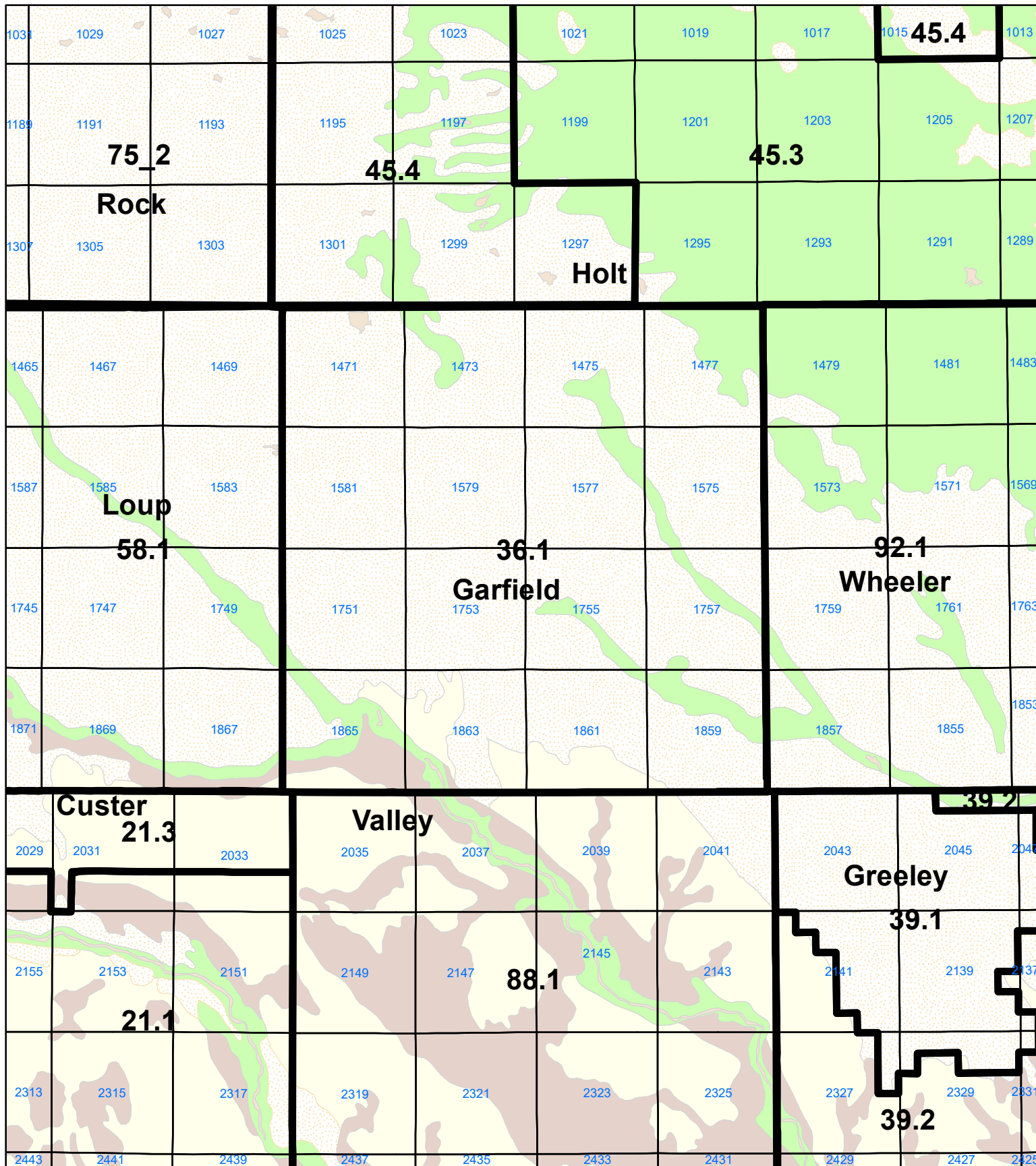


SALEID	CNTY	BOOK	PAGENO	SALEDATE	SALEAMT	LOCATIONI	BASERATIO	NUMERATOR	DENOMINATOR	LAND	IMPROV	TOTAL	NONAG	AGLAND	TOTACRES	LANDUSE95	LANDUSE80
20672192	36	40	716	12/11/2020	436884	5211000	124.83	545354	436884	545354	0	545354	0	545354	630.17	GRASS	GRASS
20672190	36	40	734	12/28/2020	771505	4010201	61.29	472869	771505	472869	0	472869	0	472869	155.59	IRRGTD-N/A	IRRGTD
21675784	36	40	752	1/7/2021	555000	6118401	77.34	429222	555000	429222	0	429222	0	429222	360	GRASS-N/A	GRASS
21679621	36	40	765	2/24/2021	229000	4304401	82.81	189641	229000	189641	0	189641	0	189641	199.63	GRASS	GRASS
21679620	36	40	766	2/24/2021	1145000	4304400	77.55	887960	1145000	887960	0	887960	0	887960	994.8	GRASS	GRASS
21684042	36	41	11	3/26/2021	208000	5207600	64.59	134355	208000	134355	0	134355	0	134355	156.85	GRASS	GRASS
21719139	36	41	118	8/31/2021	1150000	3006000	89.49	850108	950000	850108	0	850108	0	850108	306.02	IRRGTD-N/A	IRRGTD-N/A
21724649	36	41	133	9/20/2021	649638	5203000	72.39	470257	649638	470257	0	470257	0	470257	599.5	GRASS-N/A	GRASS
21735036	36	41	156	12/1/2021	1100000	4003200	47.92	527066	1100000	527066	0	527066	0	527066	556.52	GRASS-N/A	GRASS
21739782	36	41	172	12/17/2021	240000	5101200	67.78	162665	240000	162665	0	162665	0	162665	160	GRASS-N/A	GRASS-N/A
21684043	36	41	19	4/1/2021	528000	5210000	76.6	404444	528000	404444	0	404444	0	404444	475.61	GRASS	GRASS
22745894	36	41	197	2/9/2022	440000	4305400	81.86	360171	440000	360171	0	360171	0	360171	400	GRASS	GRASS
22745895	36	41	202	2/23/2022	1426900	5300400	89.05	1270585	1426900	1270585	0	1270585	0	1270585	1413.25	GRASS	GRASS
22762623	36	41	259	5/26/2022	640000	4018200	48.54	310646	640000	310646	0	310646	0	310646	318.61	GRASS	GRASS
22788829	36	41	366	11/3/2022	1270000	3306400	65.66	833884	1270000	833884	0	833884	0	833884	633.61	GRASS-N/A	GRASS
22797420	36	41	378	12/9/2022	1650000	3305402	68.95	1137742	1650000	1137742	0	1137742	0	1137742	480	IRRGTD-N/A	IRRGTD-N/A
22797409	36	41	381	12/14/2022	878750	5105200	50	439407	878750	442407	8208	450615	3000	439407	471.46	GRASS-N/A	GRASS
22797413	36	41	398	12/21/2022	1000000	5125600	43.5	435017	1000000	444017	9827	453844	9000	435017	471	GRASS-N/A	GRASS
22797411	36	41	400	12/23/2022	770000	5124800	101.27	779775	770000	779775	0	779775	0	779775	441	GRASS-N/A	GRASS-N/A
23801168	36	41	421	1/27/2023	323200	4002800	43.92	141959	323200	141959	0	141959	0	141959	156.6	GRASS	GRASS
21698403	36	41	43	4/27/2021	230000	5003400	92.18	212016	230000	212016	0	212016	0	212016	245.68	GRASS	GRASS
23805114	36	41	449	3/29/2023	831500	6040200	59.19	492158	831500	492158	0	492158	0	492158	165.31	IRRGTD-N/A	IRRGTD
21698404	36	41	46	5/21/2021	608000	5206200	87.81	533889	608000	533889	0	533889	0	533889	640	GRASS	GRASS
21712563	36	41	88	7/2/2021	680541	6041800	103.17	702147	680541	702147	0	702147	0	702147	720.15	GRASS	GRASS
22763144CG0	45	214	578	5/20/2022	219000	4.5E+08	64.57	141414	219000	179190	0	179190	0	141414	156.03	GRASS	GRASS
22786460CG0	45	215	88	9/30/2022	857600	4.5E+08	64.88	556451	857600	787247	0	787247	0	556451	636.01	GRASS	GRASS
22787265CG0	58	22	250	10/4/2022	1200000	5.8E+08	47.76	573114	1200000	413960	0	413960	0	573114	597.34	GRASS	GRASS
22771422CG0	88	100	175	6/15/2022	319000	8.8E+08	47.11	150278	319000	203825	0	203825	0	150278	159.66	GRASS-N/A	GRASS
22782093CG0	88	100	237	9/2/2022	1600000	880017864	38.12	609995	1600000	813730	1630	815360	4000	609995	456.1	GRASS-N/A	GRASS
22753626CG0	88	100	79	3/28/2022	250000	8.8E+08	78.3	195755	250000	242550	0	242550	0	195755	49	IRRGTD	IRRGTD
22787124CG0	92	5	230	10/10/2022	2840000	763	74.57	2117816	2840000	2843795	0	2843795	0	2117816	2450.48	GRASS	GRASS

Garfield County and 12 mile Perimeter

5/2/2024

Prepared by
Property Assessment Division



Type : Qualified

Number of Sales :	31	Median :	69	COV :	28.56	95% Median C.I. :	61.29 to 78.30
Total Sales Price :	25,047,518	Wgt. Mean :	69	STD :	20.20	95% Wgt. Mean C.I. :	58.15 to 79.24
Total Adj. Sales Price :	24,847,518	Mean :	71	Avg.Abs.Dev :	15.95	95% Mean C.I. :	63.33 to 78.15
Total Assessed Value :	17,068,160						
Avg. Adj. Sales Price :	801,533	COD :	23.13	MAX Sales Ratio :	124.83		
Avg. Assessed Value :	550,586	PRD :	102.98	MIN Sales Ratio :	38.12		

Printed : 05/01/2024

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2020 To 12/31/2020	2	93.06	93.06	84.26	34.14	110.44	61.29	124.83	N/A	604,195	509,112
01/01/2021 To 03/31/2021	4	77.45	75.57	76.80	05.95	98.40	64.59	82.81	N/A	534,250	410,295
04/01/2021 To 06/30/2021	3	87.81	85.53	84.21	05.91	101.57	76.60	92.18	N/A	455,333	383,450
07/01/2021 To 09/30/2021	3	89.49	88.35	88.70	11.46	99.61	72.39	103.17	N/A	760,060	674,171
10/01/2021 To 12/31/2021	2	57.85	57.85	51.47	17.17	112.40	47.92	67.78	N/A	670,000	344,866
01/01/2022 To 03/31/2022	3	81.86	83.07	86.28	04.37	96.28	78.30	89.05	N/A	705,633	608,837
04/01/2022 To 06/30/2022	3	48.54	53.41	51.13	11.99	104.46	47.11	64.57	N/A	392,667	200,779
07/01/2022 To 09/30/2022	2	51.50	51.50	47.46	25.98	108.51	38.12	64.88	N/A	1,228,800	583,223
10/01/2022 To 12/31/2022	7	65.66	64.53	65.74	22.53	98.16	43.50	101.27	43.50 to 101.27	1,372,679	902,394
01/01/2023 To 03/31/2023	2	51.56	51.56	54.92	14.82	93.88	43.92	59.19	N/A	577,350	317,059
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
Study Yrs											
10/01/2020 To 09/30/2021	12	80.18	84.17	83.42	15.64	100.90	61.29	124.83	72.39 to 92.18	582,631	486,022
10/01/2021 To 09/30/2022	10	64.73	62.81	60.42	20.95	103.96	38.12	89.05	47.11 to 81.86	709,250	428,503
10/01/2022 To 09/30/2023	9	59.19	61.65	64.58	23.52	95.46	43.50	101.27	43.92 to 74.57	1,195,939	772,319
Calendar Yrs											
01/01/2021 To 12/31/2021	12	77.45	78.30	77.27	13.60	101.33	47.92	103.17	67.78 to 89.49	593,598	458,648
01/01/2022 To 12/31/2022	15	64.88	64.28	64.53	22.61	99.61	38.12	101.27	47.76 to 78.30	1,024,083	660,803

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	31	68.95	70.74	68.69	23.13	102.98	38.12	124.83	61.29 to 78.30	801,533	550,586

Type : Qualified

Number of Sales :	31	Median :	69	COV :	28.56	95% Median C.I. :	61.29 to 78.30
Total Sales Price :	25,047,518	Wgt. Mean :	69	STD :	20.20	95% Wgt. Mean C.I. :	58.15 to 79.24
Total Adj. Sales Price :	24,847,518	Mean :	71	Avg.Abs.Dev :	15.95	95% Mean C.I. :	63.33 to 78.15
Total Assessed Value :	17,068,160						
Avg. Adj. Sales Price :	801,533	COD :	23.13	MAX Sales Ratio :	124.83		
Avg. Assessed Value :	550,586	PRD :	102.98	MIN Sales Ratio :	38.12		

Printed : 05/01/2024

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	78.30	78.30	78.30		100.00	78.30	78.30	N/A	250,000	195,755
1	1	78.30	78.30	78.30		100.00	78.30	78.30	N/A	250,000	195,755
<u>Grass</u>											
County	16	77.08	76.54	75.61	20.58	101.23	43.92	124.83	64.57 to 89.05	750,758	567,623
1	16	77.08	76.54	75.61	20.58	101.23	43.92	124.83	64.57 to 89.05	750,758	567,623
<u>ALL</u>											
10/01/2020 To 09/30/2023	31	68.95	70.74	68.69	23.13	102.98	38.12	124.83	61.29 to 78.30	801,533	550,586

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	61.29	66.26	62.64	10.39	105.78	59.19	78.30	N/A	617,668	386,927
1	3	61.29	66.26	62.64	10.39	105.78	59.19	78.30	N/A	617,668	386,927
<u>Grass</u>											
County	24	69.03	69.45	66.95	24.96	103.73	38.12	124.83	48.54 to 81.86	807,688	540,712
1	24	69.03	69.45	66.95	24.96	103.73	38.12	124.83	48.54 to 81.86	807,688	540,712
<u>ALL</u>											
10/01/2020 To 09/30/2023	31	68.95	70.74	68.69	23.13	102.98	38.12	124.83	61.29 to 78.30	801,533	550,586