

2009 Ratio Study Statistical Data

PRIMARY CATEGORY: VACANT RESIDENTIAL

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	274	31,603,737	34,824,253	99.98%	95.80%	95.46%	95.46%	1.10	24.26%	29.98%	Approx.100%
ADAMS	13	660,496	883,777	84.49%	70.97%	68.85%	74.74%	1.13	48.05%	55.43%	30.30%
BANNOCK	61	2,604,348	2,614,256	100.00%	104.67%	95.22%	99.62%	1.00	21.65%	29.00%	99.29%
BEARLAKE	8	556,069	593,000	82.12%	89.68%	75.30%	93.77%	0.88	30.08%	39.06%	23.31%
BENEWAH	29	814,531	853,180	100.29%	88.39%	88.43%	95.47%	1.05	40.10%	45.36%	75.33%
BINGHAM	11	329,481	319,891	105.24%	108.44%	104.07%	103.00%	1.02	11.09%	15.26%	82.02%
BLAINE	19	8,900,350	8,880,512	107.02%	105.25%	104.44%	100.22%	1.07	16.61%	21.71%	70.58%
BOISE	43	2,609,207	2,753,178	99.87%	92.95%	91.53%	94.77%	1.05	35.92%	39.29%	90.49%
BONNER	103	14,244,644	14,259,094	101.49%	98.68%	98.09%	99.90%	1.02	20.89%	26.31%	99.95%
BONNEVILLE	49	1,795,603	1,735,050	107.63%	102.26%	104.47%	103.49%	1.04	21.03%	25.33%	72.91%
BOUNDARY	39	2,231,550	2,517,819	100.00%	97.89%	95.95%	88.63%	1.13	20.62%	29.11%	96.80%
BUTTE											
CAMAS	6	240,890	281,900	87.72%	92.78%	86.58%	85.45%	1.03	11.49%	17.09%	35.49%
CANYON	68	3,490,500	3,788,905	100.00%	96.02%	96.70%	92.12%	1.09	21.33%	26.09%	99.83%
CARIBOU	2	76,000	70,000								
CASSIA	9	184,146	243,000	84.53%	92.00%	82.65%	75.78%	1.12	10.78%	20.25%	18.18%
CLARK											
CLEARWATER	9	708,238	814,051	95.42%	94.38%	89.92%	87.00%	1.10	23.19%	37.60%	54.00%
CUSTER	14	396,100	504,942	85.26%	81.22%	83.25%	78.44%	1.09	17.44%	22.47%	18.56%
ELMORE	24	1,068,260	1,279,326	90.37%	92.43%	85.50%	83.50%	1.08	25.29%	34.00%	52.09%
FRANKLIN	1	36,800	204,000								
FREMONT	53	2,885,990	3,653,312	84.86%	90.00%	77.96%	79.00%	1.07	27.61%	35.60%	10.75%
GEM	22	1,839,320	1,830,168	99.93%	98.14%	95.66%	100.50%	0.99	20.26%	29.00%	87.95%
GOODING	6	124,758	134,000	92.86%	96.84%	89.87%	93.10%	1.00	12.01%	24.68%	55.05%
IDAHO	24	1,145,418	1,365,950	94.72%	94.07%	90.57%	83.86%	1.13	24.81%	31.20%	76.96%
JEFFERSON	25	642,125	713,400	92.10%	94.09%	85.62%	90.01%	1.02	22.36%	31.16%	63.90%
JEROME	11	377,820	398,921	95.83%	94.55%	90.04%	94.71%	1.01	25.25%	33.76%	62.97%
KOOTENAI	139	14,706,525	20,971,057	100.00%	99.33%	93.33%	70.13%	1.43	26.09%	33.91%	99.95%
LATAH	13	786,287	884,525	88.20%	92.73%	85.24%	88.89%	0.99	17.45%	25.14%	38.53%
LEMHI	15	444,083	457,000	110.31%	100.00%	103.98%	97.17%	1.14	29.47%	34.05%	45.98%
LEWIS	8	129,530	123,500	108.46%	89.98%	94.78%	104.88%	1.03	53.28%	53.67%	32.90%
LINCOLN											
MADISON	47	1,993,567	2,203,306	95.71%	95.24%	91.97%	90.48%	1.06	19.96%	28.06%	92.64%
MINIDOKA	13	142,244	196,764	81.48%	65.00%	74.27%	72.29%	1.13	43.35%	47.85%	21.21%
NEZPERCE	33	1,666,921	1,874,597	94.01%	94.74%	90.93%	88.92%	1.06	21.21%	26.88%	81.85%
ONEIDA	5	134,593	149,000	95.30%	102.85%	92.03%	90.33%	1.05	20.62%	28.35%	51.24%
OWYHEE	6	386,205	424,350	125.46%	111.51%	110.01%	91.01%	1.38	47.69%	54.88%	17.15%
PAYETTE	14	570,500	608,424	106.17%	101.02%	101.79%	93.77%	1.13	24.05%	28.74%	64.25%
POWER	7	177,240	195,916	84.33%	67.50%	80.31%	90.47%	0.93	33.71%	34.62%	28.33%
SHOSHONE	17	462,900	477,358	99.64%	88.89%	93.64%	96.97%	1.03	29.60%	36.53%	72.56%
TETON	77	10,151,946	10,941,525	101.16%	99.37%	96.92%	92.78%	1.09	22.94%	29.33%	99.51%
TWINFALLS	61	3,192,351	3,362,868	99.07%	100.92%	93.96%	94.93%	1.04	24.61%	31.55%	98.50%
VALLEY	62	6,209,690	5,640,312	138.07%	118.07%	119.43%	110.09%	1.25	46.14%	54.78%	0.18%
WASHINGTON	8	430,500	413,250	116.89%	100.32%	109.90%	104.17%	1.12	32.61%	39.95%	27.08%

STATEWIDE 1,459 121,770,636 136,516,606 100.32% 96.67% 93.89% 89.20% 1.12 27.01% 37.44% Approx.100%

PRIMARY CATEGORY: VACANT RESIDENTIAL

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	97.00%	102.96%	92.77%	98.89%	82.06%	98.91%	Non-Normal	127,096
ADAMS	61.34%	107.64%	64.06%	102.55%	47.69%	101.78%	Normal	67,983
BANNOCK	93.90%	106.11%	93.74%	111.97%	92.94%	106.30%	Normal	42,857
BEARLAKE	60.63%	103.61%	48.57%	110.94%	79.58%	107.96%	Normal	74,125
BENEWAH	85.92%	114.65%	76.46%	113.04%	79.85%	111.09%	Normal	29,420
BINGHAM	96.47%	114.02%	87.97%	116.57%	94.03%	111.96%	Normal	29,081
BLAINE	97.78%	116.27%	95.90%	115.33%	88.57%	111.87%	Normal	467,395
BOISE	90.02%	109.71%	82.40%	121.57%	83.27%	106.27%	Normal	64,027
BONNER	97.17%	105.82%	94.17%	103.24%	94.78%	105.02%	Non-Normal	138,438
BONNEVILLE	101.23%	114.04%	98.02%	113.60%	97.29%	109.69%	Non-Normal	35,409
BOUNDARY	92.33%	107.67%	92.14%	101.24%	76.22%	101.04%	Normal	64,559
BUTTE								
CAMAS	75.39%	100.05%	68.39%	101.66%	72.98%	97.93%	Normal	46,983
CANYON	94.80%	105.20%	89.51%	104.86%	86.14%	98.11%	Non-Normal	55,719
CARIBOU							Normal	35,000
CASSIA	73.92%	95.14%	72.47%	93.71%	57.89%	93.67%	Normal	27,000
CLARK								
CLEARWATER	73.18%	117.66%	72.15%	104.04%	71.84%	102.16%	Normal	90,450
CUSTER	76.19%	94.33%	76.03%	96.60%	68.81%	88.07%	Normal	36,067
ELMORE	79.62%	101.12%	71.61%	98.54%	72.28%	94.72%	Normal	53,305
FRANKLIN							Normal	204,000
FREMONT	78.03%	91.69%	74.60%	99.44%	71.10%	86.90%	Normal	68,930
GEM	89.30%	110.56%	91.16%	105.09%	88.18%	112.82%	Normal	83,189
GOODING	74.01%	111.71%	67.18%	111.37%	76.37%	109.83%	Normal	22,333
IDAHO	84.38%	105.06%	76.03%	105.29%	73.80%	93.91%	Normal	56,915
JEFFERSON	82.28%	101.92%	85.90%	107.49%	81.10%	98.92%	Normal	28,536
JEROME	78.15%	113.50%	70.17%	117.78%	75.99%	113.43%	Normal	36,266
KOOTENAI	95.27%	104.73%	93.84%	107.03%	59.11%	81.15%	Non-Normal	150,871
LATAH	77.24%	99.16%	75.50%	99.87%	77.22%	100.57%	Normal	68,040
LEMHI	93.23%	127.39%	89.13%	135.19%	80.87%	113.48%	Normal	30,467
LEWIS	69.46%	147.46%	59.53%	181.68%	76.39%	133.38%	Normal	15,438
LINCOLN								
MADISON	89.27%	102.16%	90.46%	99.06%	84.98%	95.98%	Normal	46,879
MINIDOKA	62.21%	100.75%	56.81%	97.10%	61.02%	83.56%	Non-Normal	15,136
NEZPERCE	86.78%	101.25%	76.88%	101.55%	81.63%	96.21%	Non-Normal	56,806
ONEIDA	69.54%	121.06%	64.84%	122.40%	62.49%	118.17%	Normal	29,800
OWYHEE	68.83%	182.10%	57.93%	212.31%	50.43%	131.59%	Normal	70,725
PAYETTE	91.72%	120.61%	91.75%	130.00%	80.95%	106.58%	Normal	43,459
POWER	62.89%	105.76%	60.72%	119.46%	62.48%	118.46%	Normal	27,988
SHOSHONE	84.22%	115.05%	82.30%	113.52%	61.78%	132.16%	Normal	28,080
TETON	95.60%	106.73%	91.76%	105.26%	87.00%	98.57%	Normal	142,098
TWINFALLS	92.48%	105.65%	93.56%	110.03%	87.82%	102.04%	Normal	55,129
VALLEY	122.26%	153.87%	107.12%	133.92%	96.98%	123.21%	Non-Normal	90,973
WASHINGTON	85.60%	148.17%	78.98%	156.01%	81.78%	126.57%	Normal	51,656

STATEWIDE 98.71% 101.94% 95.24% 98.28% 85.29% 93.10% Non-Normal 93,569

PRIMARY CATEGORY: IMPROVED RESIDENTIAL

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	5,616	1,300,586,379	1,319,382,507	100.00%	97.42%	98.89%	98.58%	1.01	11.43%	15.54%	Approx.100%
ADAMS	21	3,184,305	3,344,365	101.33%	96.76%	98.96%	95.21%	1.06	17.66%	22.66%	93.31%
BANNOCK	774	104,706,123	106,839,656	100.00%	98.11%	98.64%	98.00%	1.02	12.05%	17.24%	Approx.100%
BEARLAKE	34	6,312,558	6,416,652	100.00%	100.08%	97.23%	98.38%	1.02	16.95%	23.13%	98.82%
BENEWAH	40	4,736,417	5,033,358	98.76%	100.15%	91.47%	94.10%	1.05	27.41%	35.92%	91.84%
BINGHAM	132	15,597,573	16,896,603	94.14%	91.33%	93.19%	92.31%	1.02	11.48%	14.55%	99.97%
BLAINE	212	144,393,043	156,019,154	100.00%	97.42%	97.82%	92.55%	1.08	14.40%	23.63%	Approx.100%
BOISE	55	11,364,049	12,426,163	100.01%	96.65%	96.18%	91.45%	1.09	22.45%	29.76%	98.72%
BONNER	280	83,332,078	85,749,466	100.00%	99.54%	97.49%	97.18%	1.03	16.36%	21.75%	Approx.100%
BONNEVILLE	919	150,320,978	157,414,427	95.37%	95.99%	94.33%	95.49%	1.00	10.88%	14.53%	Approx.100%
BOUNDARY	55	8,335,420	8,615,287	100.01%	94.47%	97.42%	96.75%	1.03	16.90%	24.42%	99.77%
BUTTE	13	717,440	708,000	99.17%	98.24%	97.56%	101.33%	0.98	13.36%	18.18%	92.87%
CAMAS	6	717,790	718,007	95.24%	101.36%	90.52%	99.97%	0.95	22.82%	32.82%	50.08%
CANYON	2,418	356,181,720	347,924,585	107.44%	102.35%	105.03%	102.37%	1.05	15.66%	24.33%	Approx.100%
CARIBOU	39	3,569,702	3,732,066	99.97%	95.34%	98.44%	95.65%	1.05	14.47%	18.60%	99.92%
CASSIA	126	13,238,303	15,604,197	86.07%	87.21%	84.17%	84.84%	1.01	16.86%	20.75%	0.68%
CLARK	8	417,500	554,642	77.85%	79.54%	74.79%	75.27%	1.03	21.43%	28.71%	8.16%
CLEARWATER	33	3,236,770	3,498,592	96.93%	94.54%	94.29%	92.52%	1.05	17.33%	23.07%	96.22%
CUSTER	37	4,522,670	4,748,846	98.28%	94.06%	95.90%	95.24%	1.03	17.90%	22.92%	98.64%
ELMORE	194	29,588,398	30,820,004	95.33%	96.68%	94.18%	96.00%	0.99	11.62%	15.24%	Approx.100%
FRANKLIN	39	6,071,864	6,150,872	98.85%	96.90%	97.99%	98.72%	1.00	10.78%	13.63%	Approx.100%
FREMONT	134	24,842,180	25,483,617	95.99%	91.70%	91.67%	97.48%	0.98	24.00%	30.54%	99.09%
GEM	96	15,258,520	15,477,497	100.00%	97.73%	99.14%	98.59%	1.01	10.34%	13.46%	Approx.100%
GOODING	90	10,105,287	10,938,377	93.50%	92.40%	92.85%	92.38%	1.01	9.08%	12.08%	99.83%
IDAHO	86	11,374,396	12,804,809	89.25%	90.51%	87.37%	88.83%	1.00	16.15%	20.15%	34.83%
JEFFERSON	157	23,627,612	24,490,733	96.19%	96.89%	95.18%	96.48%	1.00	9.82%	14.28%	Approx.100%
JEROME	68	8,897,665	9,649,905	92.09%	92.68%	91.07%	92.20%	1.00	11.41%	14.91%	89.44%
KOOTENAI	2,035	433,074,427	448,265,570	97.08%	94.25%	95.93%	96.61%	1.00	10.93%	16.65%	Approx.100%
LATAH	315	56,427,742	61,770,352	92.60%	91.88%	91.36%	91.35%	1.01	12.02%	16.05%	99.90%
LEMHI	48	6,947,636	8,537,196	89.79%	92.11%	87.37%	81.38%	1.10	16.49%	21.92%	46.81%
LEWIS	26	2,146,010	2,487,178	87.06%	89.94%	84.14%	86.28%	1.01	19.84%	25.46%	25.25%
LINCOLN	13	1,326,140	1,260,660	104.66%	107.03%	103.39%	105.19%	0.99	11.52%	15.70%	86.43%
MADISON	173	29,075,316	31,479,638	92.12%	91.85%	90.88%	92.36%	1.00	12.06%	16.38%	96.78%
MINIDOKA	138	14,195,125	15,086,525	93.83%	93.76%	92.61%	94.09%	1.00	11.60%	15.91%	99.87%
NEZPERCE	418	67,022,518	69,458,027	96.87%	95.24%	95.79%	96.49%	1.00	11.21%	15.11%	Approx.100%
ONEIDA	14	1,116,587	1,116,745	106.44%	100.84%	104.53%	103.75%	1.03	14.93%	20.83%	71.28%
OWYHEE	71	9,227,129	7,941,577	126.29%	117.70%	120.31%	116.19%	1.09	25.42%	32.24%	0.00%
PAYETTE	128	18,681,220	19,120,760	98.48%	97.89%	97.66%	96.70%	1.01	10.25%	13.01%	Approx.100%
POWER	30	2,888,353	3,147,570	88.89%	88.44%	85.87%	91.76%	0.97	19.41%	24.79%	38.97%
SHOSHONE	76	8,323,860	9,055,440	95.72%	88.94%	90.31%	91.92%	1.04	26.55%	35.22%	92.91%
TETON	103	41,897,051	40,157,451	106.01%	103.32%	101.71%	104.33%	1.02	21.15%	28.23%	91.31%
TWINFALLS	729	104,880,711	107,148,621	99.59%	99.52%	97.80%	97.88%	1.02	14.00%	18.90%	Approx.100%
VALLEY	197	69,332,030	59,582,774	118.60%	112.53%	114.78%	116.36%	1.02	20.67%	26.17%	0.00%
WASHINGTON	64	8,146,340	7,833,064	105.44%	102.30%	103.96%	104.00%	1.01	13.94%	17.44%	97.67%

STATEWIDE 16,261 \$3,220,161,435 \$3,151,955,105 103.85% 101.18% 101.97% 102.16% 1.02 14.10% 20.02% Approx.100%

PRIMARY CATEGORY: IMPROVED RESIDENTIAL

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	99.66%	100.34%	97.04%	97.81%	98.06%	99.09%	Non-Normal	234,933
ADAMS	92.68%	109.97%	91.44%	106.30%	86.22%	104.21%	Normal	159,255
BANNOCK	98.98%	101.02%	97.33%	99.11%	97.12%	98.88%	Non-Normal	138,036
BEARLAKE	93.48%	106.53%	95.88%	105.32%	92.93%	103.82%	Normal	188,725
BENEWAH	89.53%	107.99%	87.64%	109.00%	85.28%	102.92%	Normal	125,834
BINGHAM	92.17%	96.10%	89.37%	94.48%	90.61%	94.02%	Non-Normal	128,005
BLAINE	97.33%	102.67%	95.41%	99.13%	90.02%	95.08%	Non-Normal	735,939
BOISE	93.41%	106.62%	87.68%	101.19%	85.54%	97.36%	Non-Normal	225,930
BONNER	97.86%	102.14%	97.06%	100.75%	93.96%	100.40%	Non-Normal	306,248
BONNEVILLE	94.62%	96.12%	95.21%	96.63%	94.34%	96.65%	Non-Normal	171,289
BOUNDARY	94.59%	105.43%	92.36%	99.60%	92.12%	101.38%	Non-Normal	156,642
BUTTE	90.26%	108.08%	93.10%	111.04%	92.19%	110.48%	Normal	54,462
CAMAS	69.53%	120.95%	57.69%	128.10%	72.81%	127.13%	Normal	119,668
CANYON	106.56%	108.31%	101.70%	103.28%	101.66%	103.08%	Non-Normal	143,889
CARIBOU	95.07%	104.87%	91.67%	100.74%	89.11%	102.19%	Non-Normal	95,694
CASSIA	83.46%	88.69%	81.91%	89.79%	82.28%	87.40%	Non-Normal	123,843
CLARK	62.88%	92.82%	60.69%	90.30%	62.67%	87.88%	Normal	69,330
CLEARWATER	90.53%	103.33%	89.01%	100.86%	86.67%	98.37%	Normal	106,018
CUSTER	92.19%	104.37%	88.64%	101.08%	88.80%	101.67%	Normal	128,347
ELMORE	93.61%	97.05%	93.92%	98.96%	94.17%	97.84%	Non-Normal	158,866
FRANKLIN	95.30%	102.40%	92.09%	101.89%	94.94%	102.50%	Normal	157,715
FREMONT	91.82%	100.15%	86.85%	95.43%	92.37%	102.59%	Non-Normal	190,176
GEM	97.74%	102.26%	96.14%	100.21%	96.26%	100.91%	Non-Normal	161,224
GOODING	91.54%	95.45%	91.08%	93.71%	90.17%	94.59%	Non-Normal	121,538
IDAHO	86.06%	92.44%	84.52%	94.69%	85.00%	92.66%	Normal	148,893
JEFFERSON	94.39%	97.99%	96.08%	98.10%	94.52%	98.43%	Non-Normal	155,992
JEROME	89.35%	94.83%	88.47%	95.17%	89.49%	94.92%	Normal	141,910
KOOTENAI	96.49%	97.67%	93.88%	94.69%	95.71%	97.51%	Non-Normal	220,278
LATAH	91.22%	93.98%	90.40%	93.81%	89.95%	92.75%	Non-Normal	196,096
LEMHI	85.11%	94.46%	84.16%	96.19%	70.15%	92.61%	Normal	177,858
LEWIS	79.63%	94.48%	74.65%	98.76%	79.00%	93.57%	Normal	95,661
LINCOLN	96.54%	112.78%	98.75%	112.88%	97.70%	112.69%	Normal	96,974
MADISON	90.24%	94.01%	90.02%	94.20%	90.22%	94.50%	Non-Normal	181,963
MINIDOKA	91.74%	95.92%	92.19%	95.14%	92.13%	96.05%	Non-Normal	109,323
NEZPERCE	95.69%	98.04%	94.15%	96.50%	95.31%	97.68%	Non-Normal	166,168
ONEIDA	95.95%	116.94%	93.02%	111.30%	94.06%	113.43%	Non-Normal	79,768
OWYHEE	118.34%	134.24%	110.91%	126.81%	110.46%	121.91%	Non-Normal	111,853
PAYETTE	96.62%	100.35%	95.76%	100.40%	95.89%	99.52%	Non-Normal	149,381
POWER	82.06%	95.73%	83.71%	99.31%	85.63%	97.90%	Normal	104,919
SHOSHONE	89.36%	102.08%	84.17%	96.91%	87.03%	96.81%	Non-Normal	119,151
TETON	101.16%	110.86%	98.10%	107.96%	99.34%	109.32%	Non-Normal	389,878
TWINFALLS	98.44%	100.73%	98.52%	100.74%	96.77%	99.00%	Non-Normal	146,980
VALLEY	114.96%	122.23%	107.03%	115.73%	111.96%	120.76%	Non-Normal	302,451
WASHINGTON	101.66%	109.23%	97.60%	106.04%	99.92%	108.08%	Non-Normal	122,392
STATEWIDE	103.58%	104.12%	100.94%	101.41%	101.80%	102.53%	Non-Normal	193,835

PRIMARY CATEGORY: MANUFACTURED HOUSING ON LEASED LAND

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	187	3,529,557	3,197,808	131.53%	104.44%	115.91%	110.37%	1.19	47.08%	55.03%	0.00%
ADAMS	2	64,863	22,000								
BANNOCK	19	268,870	243,581	121.37%	114.68%	118.48%	110.38%	1.10	19.30%	22.43%	4.26%
BEARLAKE											
BENEWAH	5	22,280	16,000	127.42%	118.00%	111.65%	139.25%	0.92	46.25%	54.02%	15.52%
BINGHAM	8	88,011	96,000	93.74%	92.37%	92.15%	91.68%	1.02	15.15%	19.96%	68.34%
BLAINE											
BOISE	3	37,167	57,500								
BONNER	8	314,113	331,243	93.52%	95.91%	92.79%	94.83%	0.99	8.73%	13.12%	77.48%
BONNEVILLE	19	340,872	276,200	130.98%	121.88%	125.32%	123.41%	1.06	27.02%	30.82%	1.78%
BOUNDARY	6	62,950	56,625	125.51%	114.77%	117.02%	111.17%	1.13	36.90%	43.06%	17.25%
BUTTE											
CAMAS											
CANYON	93	1,713,600	1,967,656	90.67%	89.66%	87.88%	87.09%	1.04	19.78%	24.49%	61.41%
CARIBOU	1	8,867	8,500								
CASSIA	14	318,461	319,870	98.45%	99.40%	97.92%	99.56%	0.99	5.91%	10.89%	99.36%
CLARK											
CLEARWATER	10	123,353	110,050	101.65%	88.79%	97.28%	112.09%	0.91	27.84%	33.16%	62.18%
CUSTER											
ELMORE	26	392,604	493,562	98.75%	107.29%	87.11%	79.55%	1.24	35.33%	46.19%	72.12%
FRANKLIN											
FREMONT	10	154,790	132,300	156.28%	143.70%	142.43%	117.00%	1.34	39.29%	43.57%	2.35%
GEM	20	358,350	308,400	123.00%	126.27%	116.32%	116.20%	1.06	26.56%	34.08%	8.96%
GOODING											
IDAHO	13	461,570	447,753	108.64%	102.11%	105.65%	103.09%	1.05	15.53%	22.89%	56.70%
JEFFERSON	19	150,172	133,460	128.04%	108.67%	115.34%	112.52%	1.14	40.50%	47.73%	10.02%
JEROME	1	8,980	10,500								
KOOTENAI	152	4,246,159	4,411,458	103.69%	96.31%	99.84%	96.25%	1.08	22.24%	28.46%	99.59%
LATAH	71	1,559,657	1,671,219	97.64%	92.33%	93.41%	93.32%	1.05	23.69%	31.36%	98.18%
LEMHI											
LEWIS											
LINCOLN											
MADISON	30	455,803	443,725	105.68%	93.75%	101.90%	102.72%	1.03	23.58%	28.66%	78.29%
MINIDOKA	10	107,200	141,189	79.14%	73.36%	75.99%	75.93%	1.04	25.05%	31.81%	10.09%
NEZPERCE	42	1,364,412	1,519,391	90.66%	87.29%	86.47%	89.80%	1.01	20.62%	39.15%	54.36%
ONEIDA											
OWYHEE											
PAYETTE	5	65,960	78,000	93.27%	102.27%	87.98%	84.56%	1.10	21.45%	33.27%	43.97%
POWER											
SHOSHONE	6	201,172	147,167	135.58%	116.52%	128.04%	136.70%	0.99	26.36%	42.08%	10.72%
TETON											
TWINFALLS	29	473,051	557,761	87.45%	93.32%	82.69%	84.81%	1.03	25.08%	32.50%	31.65%
VALLEY	7	85,610	99,860	157.77%	109.00%	130.28%	85.73%	1.84	67.69%	66.03%	6.73%
WASHINGTON	5	86,260	79,600	131.73%	114.91%	106.93%	108.37%	1.22	50.02%	59.37%	13.45%
STATEWIDE	821	17,064,714	17,378,378	110.70%	99.09%	101.93%	98.20%	1.13	32.20%	46.41%	35.20%

PRIMARY CATEGORY: MANUFACTURED HOUSING ON LEASED LAND

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	122.82%	140.24%	100.57%	110.00%	103.52%	117.23%	Non-Normal	17,101
ADAMS							Normal	11,000
BANNOCK	110.54%	132.20%	103.18%	138.78%	100.55%	120.21%	Normal	12,820
BEARLAKE								
BENEWAH	61.79%	193.05%	57.33%	204.84%	62.76%	215.74%	Normal	3,200
BINGHAM	81.21%	106.27%	74.99%	107.10%	71.96%	111.40%	Normal	12,000
BLAINE								
BOISE							Normal	19,167
BONNER	85.30%	101.74%	82.06%	102.50%	86.37%	103.29%	Normal	41,405
BONNEVILLE	114.92%	147.05%	100.32%	153.49%	107.33%	139.50%	Normal	14,537
BOUNDARY	81.05%	169.97%	77.11%	193.67%	79.40%	142.94%	Normal	9,438
BUTTE								
CAMAS								
CANYON	86.88%	94.46%	84.98%	93.97%	83.24%	90.94%	Normal	21,158
CARIBOU							Normal	8,500
CASSIA	93.38%	103.53%	94.80%	100.72%	95.74%	103.38%	Normal	22,848
CLARK								
CLEARWATER	82.11%	121.19%	79.02%	116.70%	85.06%	139.12%	Normal	11,005
CUSTER								
ELMORE	83.47%	114.04%	58.31%	123.97%	64.70%	94.39%	Normal	18,983
FRANKLIN								
FREMONT	116.81%	195.75%	99.72%	228.55%	96.75%	137.25%	Normal	13,230
GEM	106.80%	139.21%	90.63%	135.71%	98.72%	133.67%	Normal	15,420
GOODING								
IDAHO	96.35%	120.93%	100.81%	116.56%	99.13%	107.05%	Normal	34,443
JEFFERSON	103.73%	152.35%	93.48%	145.23%	96.99%	128.05%	Normal	7,024
JEROME							Normal	10,500
KOOTENAI	99.75%	107.62%	92.69%	101.89%	92.96%	99.54%	Non-Normal	29,023
LATAH	91.67%	103.62%	87.82%	98.32%	82.39%	104.26%	Non-Normal	23,538
LEMHI								
LEWIS								
LINCOLN								
MADISON	96.28%	115.07%	89.77%	107.35%	94.43%	111.01%	Non-Normal	14,791
MINIDOKA	64.54%	93.73%	62.32%	90.09%	67.71%	84.14%	Normal	14,119
NEZPERCE	81.65%	99.66%	80.14%	95.16%	84.95%	94.65%	Non-Normal	36,176
ONEIDA								
OWYHEE								
PAYETTE	63.68%	122.86%	48.98%	119.44%	47.60%	121.53%	Normal	15,600
POWER								
SHOSHONE	88.64%	182.51%	97.28%	206.39%	87.41%	185.99%	Non-Normal	24,528
TETON								
TWINFALLS	78.48%	96.43%	78.17%	99.40%	76.75%	92.88%	Normal	19,233
VALLEY	81.27%	234.27%	84.23%	265.17%	31.13%	140.33%	Normal	14,266
WASHINGTON	57.17%	206.30%	37.12%	224.29%	79.40%	137.33%	Normal	15,920
STATEWIDE	107.75%	113.65%	97.50%	100.33%	95.97%	100.42%	Non-Normal	21,167

PRIMARY CATEGORY: VACANT COMMERCIAL

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	15	7,334,100	7,325,825	97.92%	96.83%	96.00%	100.11%	0.98	15.13%	20.68%	90.58%
ADAMS											
BANNOCK	5	1,005,401	847,488	108.49%	99.92%	106.83%	118.63%	0.91	12.08%	21.11%	48.20%
BEARLAKE											
BENEWAH											
BINGHAM											
BLAINE											
BOISE											
BONNER	2	428,780	500,000								
BONNEVILLE	10	1,273,436	1,946,607	84.25%	68.30%	68.39%	65.42%	1.29	59.70%	68.95%	28.34%
BOUNDARY											
BUTTE											
CAMAS											
CANYON	13	4,232,210	4,692,634	94.97%	95.78%	94.16%	90.19%	1.05	9.60%	13.03%	91.31%
CARIBOU											
CASSIA											
CLARK											
CLEARWATER											
CUSTER											
ELMORE											
FRANKLIN											
FREMONT											
GEM											
GOODING											
IDAHO	1	72,790	145,000								
JEFFERSON	5	418,073	437,183	86.97%	100.00%	83.59%	95.63%	0.91	18.08%	28.90%	34.53%
JEROME											
KOOTENAI	15	5,454,674	5,796,138	101.52%	100.00%	97.34%	94.11%	1.08	17.91%	27.94%	79.78%
LATAH	5	901,154	969,734	98.61%	95.06%	97.52%	92.93%	1.06	11.27%	17.51%	72.87%
LEMHI											
LEWIS	1	12,460	38,500								
LINCOLN											
MADISON											
MINIDOKA	1	185,835	550,000								
NEZPERCE	5	758,845	1,083,170	77.23%	84.68%	75.96%	70.06%	1.10	13.33%	19.57%	6.20%
ONEIDA											
OWYHEE											
PAYETTE	2	45,840	183,500								
POWER											
SHOSHONE	1	13,310	14,000								
TETON											
TWINFALLS	8	1,465,836	2,112,566	77.04%	74.43%	73.75%	69.39%	1.11	28.26%	30.57%	7.91%
VALLEY	1	121,920	185,000								
WASHINGTON											
STATEWIDE	90	23,724,664	26,827,345	89.52%	94.46%	83.59%	88.43%	1.01	22.99%	34.09%	44.04%

PRIMARY CATEGORY: VACANT COMMERCIAL

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	88.72%	107.13%	85.81%	104.44%	93.21%	107.02%	Normal	488,388
ADAMS								
BANNOCK	86.65%	130.33%	94.90%	143.50%	82.63%	154.64%	Non-Normal	169,498
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE								
BOISE								
BONNER							Normal	250,000
BONNEVILLE	50.58%	117.92%	43.11%	114.75%	46.33%	84.50%	Normal	194,661
BOUNDARY								
BUTTE								
CAMAS								
CANYON	88.86%	101.09%	90.72%	105.22%	83.38%	97.00%	Normal	360,972
CARIBOU								
CASSIA								
CLARK								
CLEARWATER								
CUSTER								
ELMORE								
FRANKLIN								
FREMONT								
GEM								
GOODING								
IDAHO							Normal	145,000
JEFFERSON	63.01%	110.93%	52.82%	109.39%	80.01%	111.25%	Normal	87,437
JEROME								
KOOTENAI	88.63%	114.42%	95.37%	106.87%	77.81%	110.40%	Normal	386,409
LATAH	82.15%	115.07%	85.97%	124.40%	82.07%	103.79%	Normal	193,947
LEMHI								
LEWIS							Normal	38,500
LINCOLN								
MADISON								
MINIDOKA							Normal	550,000
NEZPERCE	62.82%	91.64%	57.69%	90.61%	48.78%	91.33%	Normal	216,634
ONEIDA								
OWYHEE								
PAYETTE							Normal	91,750
POWER								
SHOSHONE							Normal	14,000
TETON								
TWINFALLS	61.26%	92.82%	58.07%	102.77%	52.72%	86.06%	Normal	264,071
VALLEY							Normal	185,000
WASHINGTON								
STATEWIDE	84.23%	94.81%	87.84%	96.95%	82.59%	94.28%	Normal	298,082

PRIMARY CATEGORY: IMPROVED COMMERCIAL

<u>County</u>	<u>Sales Count</u>	<u>Total Assessed Value (\$)</u>	<u>Total Sales Price or Value (\$)</u>	<u>Mean Ratio</u>	<u>Median Ratio</u>	<u>Geometric Mean Ratio</u>	<u>Weighted Mean Ratio</u>	<u>Price Related Differential</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Coefficient of Variation (COV)</u>	<u>Probability of 90/110% Actual Mean</u>
ADA	88	46,691,359	47,645,180	99.99%	93.57%	93.97%	98.00%	1.02	27.34%	36.20%	99.05%
ADAMS	1	71,414	165,000								
BANNOCK	33	6,262,574	6,338,518	101.47%	100.10%	98.41%	98.80%	1.03	15.38%	23.71%	97.61%
BEARLAKE											
BENEWAH											
BINGHAM											
BLAINE	7	2,247,374	2,157,000	98.78%	99.50%	97.55%	104.19%	0.95	13.65%	17.00%	82.80%
BOISE	1	107,082	65,725								
BONNER	7	1,919,858	2,154,000	96.98%	98.69%	94.18%	89.13%	1.09	19.79%	25.16%	65.71%
BONNEVILLE	24	11,598,539	12,863,400	94.13%	96.94%	91.65%	90.17%	1.04	15.35%	21.76%	83.25%
BOUNDARY	6	1,214,400	1,345,000	101.34%	106.79%	98.40%	90.29%	1.12	18.89%	25.02%	61.76%
BUTTE											
CAMAS											
CANYON	82	30,333,220	33,483,505	95.28%	97.49%	93.33%	90.59%	1.05	13.49%	19.33%	99.52%
CARIBOU											
CASSIA	7	868,565	872,400	102.03%	92.24%	99.22%	99.56%	1.02	19.66%	26.63%	62.34%
CLARK											
CLEARWATER	7	848,833	1,006,600	89.78%	85.32%	88.65%	84.33%	1.06	11.52%	18.38%	47.75%
CUSTER	5	500,370	592,640	91.19%	100.00%	89.38%	84.43%	1.08	10.86%	20.28%	51.08%
ELMORE	1	183,891	230,000								
FRANKLIN											
FREMONT	9	816,800	1,180,500	91.68%	93.36%	71.68%	69.19%	1.33	49.30%	63.59%	34.66%
GEM	6	928,550	879,000	110.18%	105.92%	106.02%	105.64%	1.04	20.77%	32.65%	38.12%
GOODING	7	588,848	703,677	88.05%	85.94%	86.48%	83.68%	1.05	15.03%	20.47%	38.30%
IDAHO	5	747,655	829,000	92.00%	94.30%	90.73%	90.19%	1.02	10.42%	17.31%	57.08%
JEFFERSON	5	674,080	713,000	96.13%	95.15%	95.33%	94.54%	1.02	9.08%	14.20%	77.06%
JEROME	6	1,257,550	2,097,000	75.16%	72.82%	72.89%	59.97%	1.25	17.84%	28.07%	6.79%
KOOTENAI	52	25,455,956	26,847,713	100.19%	98.41%	97.69%	94.82%	1.06	17.62%	22.34%	99.86%
LATAH	8	1,686,334	1,904,328	89.36%	92.05%	88.81%	88.55%	1.01	9.59%	11.70%	43.35%
LEMHI	6	1,468,513	1,466,500	104.62%	100.20%	103.01%	100.14%	1.04	15.02%	19.44%	65.78%
LEWIS	1	121,265	150,000								
LINCOLN											
MADISON	16	10,667,194	13,119,000	80.49%	89.78%	74.12%	81.31%	0.99	27.93%	41.27%	13.37%
MINIDOKA	14	4,460,686	4,850,072	92.02%	94.37%	87.81%	91.97%	1.00	19.32%	30.61%	58.73%
NEZPERCE	11	6,549,021	6,796,879	95.92%	94.78%	95.10%	96.35%	1.00	9.78%	13.69%	91.46%
ONEIDA											
OWYHEE	9	723,937	809,500	99.88%	95.03%	96.64%	89.43%	1.12	21.17%	28.24%	68.13%
PAYETTE	8	1,492,160	1,852,000	84.55%	81.11%	83.05%	80.57%	1.05	16.85%	20.64%	20.11%
POWER											
SHOSHONE	7	1,222,770	1,206,843	84.02%	75.53%	80.23%	101.32%	0.83	28.81%	32.86%	27.01%
TETON											
TWINFALLS	29	7,975,845	8,806,481	92.51%	95.49%	89.62%	90.57%	1.02	17.02%	23.98%	72.60%
VALLEY	6	2,773,110	1,845,250	144.51%	120.79%	134.39%	150.28%	0.96	33.34%	48.04%	8.26%
WASHINGTON											

STATEWIDE 474 172,457,753 184,952,956 96.68% 96.27% 92.65% 93.24% 1.04 20.03% 29.10% Approx.100%

PRIMARY CATEGORY: IMPROVED COMMERCIAL

<u>County</u>	<u>Mean Lower Confidence Interval (90%)</u>	<u>Mean Upper Confidence Interval (90%)</u>	<u>Median Lower Confidence Interval (90%)</u>	<u>Median Upper Confidence Interval (90%)</u>	<u>Weighted Mean Lower Confidence Interval (90%)</u>	<u>Weighted Mean Upper Confidence Interval (90%)</u>	<u>Distribution</u>	<u>Average Sale Price or Value (\$)</u>
ADA	93.65%	106.34%	88.67%	98.01%	88.34%	107.65%	Non-Normal	541,423
ADAMS							Normal	165,000
BANNOCK	94.58%	108.36%	96.54%	101.72%	94.29%	103.32%	Normal	192,076
BEARLAKE								
BENEWAH								
BINGHAM								
BLAINE	86.44%	111.11%	79.96%	114.40%	93.54%	114.84%	Normal	308,143
BOISE							Normal	65,725
BONNER	79.06%	114.89%	75.59%	121.89%	73.18%	105.08%	Normal	307,714
BONNEVILLE	86.96%	101.29%	90.75%	100.56%	77.97%	102.36%	Normal	535,975
BOUNDARY	80.48%	122.20%	69.54%	126.05%	67.91%	112.67%	Normal	224,167
BUTTE								
CAMAS								
CANYON	91.93%	98.63%	95.43%	99.25%	84.87%	96.32%	Normal	408,335
CARIBOU								
CASSIA	82.08%	121.98%	82.71%	120.85%	86.62%	112.50%	Normal	124,629
CLARK								
CLEARWATER	77.66%	101.89%	78.37%	100.86%	77.42%	91.24%	Non-Normal	143,800
CUSTER	73.56%	108.82%	63.14%	104.45%	58.31%	110.55%	Normal	118,528
ELMORE							Normal	230,000
FRANKLIN								
FREMONT	55.54%	127.82%	35.18%	133.81%	35.05%	103.34%	Normal	131,167
GEM	80.59%	139.78%	79.23%	152.89%	92.42%	118.85%	Normal	146,500
GOODING	74.82%	101.28%	68.13%	102.34%	69.32%	98.05%	Normal	100,525
IDAHO	76.82%	107.18%	68.36%	104.39%	70.73%	109.64%	Normal	165,800
JEFFERSON	83.12%	109.14%	78.48%	112.62%	88.18%	100.91%	Normal	142,600
JEROME	57.81%	92.51%	55.56%	99.82%	44.30%	75.63%	Normal	349,500
KOOTENAI	95.08%	105.29%	94.91%	104.54%	87.50%	102.14%	Normal	516,302
LATAH	82.36%	96.36%	77.37%	99.44%	80.27%	96.83%	Normal	238,041
LEMHI	87.89%	121.35%	83.83%	130.07%	85.95%	114.32%	Normal	244,417
LEWIS							Normal	150,000
LINCOLN								
MADISON	65.93%	95.05%	55.59%	95.11%	70.42%	92.20%	Normal	819,938
MINIDOKA	78.69%	105.35%	83.21%	98.84%	85.85%	98.09%	Normal	346,434
NEZPERCE	88.75%	103.10%	87.96%	103.08%	94.21%	98.50%	Normal	617,898
ONEIDA								
OWYHEE	82.40%	117.37%	73.84%	118.27%	76.73%	102.13%	Normal	89,944
PAYETTE	72.86%	96.25%	70.17%	105.62%	65.68%	95.46%	Normal	231,500
POWER								
SHOSHONE	63.74%	104.30%	58.22%	114.85%	74.37%	128.27%	Normal	172,406
TETON								
TWINFALLS	85.50%	99.52%	89.59%	101.95%	81.21%	99.93%	Normal	303,672
VALLEY	87.40%	201.63%	100.66%	230.65%	79.51%	221.06%	Non-Normal	307,542
WASHINGTON								

STATEWIDE 94.55% 98.81% 94.98% 97.74% 90.03% 96.46% Non-Normal 390,196
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