%	115.61%	Normal	80,152
OWYHEE	98.49%	111.87%	93.20%	112.03%	96.24%	112.07%	Normal	97,235
PAYETTE	112.49%	118.24%	105.53%	112.53%	105.82%	111.24%	Non-Normal	127,497
POWER	86.85%	109.20%	88.12%	106.45%	88.74%	105.60%	Normal	125,352
SHOSHONE	106.94%	113.58%	104.43%	109.80%	100.21%	107.31%	Non-Normal	90,873
TETON	96.52%	103.48%	96.47%	103.12%	93.16%	101.36%	Normal	310,639
TWINFALLS	104.93%	107.55%	105.33%	108.89%	101.78%	105.06%	Non-Normal	155,579
VALLEY	100.99%	105.43%	96.78%	101.70%	96.91%	102.02%	Non-Normal	203,819
WASHINGTON	117.03%	129.87%	108.05%	132.20%	107.21%	120.53%	Normal	102,251
STATEWIDE	104.05%	104.55%	100.86%	101.31%	99.14%	99.78%	Non-Normal	167,583

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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
ADA	395	31,622,400	32,219,918	106.01%	100.37%	101.94%	98.15%	1.08	22.29%	28.02%	99.63%
ADAMS	16	513,114	488,600	105.02%	106.30%	102.01%	105.02%	1.00	19.77%	24.35%	75.94%
BANNOCK	34	1,257,860	1,336,831	100.34%	99.56%	97.60%	94.09%	1.07	17.79%	23.46%	98.66%
BEARLAKE	15	1,084,230	1,091,430	112.42%	100.00%	108.62%	99.34%	1.13	26.21%	29.27%	38.03%
BENEWAH	27	1,135,491	1,496,660	78.51%	77.51%	75.48%	75.87%	1.03	22.71%	28.96%	0.71%
BINGHAM	7	231,945	249,820	95.09%	90.81%	94.17%	92.84%	1.02	12.53%	15.66%	78.07%
BLAINE	19	11,127,386	11,281,097	110.39%	100.00%	104.11%	98.64%	1.12	28.85%	33.81%	46.78%
BOISE	46	1,662,415	1,957,005	96.78%	83.11%	83.18%	84.95%	1.14	50.83%	53.26%	77.24%
BONNER	95	10,797,068	10,478,470	105.44%	101.60%	101.72%	103.04%	1.02	21.67%	26.98%	94.18%
BONNEVILLE	36	1,510,649	1,330,505	115.55%	106.22%	111.97%	113.54%	1.02	22.77%	26.09%	13.57%
BOUNDARY	26	1,528,940	1,530,023	108.58%	108.32%	104.64%	99.93%	1.09	20.64%	27.03%	59.46%
BUTTE	6	77,300	107,100	87.80%	84.83%	79.36%	71.95%	1.22	42.26%	47.19%	32.75%
CAMAS	5	211,520	179,800	126.51%	146.43%	122.66%	117.64%	1.08	19.89%	26.44%	13.03%
CANYON	67	2,764,520	3,186,559	101.16%	97.27%	95.38%	86.76%	1.17	27.75%	34.08%	97.81%
CARIBOU											
CASSIA	9	238,796	269,000	89.32%	96.77%	87.66%	88.77%	1.01	10.90%	17.89%	44.85%
CLARK											
CLEARWATER	19	972,361	1,036,152	101.23%	100.96%	94.07%	93.84%	1.08	28.26%	36.41%	74.30%
CUSTER	15	630,780	811,787	96.21%	93.10%	90.64%	77.70%	1.24	26.86%	36.44%	67.31%
ELMORE	21	932,370	1,097,500	98.65%	94.58%	92.65%	84.95%	1.16	29.58%	36.96%	77.05%
FRANKLIN											
FREMONT	21	1,196,654	1,328,281	97.57%	100.00%	93.74%	90.09%	1.08	20.61%	27.37%	87.30%
GEM	14	913,020	884,675	137.15%	127.31%	117.58%	103.20%	1.33	40.78%	49.50%	6.82%
GOODING	10	964,579	878,750	109.47%	107.91%	108.67%	109.77%	1.00	8.87%	12.99%	54.48%
IDAHO	37	1,505,231	1,593,635	101.47%	96.74%	96.48%	94.45%	1.07	27.28%	32.23%	92.75%
JEFFERSON	20	691,988	606,164	120.40%	116.98%	114.23%	114.16%	1.05	28.78%	32.15%	12.10%
JEROME	9	319,090	258,699	121.23%	112.00%	120.12%	123.34%	0.98	14.03%	14.52%	4.57%
KOOTENAI	177	15,029,947	14,586,856	108.15%	102.27%	102.62%	103.04%	1.05	26.57%	31.80%	76.42%
LATAH	17	812,775	1,034,000	87.42%	82.80%	81.52%	78.60%	1.11	34.17%	38.45%	37.08%
LEMHI	31	1,075,037	1,225,782	96.40%	96.91%	91.50%	87.70%	1.10	24.78%	32.24%	86.56%
LEWIS	7	175,470	153,880	112.78%	115.03%	110.11%	114.03%	0.99	13.65%	21.92%	36.27%
LINCOLN	6	120,540	68,900	178.58%	183.03%	177.20%	174.95%	1.02	9.28%	13.53%	0.03%
MADISON	10	379,436	395,900	97.91%	94.40%	94.45%	95.84%	1.02	22.59%	29.26%	68.99%
MINIDOKA	17	583,296	613,637	88.69%	97.38%	83.72%	95.06%	0.93	21.06%	30.90%	42.04%
NEZPERCE	12	519,025	533,000	96.02%	96.53%	94.21%	97.38%	0.99	16.51%	20.13%	83.36%
ONEIDA											
OWYHEE	9	127,914	204,700	79.48%	64.84%	67.91%	62.49%	1.27	59.09%	62.13%	21.98%
PAYETTE	16	569,100	583,892	104.76%	104.57%	102.28%	97.47%	1.07	17.45%	22.66%	79.18%
POWER											
SHOSHONE	9	395,820	421,500	82.95%	75.07%	77.83%	93.91%	0.88	34.97%	36.04%	23.66%
TETON	29	1,437,720	1,361,236	106.88%	104.00%	105.06%	105.62%	1.01	14.26%	18.65%	79.66%
TWINFALLS	41	2,475,992	2,564,302	104.55%	102.77%	100.47%	96.56%	1.08	21.65%	27.61%	88.62%
VALLEY	146	7,406,220	7,768,605	109.76%	106.31%	103.43%	95.34%	1.15	28.83%	33.04%	53.19%
WASHINGTON	5	178,850	262,000	92.60%	98.11%	83.18%	68.26%	1.36	29.11%	42.13%	36.77%
STATEWIDE	1,501	105,176,749	107,476,850	105.00%	100.63%	99.58%	97.86%	1.07	25.21%	31.81%	Approx.100%

County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	103.55%	108.47%	98.34%	102.53%	92.23%	104.06%	Non-Normal	81,569
ADAMS	93.82%	116.23%	88.09%	121.18%	90.56%	119.47%	Normal	30,538
BANNOCK	93.70%	106.98%	91.74%	104.82%	84.09%	104.09%	Normal	39,319
BEARLAKE	97.46%	127.38%	95.84%	110.00%	94.18%	104.50%	Non-Normal	72,762
BENEWAH	71.04%	85.97%	67.87%	84.14%	66.61%	85.13%	Normal	55,432
BINGHAM	84.16%	106.03%	82.11%	106.48%	79.96%	105.73%	Normal	35,689
BLAINE	95.54%	125.24%	96.27%	126.55%	88.13%	109.15%	Normal	593,742
BOISE	84.28%	109.28%	71.90%	100.21%	68.80%	101.09%	Normal	42,544
BONNER	100.64%	110.39%	97.22%	106.39%	95.44%	110.64%	Non-Normal	110,300
BONNEVILLE	107.28%	123.81%	103.25%	116.87%	103.91%	123.17%	Normal	36,958
BOUNDARY	98.75%	118.41%	96.50%	114.62%	88.93%	110.93%	Normal	58,847
BUTTE	53.72%	121.89%	46.75%	133.74%	44.31%	99.58%	Normal	17,883
CAMAS	94.61%	158.41%	87.12%	153.29%	85.47%	149.81%	Normal	35,960
CANYON	94.23%	108.09%	90.39%	103.14%	78.58%	94.93%	Normal	47,561
CARIBOU								
CASSIA	79.41%	99.23%	84.96%	99.92%	77.68%	99.86%	Normal	29,889
CLARK								
CLEARWATER	86.57%	115.89%	86.88%	113.67%	78.49%	109.20%	Normal	54,534
CUSTER	80.27%	112.15%	79.99%	103.23%	66.90%	88.51%	Normal	54,119
ELMORE	84.93%	112.37%	79.59%	113.86%	71.86%	98.04%	Normal	52,262
FRANKLIN								
FREMONT	87.52%	107.62%	81.53%	104.28%	76.17%	104.01%	Normal	63,251
GEM	105.01%	169.28%	92.37%	161.18%	54.50%	151.91%	Normal	63,191
GOODING	101.22%	117.71%	101.95%	113.51%	104.49%	115.04%	Normal	87,875
IDAHO	92.63%	110.31%	87.69%	112.75%	86.17%	102.74%	Normal	43,071
JEFFERSON	105.43%	135.36%	88.96%	150.16%	90.96%	137.35%	Normal	30,308
JEROME	110.32%	132.15%	106.42%	140.07%	110.13%	136.56%	Normal	28,744
KOOTENAI	103.89%	112.40%	96.45%	105.61%	98.12%	107.96%	Non-Normal	82,412
LATAH	73.18%	101.65%	63.46%	106.73%	63.12%	94.09%	Normal	60,824
LEMHI	86.92%	105.87%	79.58%	103.70%	80.28%	95.12%	Normal	39,541
LEWIS	94.63%	130.93%	97.92%	131.91%	105.63%	122.43%	Normal	21,983
LINCOLN	158.70%	198.46%	150.44%	203.82%	151.25%	198.64%	Normal	11,483
MADISON	81.30%	114.52%	70.83%	114.96%	79.51%	112.17%	Normal	39,590
MINIDOKA	77.08%	100.30%	83.95%	100.63%	82.52%	107.59%	Normal	36,096
NEZPERCE	86.00%	106.04%	78.10%	113.88%	88.58%	106.18%	Normal	44,417
ONEIDA								
OWYHEE	48.86%	110.09%	48.64%	122.02%	46.66%	78.31%	Normal	22,744
PAYETTE	94.36%	115.17%	88.77%	116.60%	85.12%	109.81%	Normal	36,493
POWER								
SHOSHONE	64.42%	101.49%	54.06%	111.91%	75.35%	112.47%	Normal	46,833
TETON	100.58%	113.18%	99.97%	107.97%	99.37%	111.86%	Normal	46,939
TWINFALLS	97.13%	111.97%	94.96%	106.93%	79.81%	113.31%	Normal	62,544
VALLEY	104.83%	114.70%	102.53%	117.70%	89.30%	101.37%	Non-Normal	53,210
WASHINGTON	55.40%	129.79%	37.38%	127.89%	18.67%	117.85%	Normal	52,400
STATEWIDE	103.59%	106.42%	99.85%	101.69%	95.44%	100.28%	Non-Normal	71,604

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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
ADA	128	58,864,000	59,211,465	105.17%	101.38%	100.84%	99.41%	1.06	22.61%	28.99%	96.41%
ADAMS											
BANNOCK	13	3,019,123	2,856,520	104.88%	100.80%	103.99%	105.69%	0.99	11.03%	13.42%	89.16%
BEARLAKE	8	462,920	603,000	95.15%	94.84%	89.60%	76.77%	1.24	30.42%	34.61%	54.26%
BENEWAH	5	956,900	749,150	118.18%	105.06%	115.59%	127.73%	0.93	22.76%	23.85%	23.13%
BINGHAM	7	851,843	949,400	92.86%	91.67%	91.04%	89.72%	1.03	13.84%	21.64%	60.77%
BLAINE	6	645,792	664,500	96.67%	95.30%	96.40%	97.18%	0.99	7.03%	8.28%	94.67%
BOISE											
BONNER	14	4,466,586	4,908,998	89.08%	88.46%	86.71%	90.99%	0.98	18.11%	24.35%	43.65%
BONNEVILLE	27	15,809,991	16,538,727	91.35%	90.62%	89.85%	95.59%	0.96	13.88%	18.15%	66.25%
BOUNDARY	7	1,332,560	1,574,500	88.61%	80.59%	87.41%	84.63%	1.05	16.30%	18.42%	40.80%
BUTTE											
CAMAS											
CANYON	59	27,061,365	26,673,878	99.78%	98.25%	95.70%	101.45%	0.98	22.03%	28.15%	99.36%
CARIBOU											
CASSIA	5	945,170	1,347,900	82.37%	85.33%	79.69%	70.12%	1.17	21.97%	27.81%	22.19%
CLARK											
CLEARWATER	6	635,992	962,644	76.33%	67.47%	73.41%	66.07%	1.16	28.98%	31.13%	10.01%
CUSTER	7	1,412,870	1,190,815	112.78%	103.07%	103.19%	118.65%	0.95	40.08%	45.48%	30.31%
ELMORE	11	1,922,073	1,822,563	108.54%	99.23%	105.92%	105.46%	1.03	20.88%	23.99%	55.22%
FRANKLIN											
FREMONT											
GEM	9	3,010,117	2,595,500	139.12%	118.15%	126.20%	115.97%	1.20	44.21%	46.24%	8.02%
GOODING	5	927,332	1,015,500	110.36%	87.12%	100.76%	91.32%	1.21	49.80%	55.23%	24.65%
IDAHO	7	1,267,763	1,217,000	101.39%	102.30%	100.08%	104.17%	0.97	13.09%	17.89%	79.81%
JEFFERSON											
JEROME	11	1,526,668	1,710,680	100.71%	100.99%	92.48%	89.24%	1.13	31.18%	42.95%	53.84%
KOOTENAI	29	10,381,038	11,546,551	99.48%	95.59%	95.77%	89.91%	1.11	20.83%	28.04%	93.52%
LATAH	8	3,460,560	4,379,593	95.40%	96.53%	90.76%	79.02%	1.21	23.29%	32.47%	56.93%
LEMHI	9	1,835,009	1,765,539	104.64%	104.04%	99.45%	103.93%	1.01	24.42%	31.71%	56.84%
LEWIS	5	638,880	947,500	71.35%	78.35%	67.07%	67.43%	1.06	27.91%	36.82%	7.89%
LINCOLN											
MADISON	11	5,808,302	7,146,100	98.49%	99.05%	97.55%	81.28%	1.21	10.86%	14.16%	95.40%
MINIDOKA	9	1,849,735	2,009,600	107.70%	103.25%	106.03%	92.04%	1.17	14.31%	18.24%	61.92%
NEZPERCE	8	1,905,886	1,959,100	103.66%	100.07%	102.15%	97.28%	1.07	14.29%	19.04%	75.75%
ONEIDA											
OWYHEE	6	318,001	434,088	75.62%	72.00%	61.48%	73.26%	1.03	51.51%	61.78%	17.67%
PAYETTE	7	1,367,720	1,275,800	109.97%	111.77%	103.75%	107.20%	1.03	23.31%	32.16%	40.79%
POWER											
SHOSHONE	7	1,426,886	1,375,790	106.30%	98.19%	103.35%	103.71%	1.02	21.05%	27.61%	52.89%
TETON											
TWINFALLS	17	13,685,607	14,609,200	98.38%	108.05%	95.03%	93.68%	1.05	20.11%	25.32%	87.16%
VALLEY	9	2,175,160	2,605,000	85.03%	76.73%	81.63%	83.50%	1.02	25.12%	29.35%	27.48%
WASHINGTON	6	605,120	522,250	115.76%	109.00%	112.69%	115.87%	1.00	19.65%	25.45%	28.34%
STATEWIDE	466	170,576,969	177,168,851	100.92%	99.15%	96.46%	96.28%	1.05	22.15%	29.99%	Approx.100%

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County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	100.73%	109.60%	99.01%	102.86%	91.66%	107.17%	Non-Normal	462,590
ADAMS								
BANNOCK	97.92%	111.84%	99.77%	114.19%	99.72%	111.67%	Normal	219,732
BEARLAKE	73.08%	117.21%	69.59%	126.57%	51.51%	102.03%	Normal	75,375
BENEWAH	91.30%	145.05%	91.71%	153.34%	100.03%	155.43%	Normal	149,830
BINGHAM	78.10%	107.62%	77.75%	104.64%	70.31%	109.14%	Normal	135,629
BLAINE	90.09%	103.25%	88.58%	106.22%	90.36%	104.01%	Normal	110,750
BOISE								
BONNER	78.81%	99.34%	74.64%	96.69%	82.76%	99.21%	Normal	350,643
BONNEVILLE	85.91%	96.80%	82.55%	97.78%	88.86%	102.33%	Normal	612,545
BOUNDARY	76.63%	100.60%	75.99%	107.71%	76.28%	92.99%	Normal	224,929
BUTTE								
CAMAS								
CANYON	93.77%	105.80%	93.46%	103.95%	96.66%	106.24%	Normal	452,100
CARIBOU								
CASSIA	60.53%	104.22%	56.09%	104.86%	49.29%	90.95%	Normal	269,580
CLARK								
CLEARWATER	56.78%	95.88%	55.00%	105.97%	51.50%	80.64%	Normal	160,441
CUSTER	75.11%	150.44%	64.69%	159.43%	86.76%	150.54%	Normal	170,116
ELMORE	94.31%	122.76%	86.81%	130.81%	90.39%	120.53%	Normal	165,688
FRANKLIN								
FREMONT								
GEM	99.23%	179.01%	90.46%	196.33%	65.87%	166.08%	Normal	288,389
GOODING	52.24%	168.47%	74.63%	203.34%	74.53%	108.11%	Non-Normal	203,100
IDAHO	88.07%	114.71%	85.71%	114.27%	87.83%	120.51%	Normal	173,857
JEFFERSON								
JEROME	77.08%	124.34%	64.10%	115.71%	72.03%	106.46%	Normal	155,516
KOOTENAI	90.67%	108.29%	87.77%	104.58%	78.77%	101.04%	Normal	398,157
LATAH	74.65%	116.15%	70.78%	118.28%	59.14%	98.89%	Normal	547,449
LEMHI	84.06%	125.21%	71.70%	129.40%	86.05%	121.82%	Normal	196,171
LEWIS	46.31%	96.40%	40.50%	98.49%	42.12%	92.74%	Normal	189,500
LINCOLN								
MADISON	90.87%	106.11%	86.49%	111.69%	69.95%	92.60%	Normal	649,645
MINIDOKA	95.52%	119.88%	95.90%	124.71%	75.04%	109.05%	Normal	223,289
NEZPERCE	90.43%	116.88%	86.45%	118.95%	86.82%	107.75%	Normal	244,888
ONEIDA								
OWYHEE	37.19%	114.05%	25.83%	131.20%	36.06%	110.45%	Normal	72,348
PAYETTE	84.00%	135.93%	77.05%	144.84%	85.47%	128.94%	Normal	182,257
POWER								
SHOSHONE	84.74%	127.85%	82.29%	129.59%	87.77%	119.66%	Normal	196,541
TETON								
TWINFALLS	87.83%	108.93%	75.13%	114.45%	77.20%	110.16%	Normal	859,365
VALLEY	69.55%	100.50%	71.51%	111.00%	69.46%	97.54%	Normal	289,444
WASHINGTON	91.53%	140.00%	86.61%	152.06%	98.75%	132.98%	Normal	87,042
STATEWIDE	98.62%	103.23%	97.35%	100.80%	92.80%	99.76%	Non-Normal	380,191

County	Sales Count	Total Assessed Value ($)	Total Sales Price or Value ($)	Mean Ratio	Median Ratio	Geometric Mean Ratio	Weighted Mean Ratio	Price Related Differential	Coefficient of Dispersion (COD)	Coefficient of Variation (COV)	Probability of 90/110% Actual Mean
ADA	36	4,643,900	4,476,337	122.02%	100.25%	112.22%	103.74%	1.18	38.94%	41.68%	7.92%
ADAMS											
BANNOCK	5	2,266,407	2,494,385	87.96%	85.15%	87.67%	90.86%	0.97	7.43%	9.21%	30.01%
BEARLAKE											
BENEWAH											
BINGHAM											
BLAINE	5	736,110	770,000	103.58%	79.40%	97.87%	95.60%	1.08	42.46%	39.01%	38.24%
BOISE											
BONNER											
BONNEVILLE	6	532,179	582,500	90.85%	87.31%	90.19%	91.36%	0.99	10.01%	13.44%	55.81%
BOUNDARY											
BUTTE											
CAMAS											
CANYON	11	2,375,520	2,596,300	96.31%	99.47%	93.65%	91.50%	1.05	13.26%	20.96%	81.35%
CARIBOU											
CASSIA											
CLARK											
CLEARWATER											
CUSTER											
ELMORE											
FRANKLIN											
FREMONT											
GEM											
GOODING											
IDAHO											
JEFFERSON											
JEROME											
KOOTENAI	10	1,816,635	1,783,250	117.12%	126.30%	113.04%	101.87%	1.15	21.37%	27.02%	23.55%
LATAH	5	1,317,759	1,957,320	96.31%	89.33%	88.47%	67.32%	1.43	35.25%	41.65%	38.43%
LEMHI											
LEWIS											
LINCOLN											
MADISON											
MINIDOKA											
NEZPERCE											
ONEIDA											
OWYHEE											
PAYETTE											
POWER											
SHOSHONE											
TETON											
TWINFALLS											
VALLEY											
WASHINGTON											
STATEWIDE	78	13,688,510	14,660,092	110.36%	100.20%	103.46%	93.37%	1.18	27.51%	37.40%	47.21%

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County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	108.08%	135.97%	100.20%	117.97%	77.78%	129.70%	Non-Normal	124,343
ADAMS								
BANNOCK	80.24%	95.68%	79.36%	98.80%	87.30%	94.42%	Normal	498,877
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE	65.06%	142.11%	71.21%	158.55%	63.23%	127.97%	Normal	154,000
BOISE								
BONNER								
BONNEVILLE	80.81%	100.89%	79.72%	106.07%	71.74%	110.98%	Normal	97,083
BOUNDARY								
BUTTE								
CAMAS								
CANYON	85.28%	107.34%	91.65%	104.70%	71.26%	111.73%	Normal	236,027
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO								
JEFFERSON								
JEROME								
KOOTENAI	98.77%	135.47%	88.92%	139.47%	85.53%	118.22%	Normal	178,325
LATAH	58.06%	134.56%	46.06%	135.92%	33.40%	101.25%	Normal	391,464
LEMHI								
LEWIS								
LINCOLN								
MADISON								
MINIDOKA								
NEZPERCE								
ONEIDA								
OWYHEE								
PAYETTE								
POWER								
SHOSHONE								
TETON								
TWINFALLS								
VALLEY								
WASHINGTON								
STATEWIDE	102.67%	118.04%	99.52%	102.26%	83.43%	103.31%	Non-Normal	187,950

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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
ADA	167	2,695,100	2,967,095	100.00%	92.03%	91.02%	90.83%	1.10	37.30%	43.61%	99.70%
ADAMS											
BANNOCK	22	264,955	327,278	94.86%	105.66%	84.08%	80.96%	1.17	36.59%	47.19%	62.82%
BEARLAKE	5	57,270	81,722	79.85%	72.68%	74.16%	70.08%	1.14	35.58%	47.23%	21.55%
BENEWAH	6	104,690	115,500	95.85%	94.33%	95.29%	90.64%	1.06	9.22%	11.82%	85.49%
BINGHAM	19	122,650	129,967	99.27%	98.44%	92.84%	94.37%	1.05	26.48%	34.19%	78.28%
BLAINE	5	55,056	27,450	252.65%	239.40%	226.83%	200.57%	1.26	40.48%	53.17%	1.14%
BOISE	8	204,838	250,500	92.98%	79.45%	86.75%	81.77%	1.14	37.07%	43.24%	44.49%
BONNER	17	855,972	823,341	112.56%	104.71%	110.02%	103.96%	1.08	18.49%	21.31%	33.22%
BONNEVILLE	17	205,565	212,400	98.63%	109.33%	95.87%	96.78%	1.02	18.62%	23.75%	89.45%
BOUNDARY	8	59,430	57,500	118.20%	118.69%	112.98%	103.36%	1.14	26.86%	31.14%	24.08%
BUTTE											
CAMAS											
CANYON	160	3,131,600	3,523,790	92.45%	88.83%	89.01%	88.87%	1.04	22.31%	28.59%	87.90%
CARIBOU											
CASSIA	5	111,067	112,000	102.67%	112.06%	99.67%	99.17%	1.04	18.10%	25.33%	54.95%
CLARK											
CLEARWATER	6	64,040	52,192	118.21%	99.90%	103.20%	122.70%	0.96	52.32%	55.53%	21.54%
CUSTER	5	72,910	77,495	106.91%	117.60%	102.69%	94.08%	1.14	20.47%	28.66%	44.10%
ELMORE	31	496,635	501,499	130.73%	93.66%	112.43%	99.03%	1.32	65.85%	57.49%	6.17%
FRANKLIN											
FREMONT	9	133,664	135,348	95.49%	92.94%	94.72%	98.76%	0.97	10.45%	13.67%	87.33%
GEM	16	236,730	338,650	85.95%	63.17%	77.06%	69.90%	1.23	55.28%	54.43%	33.82%
GOODING											
IDAHO	11	662,507	692,690	85.83%	89.14%	82.54%	95.64%	0.90	18.14%	26.52%	27.57%
JEFFERSON	11	172,310	139,860	135.85%	145.00%	127.95%	123.20%	1.10	27.05%	34.40%	4.39%
JEROME	7	117,150	117,300	116.75%	97.56%	109.81%	99.87%	1.17	37.49%	39.44%	26.81%
KOOTENAI	167	4,007,560	4,275,269	99.13%	93.71%	94.59%	93.74%	1.06	24.19%	30.32%	Approx.100%
LATAH	83	1,622,571	1,619,589	101.80%	99.33%	98.17%	100.18%	1.02	22.09%	26.73%	99.70%
LEMHI											
LEWIS											
LINCOLN											
MADISON	25	253,198	323,074	87.78%	78.62%	83.40%	78.37%	1.12	29.25%	33.41%	35.35%
MINIDOKA	11	89,130	96,775	92.87%	103.00%	90.46%	92.10%	1.01	17.32%	22.48%	66.03%
NEZPERCE	19	521,941	568,382	99.61%	89.01%	96.62%	91.83%	1.08	24.89%	26.04%	88.92%
ONEIDA											
OWYHEE											
PAYETTE	7	206,440	232,902	116.70%	93.53%	109.52%	88.64%	1.32	42.34%	41.38%	26.61%
POWER											
SHOSHONE	14	182,789	197,674	94.85%	100.30%	90.04%	92.47%	1.03	22.00%	31.22%	68.56%
TETON											
TWINFALLS	28	508,112	493,553	97.49%	102.45%	93.42%	102.95%	0.95	18.97%	26.57%	92.30%
VALLEY											
WASHINGTON	5	50,130	43,000	137.42%	121.00%	118.65%	116.58%	1.18	52.96%	58.33%	11.52%
STATEWIDE	894	17,266,010	18,533,795	100.62%	93.74%	94.04%	93.16%	1.08	29.39%	39.30%	Approx.100%

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County	Mean Lower Confidence Interval (90%)	Mean Upper Confidence Interval (90%)	Median Lower Confidence Interval (90%)	Median Upper Confidence Interval (90%)	Weighted Mean Lower Confidence Interval (90%)	Weighted Mean Upper Confidence Interval (90%)	Distribution	Average Sale Price or Value ($)
ADA	94.45%	105.55%	86.98%	96.46%	85.84%	95.83%	Non-Normal	17,767
ADAMS								
BANNOCK	78.43%	111.28%	60.25%	115.91%	66.60%	95.32%	Normal	14,876
BEARLAKE	43.89%	115.80%	52.09%	136.28%	52.05%	88.11%	Normal	16,344
BENEWAH	86.53%	105.18%	83.55%	109.34%	73.99%	107.29%	Normal	19,250
BINGHAM	85.77%	112.77%	85.68%	115.61%	77.60%	111.14%	Normal	6,840
BLAINE	124.57%	380.74%	135.18%	442.65%	111.46%	289.67%	Normal	5,490
BOISE	66.05%	119.92%	67.42%	121.63%	66.47%	97.08%	Normal	31,313
BONNER	102.40%	122.72%	99.76%	126.36%	95.49%	112.44%	Normal	48,432
BONNEVILLE	88.71%	108.55%	79.69%	112.27%	82.48%	111.08%	Normal	12,494
BOUNDARY	93.54%	142.87%	84.72%	154.30%	82.26%	124.46%	Normal	7,188
BUTTE								
CAMAS								
CANYON	89.01%	95.89%	84.95%	91.84%	85.68%	92.06%	Non-Normal	22,024
CARIBOU								
CASSIA	77.87%	127.47%	66.95%	128.89%	65.49%	132.84%	Normal	22,400
CLARK								
CLEARWATER	64.21%	172.22%	55.21%	200.65%	73.10%	172.30%	Normal	8,699
CUSTER	77.70%	136.12%	63.76%	133.72%	49.34%	138.83%	Normal	15,499
ELMORE	107.82%	153.63%	90.21%	134.21%	81.97%	116.09%	Non-Normal	16,177
FRANKLIN								
FREMONT	87.39%	103.58%	86.27%	105.47%	91.57%	105.94%	Normal	15,039
GEM	65.45%	106.45%	53.66%	99.12%	51.92%	87.89%	Non-Normal	21,166
GOODING								
IDAHO	73.39%	98.26%	79.20%	99.09%	86.19%	105.10%	Normal	62,972
JEFFERSON	110.32%	161.39%	97.21%	171.78%	92.52%	153.88%	Normal	12,715
JEROME	82.93%	150.57%	81.38%	164.68%	90.77%	108.97%	Normal	16,757
KOOTENAI	95.31%	102.96%	92.05%	96.97%	90.34%	97.14%	Non-Normal	25,600
LATAH	96.89%	106.72%	93.58%	107.42%	95.75%	104.62%	Normal	19,513
LEMHI								
LEWIS								
LINCOLN								
MADISON	77.74%	97.81%	71.91%	95.27%	68.69%	88.05%	Normal	12,923
MINIDOKA	81.47%	104.28%	72.05%	108.61%	81.39%	102.81%	Normal	8,798
NEZPERCE	89.29%	109.93%	81.79%	114.47%	83.57%	100.09%	Normal	29,915
ONEIDA								
OWYHEE								
PAYETTE	81.24%	152.17%	84.35%	179.49%	78.99%	98.29%	Non-Normal	33,272
POWER								
SHOSHONE	80.83%	108.86%	80.42%	107.27%	79.03%	105.91%	Normal	14,120
TETON								
TWINFALLS	89.16%	105.83%	94.41%	108.68%	90.07%	115.83%	Normal	17,627
VALLEY								
WASHINGTON	60.99%	213.85%	58.10%	241.99%	17.42%	215.74%	Normal	8,600
STATEWIDE	98.45%	102.80%	92.44%	95.59%	91.44%	94.88%	Non-Normal	20,731

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