2007 Ratio Study Statistical Data

Vacant Residential

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%)	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	554	78,893,900	82,332,193	98.72%	98.76%	97.32%	95.82%	1.03	12.68%	16.96%	Approx.100%	97.55%	99.89%	98.05%	99.87%	94.36%	97.28%	Non-Normal	148,614
ADAMS	22	2,290,848	2,222,811	110.26%	107.28%	106.21%	103.06%	1.07	19.84%	26.38%	48.13%	99.59%	120.94%	96.75%	112.71%	93.31%	112.81%	Normal	101,037
BANNOCK	118	4,610,600	5,460,936	91.95%	90.80%	83.09%	84.43%	1.09	28.09%	40.66%	71.23%	86.28%	97.61%	86.00%	97.65%	78.30%	90.56%	Non-Normal	46,279
BEARLAKE	60	3,473,600	4,748,591	80.93%	80.91%	78.20%	73.15%	1.11	20.51%	25.14%	0.00%	76.61%	85.26%	75.39%	87.53%	66.48%	79.82%	Normal	79,143
BENEWAH	64	2,144,560	2,633,946	87.59%	84.27%	81.30%	81.42%	1.08	30.69%	40.49%	29.12%	80.30%	94.88%	74.38%	89.74%	73.36%	89.48%	Non-Normal	41,155
BINGHAM	11	208,682	222,910	94.97%	94.50%	94.48%	93.62%	1.01	8.49%	10.57%	93.37%	89.48%	100.45%	88.04%	100.57%	86.82%	100.41%	Normal	20,265
BLAINE	21	13,038,680	14,407,389	93.06%	98.04%	90.92%	90.50%	1.03	17.32%	21.44%	75.41%	85.54%	100.57%	77.06%	104.97%	81.01%	99.99%	Normal	686,066
BOISE	74	5,871,650	8,337,683	81.90%	79.51%	77.48%	70.42%	1.16	26.63%	33.39%	0.54%	76.67%	$0.87	$0.75	$0.86	$0.63	$0.77	Non-Normal	112,671
BONNER	345	49,335,243	53,961,095	91.59%	90.28%	86.10%	91.43%	1.00	25.98%	36.39%	81.06%	88.64%	94.54%	87.14%	92.40%	88.24%	94.62%	Non-Normal	156,409
BONNEVILLE	158	5,876,235	7,655,638	82.13%	86.57%	78.22%	76.76%	1.07	21.57%	28.33%	0.00%	79.09%	85.18%	81.20%	89.35%	72.84%	80.68%	Non-Normal	48,453
BOUNDARY	57	4,529,810	5,178,808	92.03%	96.62%	87.68%	87.47%	1.05	20.57%	29.32%	71.23%	86.15%	97.91%	86.23%	99.06%	79.33%	95.61%	Normal	90,856
BUTTE	7	125,590	173,500	79.20%	88.89%	75.40%	72.39%	1.09	21.31%	30.51%	13.35%	61.46%	96.95%	53.82%	100.01%	52.11%	92.66%	Normal	24,786
CAMAS	9	396,740	568,591	84.08%	85.19%	78.18%	69.78%	1.21	28.30%	39.50%	28.01%	63.49%	104.67%	53.67%	98.77%	46.03%	93.52%	Normal	63,177
CANYON	123	7,812,010	9,793,310	83.85%	87.50%	80.51%	79.77%	1.05	19.52%	26.31%	0.10%	80.58%	87.13%	84.34%	93.00%	74.64%	84.90%	Non-Normal	79,620
CARIBOU	5	74,763	103,000	84.57%	87.50%	82.76%	72.59%	1.17	12.88%	22.05%	25.61%	66.79%	102.34%	59.42%	105.83%	48.44%	96.73%	Normal	20,600
CASSIA	30	638,231	839,040	87.67%	89.21%	82.85%	76.07%	1.15	24.26%	32.09%	32.28%	78.94%	96.40%	83.02%	98.53%	65.13%	87.01%	Normal	27,968
CLARK																			
CLEARWATER	32	1,466,022	1,656,308	90.30%	88.29%	85.28%	88.51%	1.02	27.52%	34.79%	51.97%	81.17%	99.44%	75.77%	98.00%	78.43%	98.59%	Normal	51,760
CUSTER	45	2,934,180	3,319,270	87.88%	86.18%	83.63%	88.40%	0.99	27.12%	32.16%	30.50%	80.95%	94.81%	71.63%	98.71%	79.23%	97.57%	Normal	73,762
ELMORE	58	2,076,456	2,613,463	84.08%	91.16%	81.59%	79.45%	1.06	15.06%	23.66%	1.16%	79.79%	88.38%	83.92%	91.16%	74.84%	84.06%	Normal	45,060
FRANKLIN	28	520,227	1,013,406	67.34%	48.96%	53.27%	51.33%	1.31	73.68%	73.17%	1.09%	51.48%	83.19%	33.28%	75.85%	41.09%	61.58%	Non-Normal	36,193
FREMONT	99	6,155,920	7,926,615	89.12%	91.80%	85.43%	77.66%	1.15	22.18%	27.74%	35.94%	85.03%	93.21%	82.31%	97.29%	70.95%	84.37%	Normal	80,067
GEM	43	2,653,730	3,629,550	76.01%	75.99%	74.57%	73.11%	1.04	13.41%	18.84%	0.00%	72.42%	79.60%	74.93%	79.94%	68.62%	77.61%	Normal	84,408
GOODING	19	430,190	690,506	67.98%	62.59%	64.78%	62.30%	1.09	25.78%	32.70%	0.02%	59.14%	76.83%	56.40%	69.82%	55.46%	69.14%	Normal	36,342
IDAHO	85	4,932,043	6,475,223	85.78%	88.18%	80.82%	76.17%	1.13	26.60%	33.61%	8.69%	80.63%	90.92%	74.88%	93.19%	70.59%	81.75%	Normal	76,179
JEFFERSON	172	4,810,660	5,564,845	90.66%	95.48%	88.48%	86.45%	1.05	14.06%	19.83%	68.44%	88.41%	92.92%	92.66%	97.56%	82.78%	90.11%	Non-Normal	32,354
JEROME	24	900,840	1,245,530	76.70%	82.11%	71.91%	72.33%	1.06	26.54%	33.72%	0.96%	67.65%	85.75%	60.06%	92.64%	62.07%	82.58%	Normal	51,897
KOOTENAI	285	49,241,155	56,948,001	92.29%	93.33%	88.20%	86.47%	1.07	22.14%	29.24%	92.36%	89.67%	94.92%	89.14%	95.00%	83.19%	89.75%	Non-Normal	199,818
LATAH	34	1,653,208	1,912,867	92.26%	90.91%	89.75%	86.43%	1.07	18.93%	24.62%	71.90%	85.85%	98.67%	83.31%	98.16%	80.94%	91.91%	Non-Normal	56,261
LEMHI	47	860,564	1,223,152	81.76%	81.84%	77.92%	70.36%	1.16	24.10%	31.33%	1.36%	75.62%	87.91%	73.22%	86.90%	63.93%	76.78%	Normal	26,025
LEWIS	7	112,820	198,500	59.11%	59.75%	57.96%	56.84%	1.04	12.81%	19.37%	0.02%	50.70%	67.51%	51.04%	68.79%	47.97%	65.71%	Normal	28,357
LINCOLN	6	85,760	156,000	59.47%	61.20%	58.45%	54.97%	1.08	10.76%	18.59%	0.05%	50.37%	68.56%	46.02%	68.93%	43.02%	66.93%	Normal	26,000
MADISON	54	2,115,790	2,474,271	86.24%	88.16%	85.16%	85.51%	1.01	11.24%	15.45%	1.88%	83.26%	89.23%	84.63%	91.92%	82.16%	88.87%	Normal	45,820
MINIDOKA	31	764,703	955,300	85.01%	85.71%	80.75%	80.05%	1.06	23.17%	30.53%	14.01%	77.10%	92.92%	75.71%	93.82%	69.89%	90.21%	Normal	30,816
NEZPERCE	73	3,450,202	3,892,126	91.45%	93.06%	89.27%	88.65%	1.03	16.45%	21.57%	73.24%	87.66%	95.25%	88.71%	95.32%	84.23%	93.06%	Normal	53,317
ONEIDA	11	395,390	496,445	75.19%	75.56%	73.93%	79.64%	0.94	15.35%	19.18%	0.34%	67.31%	83.07%	64.74%	89.53%	68.17%	91.12%	Normal	45,131
OWYHEE	33	2,403,513	2,715,595	92.67%	103.09%	84.61%	88.51%	1.05	25.37%	36.24%	67.21%	83.06%	102.29%	87.80%	109.23%	75.08%	101.94%	Normal	82,291
PAYETTE	38	1,850,610	2,105,050	94.76%	97.78%	92.15%	87.91%	1.08	16.97%	22.54%	91.47%	89.06%	100.46%	91.35%	103.01%	75.86%	99.96%	Normal	55,396
POWER	6	97,950	109,908	89.08%	87.18%	88.78%	89.12%	1.00	5.69%	9.22%	39.66%	82.32%	95.84%	82.25%	99.26%	82.60%	95.64%	Normal	18,318
SHOSHONE	41	2,707,425	2,837,569	84.42%	88.69%	74.39%	95.41%	0.88	34.24%	42.48%	15.87%	75.21%	93.64%	76.32%	104.06%	88.89%	101.94%	Normal	69,209
TETON	102	13,158,321	15,581,869	88.91%	93.03%	85.96%	84.45%	1.05	18.01%	24.92%	30.85%	85.30%	92.52%	85.88%	95.66%	79.70%	89.20%	Non-Normal	152,763
TWINFALLS	74	4,039,854	4,628,445	92.35%	96.27%	88.85%	87.28%	1.06	21.03%	27.53%	78.52%	87.49%	97.21%	84.72%	101.18%	81.76%	92.80%	Normal	62,547
VALLEY	209	31,948,250	39,179,583	89.00%	88.12%	85.12%	81.54%	1.09	23.12%	29.48%	28.77%	86.01%	91.98%	85.04%	91.83%	78.18%	84.91%	Non-Normal	187,462
WASHINGTON	28	1,459,890	1,699,605	91.68%	95.18%	88.54%	85.90%	1.07	18.71%	24.21%	65.38%	84.54%	98.82%	83.63%	103.19%	77.00%	94.79%	Normal	60,700
STATEWIDE	3,342	322,494,169	369,682,010	89.95%	91.79%	85.80%	87.24%	1.03	21.43%	29.48%	45.62%	89.20%	90.71%	91.16%	92.57%	86.14%	88.33%	Non-Normal	110,617

EPB00660_05-07-2008

Improved Residential

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%)	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	8,934	2,258,897,866	2,468,416,870	92.08%	92.79%	0.00%	91.51%	1.01	8.52%	11.52%	Approx.100%	91.89%	92.26%	92.58%	92.97%	91.28%	91.74%	Non-Normal	276,295
ADAMS	24	4,323,876	4,858,400	87.41%	90.61%	85.22%	89.00%	0.98	15.87%	21.88%	25.69%	80.72%	94.10%	78.97%	95.66%	83.99%	94.01%	Normal	202,433
BANNOCK	1,194	150,260,892	168,772,039	90.41%	90.39%	89.05%	89.03%	1.02	11.97%	17.39%	81.59%	89.66%	91.16%	89.79%	91.12%	88.23%	89.84%	Non-Normal	141,350
BEARLAKE	74	8,666,040	10,465,193	87.44%	86.26%	85.65%	82.81%	1.06	16.36%	20.51%	10.93%	84.01%	90.87%	82.92%	90.02%	78.49%	87.13%	Normal	141,422
BENEWAH	77	6,895,282	9,334,562	79.10%	74.88%	75.48%	73.87%	1.07	24.84%	33.64%	0.00%	74.11%	84.09%	68.63%	79.52%	69.56%	78.18%	Non-Normal	121,228
BINGHAM	166	18,324,218	21,779,921	85.47%	81.67%	84.47%	84.13%	1.02	12.98%	15.85%	0.00%	83.74%	87.20%	80.57%	84.19%	82.47%	85.80%	Non-Normal	131,204
BLAINE	234	175,313,278	189,429,526	96.02%	98.53%	94.04%	92.55%	1.04	13.44%	20.07%	Approx.100%	93.94%	98.09%	96.01%	99.86%	90.01%	95.09%	Non-Normal	809,528
BOISE	75	14,219,260	16,464,223	87.81%	87.16%	85.57%	86.36%	1.02	18.69%	23.29%	17.62%	83.92%	$0.92	$0.80	$0.90	$0.83	$0.90	Non-Normal	219,523
BONNER	478	123,949,635	138,611,033	96.74%	94.76%	93.69%	89.42%	1.08	18.13%	26.46%	Approx.100%	94.81%	98.66%	93.39%	96.29%	86.55%	92.30%	Non-Normal	289,981
BONNEVILLE	1,101	171,065,142	182,220,348	93.24%	93.45%	91.81%	93.88%	0.99	12.90%	17.39%	Approx.100%	92.44%	94.05%	92.52%	94.40%	92.78%	94.98%	Non-Normal	165,504
BOUNDARY	91	13,071,050	14,872,257	88.92%	87.39%	87.25%	87.89%	1.01	14.92%	20.14%	28.10%	85.83%	92.01%	84.87%	89.40%	85.11%	90.67%	Non-Normal	163,431
BUTTE	20	1,170,930	1,516,550	89.81%	81.55%	85.08%	77.21%	1.16	30.30%	33.83%	48.52%	78.06%	101.56%	68.96%	111.08%	68.26%	86.16%	Normal	75,828
CAMAS	7	747,710	1,114,695	83.54%	76.62%	75.72%	67.08%	1.25	34.56%	51.91%	27.47%	51.69%	115.39%	49.83%	109.76%	48.34%	85.82%	Normal	159,242
CANYON	3,822	621,648,620	685,750,003	90.30%	92.22%	89.03%	90.65%	1.00	11.85%	16.24%	89.25%	89.91%	90.69%	91.82%	92.54%	90.25%	91.06%	Non-Normal	179,422
CARIBOU	76	6,287,541	6,888,605	93.45%	93.07%	92.39%	91.27%	1.02	11.21%	15.23%	98.26%	90.77%	96.14%	90.32%	95.66%	88.31%	94.24%	Normal	90,640
CASSIA	220	22,128,775	23,329,631	99.42%	94.72%	96.09%	94.85%	1.05	20.28%	27.87%	Approx.100%	96.35%	102.49%	92.70%	97.85%	92.18%	97.52%	Non-Normal	106,044
CLARK	9	636,600	756,000	79.74%	85.80%	76.15%	84.21%	0.95	18.82%	29.13%	10.86%	65.34%	94.14%	57.30%	96.28%	70.08%	98.33%	Normal	84,000
CLEARWATER	64	7,424,154	7,775,222	97.78%	94.88%	95.29%	95.48%	1.02	19.16%	23.32%	99.67%	93.09%	102.46%	88.51%	103.33%	90.56%	100.41%	Normal	121,488
CUSTER	63	5,703,910	7,317,396	80.47%	80.08%	78.56%	77.95%	1.03	17.63%	21.48%	0.00%	76.89%	84.06%	75.19%	85.97%	72.75%	83.15%	Normal	116,149
ELMORE	471	63,619,235	72,559,900	87.63%	87.58%	86.80%	87.68%	1.00	9.87%	13.94%	0.00%	86.70%	88.55%	86.88%	88.16%	86.83%	88.53%	Non-Normal	154,055
FRANKLIN	92	13,635,479	12,671,434	108.90%	106.27%	105.72%	107.61%	1.01	18.88%	24.31%	65.54%	104.36%	113.44%	102.49%	113.12%	102.68%	112.53%	Non-Normal	137,733
FREMONT	75	10,361,260	12,587,672	87.08%	82.41%	83.83%	82.31%	1.06	22.78%	27.30%	14.23%	82.57%	91.60%	79.62%	87.16%	75.26%	89.37%	Normal	167,836
GEM	269	45,070,000	50,390,722	90.74%	89.82%	89.77%	89.44%	1.01	11.09%	15.33%	80.78%	89.35%	92.14%	88.21%	91.83%	88.22%	90.66%	Non-Normal	187,326
GOODING	151	15,593,839	17,956,595	89.49%	91.35%	88.12%	86.84%	1.03	13.20%	17.16%	34.09%	87.44%	91.55%	87.81%	94.27%	84.03%	89.65%	Non-Normal	118,918
IDAHO	115	14,606,717	16,636,820	89.10%	87.14%	86.61%	87.80%	1.01	19.00%	23.50%	31.92%	85.89%	92.31%	82.12%	90.55%	84.58%	91.01%	Normal	144,668
JEFFERSON	294	44,672,565	48,294,930	92.20%	93.45%	91.29%	92.50%	1.00	10.08%	13.76%	99.85%	90.98%	93.42%	91.84%	94.54%	91.22%	93.78%	Non-Normal	164,268
JEROME	128	15,832,350	17,117,001	93.88%	92.72%	92.77%	92.49%	1.01	11.81%	15.53%	99.87%	91.76%	96.00%	90.88%	95.42%	90.15%	94.84%	Non-Normal	133,727
KOOTENAI	2,686	757,221,055	781,185,409	99.54%	99.08%	98.54%	96.93%	1.03	9.81%	14.24%	Approx.100%	99.09%	99.99%	98.75%	99.43%	96.19%	97.68%	Non-Normal	290,836
LATAH	288	52,509,685	57,482,169	91.85%	91.82%	90.84%	91.35%	1.01	10.61%	15.63%	98.54%	90.46%	93.24%	91.08%	92.96%	90.16%	92.54%	Non-Normal	199,591
LEMHI	82	10,998,623	12,802,410	89.46%	86.22%	87.19%	85.91%	1.04	17.75%	22.13%	40.13%	85.86%	93.06%	84.36%	90.82%	82.22%	89.60%	Normal	156,127
LEWIS	58	4,465,960	6,017,723	75.38%	73.38%	73.33%	74.21%	1.02	18.36%	23.68%	0.00%	71.52%	79.23%	70.42%	75.71%	70.07%	78.35%	Normal	103,754
LINCOLN	18	2,541,480	2,875,200	87.56%	87.37%	87.09%	88.39%	0.99	8.13%	10.65%	14.12%	83.74%	91.38%	83.89%	90.64%	84.28%	92.51%	Normal	159,733
MADISON	149	21,949,927	24,133,870	92.46%	92.75%	90.62%	90.95%	1.02	14.64%	20.02%	94.74%	89.97%	94.95%	90.89%	94.41%	88.13%	93.77%	Non-Normal	161,972
MINIDOKA	216	20,061,798	20,940,601	98.67%	96.41%	96.66%	95.80%	1.03	14.84%	20.21%	Approx.100%	96.43%	100.90%	95.05%	97.89%	93.15%	98.45%	Non-Normal	96,947
NEZPERCE	580	87,682,250	98,922,261	90.11%	89.34%	89.14%	88.64%	1.02	11.14%	14.66%	57.53%	89.21%	91.01%	88.38%	90.69%	87.69%	89.58%	Non-Normal	170,556
ONEIDA	24	1,844,363	2,600,921	78.42%	71.82%	74.85%	70.91%	1.11	26.51%	31.83%	1.63%	69.69%	87.16%	66.83%	82.25%	62.53%	79.29%	Normal	108,372
OWYHEE	70	10,145,825	11,290,869	93.95%	90.70%	91.52%	89.86%	1.05	18.06%	23.21%	93.45%	89.67%	98.24%	87.34%	96.81%	85.63%	94.08%	Non-Normal	161,298
PAYETTE	363	49,640,210	54,399,172	92.79%	92.27%	91.36%	91.25%	1.02	13.32%	17.85%	99.93%	91.36%	94.22%	90.50%	93.59%	89.89%	92.62%	Non-Normal	149,860
POWER	51	5,221,046	5,812,904	89.82%	86.35%	88.52%	89.82%	1.00	13.16%	17.75%	46.41%	86.15%	93.49%	83.72%	89.64%	85.29%	94.35%	Non-Normal	113,979
SHOSHONE	206	26,855,160	28,650,581	95.53%	93.05%	92.01%	93.73%	1.02	19.89%	28.30%	99.83%	92.43%	98.63%	89.35%	95.19%	91.19%	96.28%	Non-Normal	139,080
TETON	42	10,122,532	12,996,397	79.14%	81.50%	76.20%	77.89%	1.02	21.61%	26.38%	0.00%	73.84%	84.44%	72.66%	90.05%	72.09%	83.68%	Normal	309,438
TWINFALLS	710	103,811,102	109,950,394	95.76%	94.94%	94.18%	94.42%	1.01	13.54%	18.67%	Approx.100%	94.66%	96.87%	93.73%	96.02%	93.37%	95.46%	Non-Normal	154,860
VALLEY	187	73,054,620	77,103,495	94.26%	95.28%	92.49%	94.75%	0.99	15.22%	19.32%	99.93%	92.07%	96.46%	91.48%	98.24%	90.09%	99.41%	Non-Normal	412,318
WASHINGTON	125	14,601,420	16,724,339	89.91%	89.18%	88.20%	87.31%	1.03	14.43%	18.99%	47.21%	87.39%	92.42%	86.06%	91.21%	84.84%	89.77%	Non-Normal	133,795
STATEWIDE	24,179	$5,086,853,280	$5,531,451,207	92.65%	93.06%	91.43%	91.96%	1.01	11.47%	16.27%	Approx.100%	92.49%	92.81%	92.92%	93.20%	91.75%	92.18%	Non-Normal	228,771

EPB00660_05-07-2008

Manufactured Housing

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%)	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	158	4,592,865	4,721,707	101.66%	100.28%	98.70%	97.27%	1.05	19.35%	24.16%	Approx.100%	98.44%	104.87%	97.26%	103.84%	93.95%	100.59%	Non-Normal	29,884
ADAMS	6	117,849	99,750	109.36%	101.47%	98.30%	118.14%	0.93	41.33%	48.32%	30.58%	65.89%	152.83%	53.56%	171.64%	72.58%	163.71%	Normal	16,625
BANNOCK	67	1,044,001	1,073,780	104.43%	98.36%	98.64%	97.23%	1.07	25.38%	33.35%	90.44%	97.43%	111.43%	94.28%	102.68%	91.05%	103.40%	Non-Normal	16,027
BEARLAKE	5	144,500	197,000	83.93%	81.57%	76.06%	73.35%	1.14	38.55%	46.93%	26.72%	46.38%	121.48%	43.00%	123.89%	36.31%	110.39%	Normal	39,400
BENEWAH	17	281,116	352,441	109.35%	113.03%	101.85%	79.76%	1.37	24.68%	33.22%	50.73%	93.97%	124.74%	88.82%	129.54%	64.32%	95.20%	Normal	20,732
BINGHAM	6	42,499	42,500	99.10%	98.30%	98.42%	100.00%	0.99	10.27%	12.79%	88.58%	88.68%	109.52%	84.93%	113.80%	93.68%	106.32%	Normal	7,083
BLAINE	5	72,460	83,500	113.88%	114.87%	108.18%	86.78%	1.31	22.66%	33.49%	29.83%	77.51%	150.24%	65.21%	160.48%	45.38%	128.17%	Normal	16,700
BOISE																			
BONNER	37	2,443,499	2,585,962	97.32%	99.98%	94.33%	94.49%	1.03	18.32%	23.96%	97.16%	91.02%	103.63%	92.13%	107.23%	88.48%	100.50%	Normal	69,891
BONNEVILLE	25	1,063,973	1,130,100	90.79%	93.51%	87.71%	94.15%	0.96	19.35%	25.68%	56.67%	82.82%	98.77%	78.17%	98.77%	89.26%	99.04%	Normal	45,204
BOUNDARY	8	143,860	133,500	112.28%	100.52%	110.04%	107.76%	1.04	15.43%	23.51%	38.29%	94.59%	129.96%	95.80%	123.15%	90.16%	125.36%	Non-Normal	16,688
BUTTE																			
CAMAS																			
CANYON	33	782,900	846,221	96.99%	95.28%	94.69%	92.52%	1.05	16.98%	21.85%	97.04%	90.92%	103.06%	89.13%	100.74%	86.34%	98.69%	Normal	25,643
CARIBOU	3	14,930	15,800	91.21%	90.57%	90.72%	94.49%	0.97	8.49%	12.66%	50.78%	71.74%	110.68%	N/A	N/A	76.30%	112.68%	Normal	5,267
CASSIA	16	289,616	287,490	99.99%	100.31%	98.83%	100.74%	0.99	11.89%	15.69%	97.78%	93.11%	106.86%	91.50%	107.38%	92.46%	109.02%	Normal	17,968
CLARK																			
CLEARWATER	10	147,003	155,050	101.89%	98.41%	96.68%	94.81%	1.07	23.75%	37.03%	57.06%	80.02%	123.76%	74.06%	111.41%	78.24%	111.38%	Normal	15,505
CUSTER	1	7,900	8,000																
ELMORE	32	421,863	392,453	104.75%	96.81%	94.07%	107.49%	0.97	39.40%	44.62%	70.14%	91.16%	118.35%	87.45%	119.44%	95.53%	119.46%	Normal	12,264
FRANKLIN	1	27,405	24,000															Normal	24,000
FREMONT	7	209,130	227,445	92.59%	89.59%	91.65%	91.95%	1.01	9.94%	16.08%	65.85%	81.66%	103.53%	82.39%	101.52%	87.18%	96.72%	Normal	32,492
GEM	21	466,260	464,506	125.18%	123.72%	118.17%	100.38%	1.25	28.62%	33.59%	5.64%	109.35%	141.01%	92.73%	150.90%	85.08%	115.67%	Normal	22,119
GOODING	5	123,604	137,500	98.72%	95.83%	96.64%	89.89%	1.10	16.44%	22.27%	62.93%	77.76%	119.68%	70.59%	123.96%	57.67%	122.12%	Normal	27,500
IDAHO	17	1,033,548	1,012,919	105.89%	102.19%	100.69%	102.04%	1.04	22.69%	34.73%	62.74%	90.32%	121.47%	94.08%	107.91%	96.87%	107.20%	Non-Normal	59,583
JEFFERSON	8	168,670	250,124	72.88%	69.08%	68.41%	67.43%	1.08	29.01%	38.04%	5.87%	54.30%	91.46%	53.05%	101.66%	54.81%	80.05%	Normal	31,266
JEROME	7	92,780	134,500	125.48%	113.87%	112.02%	68.98%	1.82	41.18%	46.05%	17.48%	83.04%	167.92%	66.82%	182.27%	26.65%	111.31%	Normal	19,214
KOOTENAI	162	5,572,681	6,160,129	93.78%	92.94%	89.77%	90.46%	1.04	22.34%	29.26%	95.99%	90.23%	97.33%	88.93%	95.63%	87.26%	93.67%	Non-Normal	38,025
LATAH	82	1,719,043	1,928,736	102.06%	91.61%	95.85%	89.13%	1.15	28.44%	38.37%	96.44%	94.94%	109.17%	89.28%	96.38%	85.76%	92.49%	Non-Normal	23,521
LEMHI																			
LEWIS	1	4,600	7,500															Normal	7,500
LINCOLN	1	35,460	34,000															Normal	34,000
MADISON	20	381,615	433,791	94.31%	96.63%	89.77%	87.97%	1.07	21.51%	29.55%	74.07%	83.53%	105.08%	83.34%	102.45%	73.27%	102.67%	Normal	21,690
MINIDOKA	6	91,060	91,900	114.53%	111.09%	108.94%	99.09%	1.16	22.52%	31.99%	30.60%	84.39%	144.67%	73.22%	156.10%	63.50%	134.68%	Normal	15,317
NEZPERCE	51	1,334,635	1,492,300	87.01%	87.89%	81.85%	89.43%	0.97	24.43%	33.46%	22.97%	80.31%	93.72%	81.59%	93.45%	85.19%	93.68%	Normal	29,261
ONEIDA																			
OWYHEE	3	101,989	98,250	103.32%	102.64%	103.29%	103.81%	1.00	1.82%	2.78%	96.17%	98.48%	108.16%	N/A	N/A	99.29%	108.32%	Normal	32,750
PAYETTE	20	447,490	479,414	107.21%	95.62%	100.90%	93.34%	1.15	29.21%	37.14%	58.72%	91.81%	122.60%	89.97%	106.79%	76.42%	110.26%	Normal	23,971
POWER																			
SHOSHONE	20	556,810	616,923	106.04%	95.79%	100.72%	90.26%	1.17	30.88%	33.89%	65.58%	92.15%	119.94%	79.20%	118.39%	80.25%	100.26%	Normal	30,846
TETON																			
TWINFALLS	47	985,991	1,135,148	85.81%	88.27%	80.76%	86.86%	0.99	25.94%	32.59%	15.15%	79.10%	92.52%	78.73%	96.26%	80.73%	92.99%	Normal	24,152
VALLEY	4	77,770	86,500	104.13%	105.16%	95.17%	89.91%	1.16	31.22%	44.65%	29.78%	49.43%	158.82%	N/A	N/A	47.44%	132.38%	Normal	21,625
WASHINGTON	9	241,580	193,793	128.65%	126.27%	120.43%	124.66%	1.03	22.77%	32.69%	9.77%	102.58%	154.73%	108.94%	168.20%	97.65%	151.66%	Normal	21,533
STATEWIDE	921	25,282,955	27,134,630	99.39%	96.00%	94.33%	93.18%	1.07	24.59%	32.13%	Approx.100%	97.66%	101.12%	95.00%	97.89%	91.69%	94.66%	Non-Normal	29,462

EPB00660_05-07-2008

Vacant Commercial

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%)	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	32	13,316,700	16,241,983	86.70%	84.94%	84.65%	81.99%	1.06	18.34%	23.33%	17.62%	80.81%	92.58%	71.36%	91.15%	76.66%	87.31%	Non-Normal	507,562
ADAMS																			
BANNOCK	8	1,624,557	3,156,754	75.50%	71.62%	68.90%	51.46%	1.47	36.27%	44.45%	11.93%	53.02%	97.99%	39.98%	99.32%	32.77%	70.16%	Normal	394,594
BEARLAKE	1	14,000	21,000															Normal	21,000
BENEWAH																			
BINGHAM																			
BLAINE																			
BOISE	1	48,560	76,000																
BONNER	7	2,729,840	4,041,000	63.53%	68.17%	57.98%	67.55%	0.94	26.78%	39.82%	1.48%	44.96%	82.11%	30.46%	87.74%	59.87%	75.24%	Normal	577,286
BONNEVILLE	13	2,416,141	2,440,754	86.26%	75.81%	76.74%	98.99%	0.87	44.95%	49.44%	34.49%	65.19%	107.34%	51.60%	117.32%	62.12%	135.86%	Normal	187,750
BOUNDARY																			
BUTTE																			
CAMAS																			
CANYON	45	15,592,040	16,521,750	89.04%	94.41%	87.73%	94.37%	0.94	11.61%	16.30%	32.64%	85.48%	92.60%	89.22%	96.49%	91.45%	97.30%	Normal	367,150
CARIBOU																			
CASSIA																			
CLARK																			
CLEARWATER																			
CUSTER	2	48,220	80,500	57.08%	57.08%	56.93%	59.90%												
ELMORE	2	84,498	351,000	37.32%	37.32%	31.85%	24.07%	1.55	52.14%	73.73%	2.98%							Normal	175,500
FRANKLIN																			
FREMONT																			
GEM	8	632,750	778,179	80.56%	81.94%	79.18%	81.31%	0.99	16.31%	19.59%	6.67%	69.99%	91.13%	64.53%	95.48%	74.41%	88.21%	Normal	97,272
GOODING																			
IDAHO	4	87,099	216,000	53.80%	57.93%	48.72%	40.32%	1.33	36.26%	46.79%	2.17%	24.18%	83.41%	N/A	N/A	33.43%	47.22%	Normal	54,000
JEFFERSON																			
JEROME	6	679,840	748,978	116.53%	111.72%	108.87%	90.77%	1.28	31.21%	37.34%	26.62%	80.74%	152.33%	68.46%	165.13%	62.53%	119.01%	Normal	124,830
KOOTENAI	27	10,139,256	11,477,669	88.05%	91.63%	85.56%	88.34%	1.00	12.96%	20.63%	29.05%	82.08%	94.01%	85.80%	93.53%	74.39%	102.29%	Normal	425,099
LATAH	5	890,348	1,040,353	112.84%	107.91%	107.70%	85.58%	1.32	25.70%	32.64%	31.65%	77.73%	147.96%	68.22%	155.40%	54.89%	116.27%	Normal	208,071
LEMHI	2	85,464	57,500	148.91%	148.91%	148.77%	148.63%	1.00	4.35%	6.15%	2.01%	108.03%	189.79%	N/A	N/A	107.83%	189.44%	Normal	28,750
LEWIS	2	70,018	75,330	95.33%	95.33%	95.06%	92.95%	1.03	7.42%	10.49%	53.15%	50.67%	139.99%	#N/A	#N/A	53.34%	132.56%	Normal	37,665
LINCOLN																			
MADISON																			
MINIDOKA	5	838,034	1,090,243	110.26%	106.48%	94.91%	76.87%	1.43	34.80%	52.88%	25.57%	54.66%	165.85%	39.40%	185.71%	20.53%	133.20%	Normal	218,049
NEZPERCE	6	1,416,651	1,433,500	97.44%	96.28%	97.22%	98.82%	0.99	6.12%	7.42%	96.92%	91.49%	103.39%	90.13%	106.16%	91.34%	106.31%	Normal	238,917
ONEIDA																			
OWYHEE	5	64,263	59,500	113.16%	110.68%	108.82%	108.01%	1.05	21.01%	28.75%	32.57%	82.15%	144.18%	69.10%	142.86%	82.65%	133.36%	Normal	11,900
PAYETTE	6	470,630	537,931	78.11%	86.24%	71.19%	87.49%	0.89	31.02%	41.70%	17.52%	51.32%	104.91%	38.16%	109.31%	58.02%	116.96%	Normal	89,655
POWER																			
SHOSHONE	1	40,861	79,500															Normal	79,500
TETON	5	557,000	1,506,000	48.47%	33.97%	43.50%	36.99%	1.31	51.79%	56.94%	1.04%	22.16%	74.78%	29.52%	89.73%	25.09%	48.88%	Normal	301,200
TWINFALLS	10	1,371,783	1,440,000	78.97%	86.10%	73.79%	95.26%	0.83	28.47%	36.27%	12.34%	62.37%	95.57%	47.89%	102.81%	88.31%	102.22%	Normal	144,000
VALLEY	5	508,310	644,900	84.33%	77.80%	78.68%	78.82%	1.07	33.80%	39.89%	28.09%	52.25%	116.40%	46.59%	120.02%	49.18%	108.46%	Normal	128,980
WASHINGTON																			
STATEWIDE	208	53,726,863	64,116,323	86.23%	89.48%	80.85%	83.80%	1.03	24.08%	33.47%	2.94%	82.93%	89.52%	85.10%	92.49%	79.41%	88.18%	Non-Normal	308,252

EPB00660_05-07-2008

Improved Commercial

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%)	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	139	156,057,281	188,870,868	91.19%	93.45%	89.78%	82.63%	1.10	13.15%	17.27%	81.06%	88.99%	93.38%	90.63%	95.15%	77.89%	87.36%	Non-Normal	1,358,783
ADAMS	5	438,233	655,000	66.75%	55.72%	63.48%	66.91%	1.00	31.37%	36.63%	4.21%	43.44%	90.07%	44.65%	100.64%	43.48%	90.33%	Normal	131,000
BANNOCK	57	29,298,999	49,244,635	80.54%	79.35%	77.90%	59.50%	1.35	19.93%	25.27%	0.00%	76.10%	84.98%	73.94%	83.90%	50.02%	68.97%	Normal	863,941
BEARLAKE	4	461,030	495,000	94.79%	99.39%	88.90%	93.14%	1.02	23.33%	37.13%	37.21%	53.38%	136.20%	N/A	N/A	61.54%	124.74%	Normal	123,750
BENEWAH																			
BINGHAM	5	331,657	337,000	91.89%	91.41%	88.95%	98.41%	0.93	19.54%	28.97%	45.75%	66.51%	117.27%	63.45%	128.61%	64.68%	132.15%	Normal	67,400
BLAINE	19	3,337,615	3,585,180	96.45%	95.76%	95.40%	93.09%	1.04	11.04%	15.05%	96.54%	90.68%	102.23%	91.82%	98.49%	83.83%	102.36%	Normal	188,694
BOISE	3	520,060	998,000	56.30%	39.66%	51.45%	52.11%	1.08	45.77%	54.72%	5.25%	4.36%	$1.08	N/A	N/A	$0.06	$0.99	Normal	332,667
BONNER	14	4,889,005	5,811,500	78.97%	86.10%	71.11%	84.13%	0.94	29.33%	42.40%	11.77%	63.12%	94.82%	63.36%	96.08%	73.88%	94.37%	Normal	415,107
BONNEVILLE	26	10,693,638	11,549,006	96.07%	93.25%	93.99%	92.59%	1.04	16.27%	21.58%	92.51%	89.13%	103.02%	88.12%	99.38%	81.40%	103.78%	Normal	444,193
BOUNDARY	11	1,721,460	2,895,136	60.35%	58.45%	57.81%	59.46%	1.01	25.14%	32.66%	0.03%	49.58%	71.11%	44.18%	70.19%	50.81%	68.11%	Normal	263,194
BUTTE																			
CAMAS																			
CANYON	94	56,321,722	62,776,584	87.66%	91.22%	85.93%	89.72%	0.98	13.71%	18.88%	8.38%	84.85%	90.46%	88.08%	93.59%	85.02%	94.41%	Normal	667,836
CARIBOU																			
CASSIA	17	2,141,589	2,427,450	87.86%	90.15%	87.32%	88.22%	1.00	8.70%	11.31%	19.44%	83.66%	92.07%	81.90%	93.37%	82.60%	93.85%	Normal	142,791
CLARK																			
CLEARWATER	9	937,593	1,056,536	88.95%	84.42%	86.39%	88.74%	1.00	19.72%	25.25%	43.45%	75.02%	102.87%	71.74%	109.72%	71.01%	106.48%	Normal	117,393
CUSTER	7	671,670	580,500	128.24%	113.64%	123.44%	115.71%	1.11	26.40%	30.41%	11.06%	99.61%	156.88%	95.71%	166.82%	92.49%	138.92%	Normal	82,929
ELMORE	8	764,829	1,112,000	72.14%	71.53%	65.71%	68.78%	1.05	35.20%	43.72%	7.09%	51.00%	93.27%	37.42%	103.64%	44.93%	92.63%	Normal	139,000
FRANKLIN																			
FREMONT	10	1,893,900	2,265,500	73.64%	73.33%	66.09%	83.60%	0.88	35.69%	46.68%	7.90%	53.71%	93.56%	40.49%	92.86%	39.41%	127.78%	Normal	226,550
GEM	14	1,873,170	3,144,023	59.05%	55.05%	57.79%	59.58%	0.99	19.42%	21.66%	0.00%	53.00%	65.11%	50.83%	68.65%	51.44%	67.72%	Normal	224,573
GOODING	5	324,999	392,593	79.19%	85.86%	76.48%	82.78%	0.96	19.07%	27.54%	14.80%	58.40%	99.99%	50.25%	99.83%	66.73%	98.83%	Normal	78,519
IDAHO	9	1,483,693	1,779,431	104.75%	120.07%	95.82%	83.38%	1.26	24.69%	39.95%	48.11%	78.81%	130.70%	59.23%	127.64%	54.45%	112.31%	Normal	197,715
JEFFERSON	9	1,880,061	1,999,000	92.97%	94.55%	89.32%	94.05%	0.99	18.58%	27.11%	59.48%	77.34%	108.59%	76.69%	110.64%	84.77%	103.33%	Normal	222,111
JEROME	10	3,016,157	3,101,573	98.54%	95.03%	94.20%	97.25%	1.01	23.52%	30.83%	66.96%	80.93%	116.16%	81.81%	110.47%	83.98%	110.51%	Normal	310,157
KOOTENAI	67	36,869,809	42,399,347	88.39%	95.40%	87.07%	86.96%	1.02	11.19%	16.16%	17.88%	85.52%	91.27%	88.54%	97.17%	82.96%	90.96%	Normal	632,826
LATAH	20	9,192,743	10,522,864	87.27%	89.51%	85.09%	87.36%	1.00	16.53%	21.49%	26.13%	80.02%	94.52%	82.84%	97.72%	80.44%	94.28%	Normal	526,143
LEMHI	7	2,788,723	2,787,000	101.51%	103.67%	100.54%	100.06%	1.01	7.59%	14.16%	87.60%	90.96%	112.07%	93.48%	108.83%	90.31%	109.81%	Normal	398,143
LEWIS	5	1,067,949	1,149,500	84.99%	94.94%	82.96%	92.91%	0.91	15.33%	23.22%	27.67%	66.18%	103.81%	58.69%	101.18%	77.16%	108.65%	Normal	229,900
LINCOLN																			
MADISON	5	1,261,544	1,615,000	77.30%	79.20%	76.81%	78.11%	0.99	7.55%	12.24%	1.93%	68.29%	86.32%	63.63%	86.49%	72.21%	84.02%	Normal	323,000
MINIDOKA	17	1,818,633	2,525,781	84.29%	81.52%	78.80%	72.00%	1.17	30.96%	35.96%	22.29%	71.45%	97.13%	63.08%	101.94%	58.40%	85.61%	Normal	148,575
NEZPERCE	24	10,966,822	21,259,617	90.50%	92.65%	86.93%	51.59%	1.75	16.77%	25.03%	54.25%	82.58%	98.42%	89.59%	96.72%	20.10%	83.07%	Normal	885,817
ONEIDA	5	485,337	710,500	81.99%	78.95%	76.59%	68.31%	1.20	28.88%	39.00%	24.16%	51.50%	112.47%	43.56%	122.43%	53.35%	83.27%	Normal	142,100
OWYHEE	19	1,690,460	2,713,685	73.27%	71.14%	66.31%	62.29%	1.18	32.74%	41.59%	1.39%	61.15%	85.39%	59.81%	86.38%	47.96%	76.62%	Normal	142,826
PAYETTE	10	1,424,277	1,641,301	81.07%	82.96%	79.48%	86.78%	0.93	15.76%	20.70%	6.32%	71.34%	90.80%	66.79%	90.39%	76.67%	96.88%	Normal	164,130
POWER	7	936,332	967,000	85.99%	74.67%	81.70%	96.83%	0.89	30.85%	34.07%	32.82%	64.48%	107.51%	58.44%	122.52%	66.38%	127.27%	Normal	138,143
SHOSHONE	8	2,782,760	3,206,000	88.71%	79.90%	83.20%	86.80%	1.02	33.29%	38.32%	39.89%	65.93%	111.49%	64.08%	127.56%	67.38%	106.22%	Normal	400,750
TETON																			
TWINFALLS	35	9,310,720	12,229,782	83.40%	76.28%	77.99%	76.13%	1.10	31.44%	39.35%	11.51%	74.27%	92.52%	67.16%	89.81%	67.24%	85.02%	Non-Normal	349,422
VALLEY	6	1,269,100	2,461,000	53.08%	44.14%	51.33%	51.57%	1.03	23.79%	30.01%	0.10%	39.98%	66.18%	42.10%	74.63%	38.20%	64.94%	Normal	410,167
WASHINGTON	8	1,171,078	1,998,500	67.03%	65.75%	62.84%	58.60%	1.14	23.75%	34.32%	1.23%	51.62%	82.45%	66.79%	86.33%	48.25%	68.95%	Normal	249,813
STATEWIDE	718	362,094,648	453,282,725	86.25%	89.41%	82.78%	79.88%	1.08	19.98%	27.01%	0.00%	84.82%	87.68%	87.23%	91.05%	75.87%	83.90%	Non-Normal	631,313

EPB00660_05-07-2008