

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	162	MEDIAN:	99	COV:	37.99	95% Median C.I.:	98.84 to 99.87	(! : Derived)
TOTAL Sales Price:	7,410,780	WGT. MEAN:	99	STD:	39.32	95% Wgt. Mean C.I.:	96.50 to 100.92	
TOTAL Adj.Sales Price:	7,439,580	MEAN:	104	AVG.ABS.DEV:	16.58	95% Mean C.I.:	97.46 to 109.57	
TOTAL Assessed Value:	7,343,363							
AVG. Adj. Sales Price:	45,923	COD:	16.69	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,329	PRD:	104.87	MIN Sales Ratio:	24.67			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	20	98.04	93.54	98.17	9.73	95.28	48.33	110.36	89.25 to 99.56	50,750	49,823
10/01/03 TO 12/31/03	11	99.98	106.41	100.81	13.13	105.55	83.09	161.60	91.03 to 125.28	37,968	38,275
01/01/04 TO 03/31/04	18	99.85	103.05	99.67	10.95	103.39	53.00	171.60	98.25 to 106.01	42,777	42,636
04/01/04 TO 06/30/04	25	99.00	100.64	95.38	11.25	105.51	57.93	160.59	97.16 to 103.31	47,810	45,600
07/01/04 TO 09/30/04	16	98.68	105.65	96.34	17.14	109.67	59.74	228.65	97.59 to 110.50	49,156	47,356
10/01/04 TO 12/31/04	18	93.33	97.40	97.47	29.88	99.93	34.00	281.08	77.08 to 102.79	26,908	26,228
01/01/05 TO 03/31/05	22	100.25	102.28	101.89	13.18	100.39	24.67	142.83	98.88 to 114.14	61,681	62,844
04/01/05 TO 06/30/05	32	99.44	114.47	99.45	25.11	115.11	42.00	454.75	98.45 to 106.50	44,182	43,937
____Study Years____											
07/01/03 TO 06/30/04	74	99.27	100.16	97.85	11.09	102.36	48.33	171.60	98.39 to 100.47	45,917	44,931
07/01/04 TO 06/30/05	88	99.44	106.33	99.42	21.37	106.94	24.67	454.75	98.58 to 99.99	45,928	45,663
____Calendar Yrs____											
01/01/04 TO 12/31/04	77	98.99	101.49	96.95	16.45	104.68	34.00	281.08	98.25 to 100.47	42,027	40,743
____ALL____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EXETER	24	97.98	90.98	93.78	24.30	97.01	24.67	204.60	76.54 to 100.47	32,616	30,589
FAIRMONT	22	96.00	103.87	89.38	24.53	116.21	48.33	281.08	83.09 to 107.49	29,181	26,081
GENEVA	77	99.75	103.33	100.45	6.38	102.86	61.38	171.60	99.30 to 100.62	60,802	61,075
GRAFTON	1	100.51	100.51	100.51			100.51	100.51	N/A	33,500	33,670
MILLIGAN	8	96.50	104.98	110.82	30.18	94.74	42.00	160.59	42.00 to 160.59	10,387	11,511
OHIOWA	4	87.94	90.64	90.86	16.82	99.76	72.55	114.14	N/A	9,625	8,745
RURAL	7	99.14	103.85	101.83	5.56	101.98	97.30	121.26	97.30 to 121.26	100,928	102,777
SHICKLEY	15	98.25	131.05	96.27	48.05	136.13	53.00	454.75	83.48 to 136.60	30,266	29,137
STRANG	3	84.00	84.04	82.64	5.53	101.68	77.08	91.03	N/A	3,466	2,865
SUB GENEVA	1	96.43	96.43	96.43			96.43	96.43	N/A	7,000	6,750
____ALL____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	154	99.37	103.54	98.38	17.28	105.25	24.67	454.75	98.84 to 99.90	43,675	42,968
2	2	97.65	97.65	98.77	1.25	98.87	96.43	98.88	N/A	78,500	77,532
3	6	100.36	104.68	102.63	6.37	101.99	97.30	121.26	97.30 to 121.26	92,750	95,188
____ALL____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

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TOTAL Adj.Sales Price:	7,439,580	MEAN:	104	AVG.ABS.DEV:	16.58	95% Mean C.I.:	97.46 to 109.57	
TOTAL Assessed Value:	7,343,363							
AVG. Adj. Sales Price:	45,923	COD:	16.69	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,329	PRD:	104.87	MIN Sales Ratio:	24.67			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	153	99.55	105.71	98.82	15.67	106.97	48.33	454.75	98.95 to 99.99	48,409	47,839
2	9	84.00	66.19	72.29	30.63	91.56	24.67	99.00	34.00 to 96.43	3,666	2,650
ALL	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	158	99.20	103.01	98.66	16.52	104.41	24.67	454.75	98.80 to 99.75	46,900	46,272
06											
07	4	108.85	123.21	110.72	17.31	111.28	103.52	171.60	N/A	7,312	8,096
ALL	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
18-0002	2	99.46	99.46	99.16	1.06	100.30	98.41	100.51	N/A	46,750	46,357
30-0001	33	98.39	94.70	96.71	24.87	97.92	24.67	204.60	84.07 to 101.58	33,209	32,116
30-0025	104	99.58	102.93	99.06	10.09	103.91	48.33	281.08	98.99 to 99.99	54,214	53,701
30-0036	3	84.00	84.04	82.64	5.53	101.68	77.08	91.03	N/A	3,466	2,865
30-0054	16	98.25	130.44	98.57	46.51	132.33	53.00	454.75	83.48 to 136.60	31,250	30,802
48-0303											
76-0068											
85-0047											
85-0094	4	103.83	100.24	102.81	11.57	97.50	79.15	114.14	N/A	25,375	26,087
93-0083											
93-0096											
NonValid School											
ALL	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

Type: Qualified

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TOTAL Adj.Sales Price:	7,439,580	MEAN:	104	AVG.ABS.DEV:	16.58	95% Mean C.I.:	97.46 to 109.57	
TOTAL Assessed Value:	7,343,363							
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	89.25	96.11	103.53	41.22	92.84	24.67	281.08	42.00 to 99.25	5,646	5,846
Prior TO 1860											
1860 TO 1899	9	98.22	139.02	101.84	49.86	136.51	77.08	454.75	88.52 to 117.56	44,000	44,809
1900 TO 1919	40	98.89	104.87	95.10	20.31	110.28	48.33	228.65	98.11 to 103.75	23,187	22,049
1920 TO 1939	35	99.90	97.69	96.81	11.48	100.92	57.93	125.28	98.10 to 102.02	38,340	37,115
1940 TO 1949	6	98.22	101.32	102.00	4.85	99.33	94.00	121.26	94.00 to 121.26	41,541	42,373
1950 TO 1959	11	99.65	108.92	102.56	10.57	106.21	95.01	160.59	98.89 to 138.69	50,772	52,072
1960 TO 1969	13	99.87	101.45	100.09	7.64	101.37	87.81	136.89	90.80 to 106.50	77,538	77,604
1970 TO 1979	21	99.61	101.35	97.69	9.19	103.75	71.27	129.97	98.39 to 106.01	71,000	69,361
1980 TO 1989	8	99.44	100.82	100.08	1.88	100.74	98.51	110.16	98.51 to 110.16	105,125	105,210
1990 TO 1994	4	99.18	100.51	99.16	1.89	101.36	98.47	105.21	N/A	135,437	134,297
1995 TO 1999											
2000 TO Present											
ALL	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	90.14	108.30	101.43	60.00	106.77	24.67	454.75	39.40 to 112.50	2,207	2,238
5000 TO 9999	16	105.21	129.31	129.89	36.98	99.55	77.08	281.08	88.61 to 160.59	7,025	9,125
Total \$											
1 TO 9999	30	97.87	119.50	123.76	47.83	96.56	24.67	454.75	88.61 to 112.50	4,777	5,911
10000 TO 29999	42	101.83	103.61	103.34	14.47	100.26	53.00	204.60	98.25 to 108.50	17,601	18,189
30000 TO 59999	48	99.01	99.16	98.56	8.99	100.61	48.33	138.69	98.22 to 100.51	42,694	42,081
60000 TO 99999	22	99.35	96.06	95.68	8.32	100.40	57.93	129.97	90.80 to 100.62	77,090	73,761
100000 TO 149999	14	99.14	97.22	97.16	2.39	100.06	71.27	99.98	98.51 to 99.75	121,800	118,338
150000 TO 249999	6	99.22	99.66	99.65	1.79	100.01	96.00	103.18	96.00 to 103.18	184,416	183,776
ALL	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

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TOTAL Adj.Sales Price:	7,439,580	MEAN:	104	AVG.ABS.DEV:	16.58	95% Mean C.I.:	97.46 to 109.57	
TOTAL Assessed Value:	7,343,363							
AVG. Adj. Sales Price:	45,923	COD:	16.69	MAX Sales Ratio:	454.75			
AVG. Assessed Value:	45,329	PRD:	104.87	MIN Sales Ratio:	24.67			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	16	88.43	82.24	79.82	28.70	103.03	24.67	171.60	42.00 to 103.75	2,868	2,289
5000 TO 9999	16	98.25	119.76	98.80	36.85	121.22	53.00	454.75	83.68 to 107.12	8,425	8,323
Total \$ _____											
1 TO 9999	32	93.73	101.00	93.98	34.28	107.48	24.67	454.75	83.68 to 99.25	5,646	5,306
10000 TO 29999	44	104.36	109.56	97.56	21.25	112.30	48.33	281.08	97.69 to 112.57	20,287	19,792
30000 TO 59999	46	99.23	103.10	99.67	10.05	103.44	57.93	204.60	98.39 to 101.59	43,956	43,812
60000 TO 99999	22	99.64	99.30	97.63	7.66	101.71	71.27	129.97	98.45 to 101.49	79,918	78,024
100000 TO 149999	13	99.14	99.22	99.20	0.41	100.02	98.47	99.98	98.75 to 99.75	125,346	124,341
150000 TO 249999	5	99.56	99.82	99.77	2.00	100.05	96.00	103.18	N/A	191,300	190,869
ALL _____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	89.25	94.17	95.27	36.43	98.84	24.67	281.08	53.00 to 99.25	9,931	9,462
10	9	103.75	104.33	97.74	9.95	106.75	79.47	129.25	93.89 to 113.84	33,722	32,958
20	80	99.58	109.54	101.23	19.93	108.21	48.33	454.75	98.41 to 102.02	32,521	32,921
30	49	99.55	97.28	97.00	6.88	100.30	57.93	119.14	98.99 to 99.99	74,805	72,559
40	3	98.84	98.95	99.06	0.37	99.90	98.47	99.56	N/A	147,566	146,173
50	2	106.78	106.78	100.77	10.10	105.97	96.00	117.56	N/A	118,750	119,660
ALL _____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	88.93	93.29	91.38	35.45	102.09	24.67	281.08	76.54 to 99.00	11,910	10,883
100	3	105.21	107.08	105.03	2.84	101.95	103.52	112.50	N/A	8,916	9,365
101	94	99.63	105.07	100.46	13.00	104.58	66.17	228.65	98.99 to 101.64	50,850	51,086
102	6	97.64	93.29	90.13	12.21	103.51	57.93	117.56	57.93 to 117.56	44,083	39,731
104	34	99.47	107.71	96.82	19.86	111.25	48.33	454.75	98.25 to 101.58	47,387	45,878
106	2	88.01	88.01	90.89	9.08	96.83	80.01	96.00	N/A	136,000	123,605
111	1	98.51	98.51	98.51			98.51	98.51	N/A	145,000	142,845
301	1	110.16	110.16	110.16			110.16	110.16	N/A	55,000	60,590
304	1	99.06	99.06	99.06			99.06	99.06	N/A	47,000	46,560
ALL _____											
	162	99.32	103.51	98.71	16.69	104.87	24.67	454.75	98.84 to 99.87	45,923	45,329

PA&T 2006 R&O Statistics

What If ID: 4533

Query: 5160

Type: Qualified

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	89.25	94.17	95.27	36.43	98.84	24.67	281.08	53.00 to 99.25	9,931	9,462
10	5	91.03	91.69	92.64	12.19	98.97	66.17	112.50	N/A	4,980	4,613
15	1	120.57	120.57	120.57			120.57	120.57	N/A	8,360	10,080
20	44	100.14	116.19	104.05	25.97	111.67	69.78	454.75	97.63 to 112.57	23,380	24,327
30	89	99.61	99.92	97.80	9.15	102.17	48.33	161.60	98.95 to 100.51	62,850	61,465
40	4	98.82	98.99	99.06	0.21	99.93	98.75	99.56	N/A	148,800	147,397
<u>ALL</u>	<u>162</u>	<u>99.32</u>	<u>103.51</u>	<u>98.71</u>	<u>16.69</u>	<u>104.87</u>	<u>24.67</u>	<u>454.75</u>	<u>98.84 to 99.87</u>	<u>45,923</u>	<u>45,329</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5160

What If ID: 4533

Desc: New Whatif for Query ID: 5160

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Assessor Location	Fairmont	Total	Increase	8.390	A	1
