

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
TOTAL Sales Price:	1,251,956	WGT. MEAN:	95	STD:	31.83	95% Wgt. Mean C.I.:	87.06 to 102.06	
TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
AVG. Assessed Value:	26,557	PRD:	110.85	MIN Sales Ratio:	54.78			

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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	4	110.78	110.73	98.19	41.56	112.77	62.42	158.94	N/A	15,875	15,587
10/01/03 TO 12/31/03	5	76.12	83.74	87.02	21.68	96.23	62.22	111.79	N/A	31,900	27,759
01/01/04 TO 03/31/04	9	91.04	94.48	88.79	15.70	106.42	74.66	135.30	76.39 to 121.38	35,000	31,075
04/01/04 TO 06/30/04	4	100.33	114.17	106.41	17.33	107.29	96.49	159.53	N/A	14,000	14,897
07/01/04 TO 09/30/04	8	111.49	115.56	104.19	22.90	110.92	76.64	163.41	76.64 to 163.41	38,612	40,228
10/01/04 TO 12/31/04	5	139.30	129.13	131.83	14.11	97.95	69.83	151.20	N/A	11,911	15,703
01/01/05 TO 03/31/05	2	139.08	139.08	139.08	2.03	100.00	136.25	141.90	N/A	10,000	13,907
04/01/05 TO 06/30/05	9	90.01	89.42	81.77	21.54	109.36	54.78	130.50	62.84 to 119.33	34,388	28,120
____Study Years____											
07/01/03 TO 06/30/04	22	93.64	98.57	90.98	24.27	108.35	62.22	159.53	76.12 to 111.79	27,000	24,564
07/01/04 TO 06/30/05	24	111.49	110.55	97.61	25.54	113.26	54.78	163.41	82.89 to 139.30	29,081	28,385
____Calendar Yrs____											
01/01/04 TO 12/31/04	26	100.33	110.66	100.02	25.51	110.64	69.83	163.41	89.27 to 135.30	28,440	28,446
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	10	103.32	112.16	106.50	30.01	105.31	62.22	158.94	66.97 to 154.60	22,600	24,068
RURAL	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
SCOTIA	11	100.75	107.13	92.88	28.54	115.34	62.84	163.41	67.81 to 159.53	23,781	22,089
SPALDING	16	92.44	102.80	91.26	29.85	112.65	54.78	148.00	76.39 to 136.25	36,887	33,664
WOLBACH	8	96.78	97.12	89.00	18.64	109.13	69.83	130.50	69.83 to 130.50	16,769	14,924
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	45	96.49	104.93	94.20	28.09	111.39	54.78	163.41	87.50 to 119.33	26,932	25,370
2	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	43	96.49	104.88	94.59	27.28	110.88	54.78	163.41	87.50 to 111.79	29,859	28,243
2	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	43	96.49	104.40	94.22	27.16	110.81	54.78	163.41	87.50 to 119.33	29,444	27,743
06											
07	3	103.57	110.78	111.00	28.68	99.80	69.83	158.94	N/A	8,618	9,566
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	18	96.78	105.47	99.98	26.08	105.50	62.22	158.94	76.64 to 130.50	20,008	20,004
39-0055	16	92.44	102.80	91.26	29.85	112.65	54.78	148.00	76.39 to 136.25	36,887	33,664
39-0501	12	100.35	106.53	94.54	26.33	112.68	62.84	163.41	76.12 to 151.13	28,466	26,912
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	7	73.36	84.17	67.75	27.68	124.24	54.78	130.50	54.78 to 130.50	19,608	13,284
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	134.21	116.27	101.13	23.03	114.98	62.42	159.53	74.66 to 151.13	15,211	15,383
1920 TO 1939	8	111.06	112.40	107.88	24.71	104.19	67.81	163.41	67.81 to 163.41	25,125	27,103
1940 TO 1949	4	83.03	83.05	82.99	7.94	100.07	76.12	90.01	N/A	50,000	41,496
1950 TO 1959	2	94.22	94.22	92.44	18.65	101.93	76.64	111.79	N/A	39,500	36,512
1960 TO 1969	3	87.50	89.16	87.97	5.41	101.35	82.89	97.08	N/A	49,166	43,250
1970 TO 1979	2	131.26	131.26	130.31	21.09	100.72	103.57	158.94	N/A	8,800	11,467
1980 TO 1989	2	97.41	97.41	97.56	2.61	99.84	94.87	99.95	N/A	75,500	73,657
1990 TO 1994											
1995 TO 1999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
2000 TO Present											
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
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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	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
5000 TO 9999	9	141.30	127.08	125.67	18.81	101.12	69.83	159.53	96.49 to 158.94	8,184	10,284
Total \$ _____											
1 TO 9999	12	124.92	121.31	122.17	21.98	99.30	62.22	159.53	96.49 to 151.20	6,804	8,313
10000 TO 29999	16	127.79	112.49	107.91	24.76	104.24	62.42	163.41	73.36 to 141.90	17,487	18,870
30000 TO 59999	12	81.02	85.71	84.53	12.98	101.40	67.81	111.79	76.12 to 97.08	41,041	34,691
60000 TO 99999	5	89.27	85.27	86.50	11.77	98.58	54.78	99.95	N/A	67,600	58,474
100000 TO 149999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
ALL _____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
5000 TO 9999	4	100.03	102.80	101.19	19.63	101.59	69.83	141.30	N/A	8,164	8,261
Total \$ _____											
1 TO 9999	7	103.57	103.32	98.99	22.43	104.38	62.22	141.30	62.22 to 141.30	5,808	5,749
10000 TO 29999	20	127.79	114.87	101.64	25.23	113.01	62.42	159.53	76.39 to 148.00	15,165	15,413
30000 TO 59999	16	88.38	93.44	88.16	19.65	105.98	54.78	163.41	76.64 to 100.75	43,562	38,406
60000 TO 99999	2	97.41	97.41	97.56	2.61	99.84	94.87	99.95	N/A	75,500	73,657
100000 TO 149999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
ALL _____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	76.26	93.59	72.50	37.43	129.08	54.78	159.53	54.78 to 159.53	18,094	13,119
20	9	96.49	99.59	90.34	30.24	110.24	62.42	141.90	62.84 to 141.30	17,977	16,241
25	6	141.11	131.04	117.56	13.51	111.47	90.01	151.20	90.01 to 151.20	15,133	17,790
30	19	94.87	105.56	96.69	25.47	109.17	67.81	163.41	76.79 to 135.30	36,057	34,864
35	2	92.06	92.06	91.40	3.03	100.72	89.27	94.85	N/A	48,500	44,327
40	2	100.35	100.35	100.18	0.40	100.17	99.95	100.75	N/A	56,250	56,352
ALL _____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

PA&T 2006 R&O Statistics

What If ID: 4627

Query: 5144

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	73.36	84.17	67.75	27.68	124.24	54.78	130.50	54.78 to 130.50	19,608	13,284	
100	2	131.26	131.26	130.31	21.09	100.72	103.57	158.94	N/A	8,800	11,467	
101	27	96.49	104.73	96.64	23.85	108.37	62.84	163.41	87.50 to 111.79	33,248	32,131	
104	10	128.34	114.24	99.49	22.01	114.82	62.42	154.60	74.66 to 141.90	23,940	23,818	
____ALL____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	76.26	93.59	72.50	37.43	129.08	54.78	159.53	54.78 to 159.53	18,094	13,119	
20	4	118.89	118.89	118.68	15.87	100.18	96.49	141.30	N/A	8,800	10,443	
30	26	95.97	108.21	99.06	28.86	109.24	62.42	163.41	87.50 to 136.25	28,423	28,155	
35	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960	
40	7	89.27	97.71	89.74	22.34	108.89	74.66	154.60	74.66 to 154.60	41,857	37,561	
____ALL____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5144

What If ID: 4627

Desc: New Whatif for Query ID: 5144

<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>
Property Type	01	Total	Decrease	0.000	A	1