

PA&T 2006 R&O Statistics

What If ID: 4581

Query: 5194

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	18	MEDIAN:	96	COV:	40.42	95% Median C.I.:	79.45 to 104.43	(! : Derived)
TOTAL Sales Price:	1,154,275	WGT. MEAN:	87	STD:	38.77	95% Wgt. Mean C.I.:	72.41 to 102.23	
TOTAL Adj.Sales Price:	1,212,725	MEAN:	96	AVG.ABS.DEV:	21.99	95% Mean C.I.:	76.65 to 115.22	
TOTAL Assessed Value:	1,058,961							
AVG. Adj. Sales Price:	67,373	COD:	22.81	MAX Sales Ratio:	224.74			
AVG. Assessed Value:	58,831	PRD:	109.86	MIN Sales Ratio:	40.30			

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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
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	101.24	101.24	79.58	21.82	127.23	79.15	123.33	N/A	234,750	186,808
10/01/02 TO 12/31/02	1	97.55	97.55	97.55			97.55	97.55	N/A	35,500	34,630
01/01/03 TO 03/31/03	2	51.82	51.82	50.65	13.31	102.30	44.92	58.71	N/A	77,000	39,003
04/01/03 TO 06/30/03	3	100.42	102.89	107.30	3.03	95.89	99.55	108.68	N/A	27,606	29,622
07/01/03 TO 09/30/03	3	105.59	136.59	129.18	45.86	105.74	79.45	224.74	N/A	51,650	66,721
10/01/03 TO 12/31/03	4	94.40	83.38	85.12	17.70	97.96	40.30	104.43	N/A	25,375	21,598
01/01/04 TO 03/31/04	1	82.14	82.14	82.14			82.14	82.14	N/A	25,455	20,910
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	97.04	97.04	97.04			97.04	97.04	N/A	49,000	47,550
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	98.55	89.04	77.53	19.24	114.85	44.92	123.33	44.92 to 123.33	92,727	71,889
07/01/03 TO 06/30/04	8	94.40	103.18	109.07	31.19	94.60	40.30	224.74	40.30 to 224.74	35,238	38,433
07/01/04 TO 06/30/05	2	94.53	94.53	93.32	2.66	101.30	92.02	97.04	N/A	94,500	88,187
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	97.65	96.30	91.92	28.27	104.76	40.30	224.74	58.71 to 105.59	41,105	37,785
01/01/04 TO 12/31/04	2	89.59	89.59	91.95	8.31	97.44	82.14	97.04	N/A	37,227	34,230
<u>ALL</u>											
	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	1	99.55	99.55	99.55			99.55	99.55	N/A	5,300	5,276
HADAR	2	100.35	100.35	97.55	8.30	102.88	92.02	108.68	N/A	104,750	102,180
OSMOND	1	79.15	79.15	79.15			79.15	79.15	N/A	465,000	368,067
PIERCE	3	82.14	82.15	83.38	19.02	98.53	58.71	105.59	N/A	53,968	44,996
PLAINVIEW	8	96.39	91.72	88.22	15.13	103.97	40.30	123.33	40.30 to 123.33	25,690	22,664
RANDOLPH	1	44.92	44.92	44.92			44.92	44.92	N/A	90,000	40,430
RURAL	2	161.14	161.14	164.93	39.46	97.70	97.55	224.74	N/A	37,750	62,262
<u>ALL</u>											
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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	15	95.74	90.64	85.37	14.92	106.18	40.30	123.33	79.45 to 104.43	69,815	59,600
2	3	97.55	122.40	99.67	61.44	122.81	44.92	224.74	N/A	55,166	54,985
<u>ALL</u>											
	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

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	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831
<u>ALL</u>											
	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0009											
14-0045	1	44.92	44.92	44.92			44.92	44.92	N/A	90,000	40,430
54-0013											
54-0576											
59-0002											
59-0005											
59-0020											
59-0080											
70-0002	5	97.55	113.75	109.31	38.85	104.06	58.71	224.74	N/A	47,481	51,902
70-0005	8	96.39	91.72	88.22	15.13	103.97	40.30	123.33	40.30 to 123.33	25,690	22,664
70-0015	2	100.35	100.35	97.55	8.30	102.88	92.02	108.68	N/A	104,750	102,180
70-0542	2	89.35	89.35	79.38	11.41	112.56	79.15	99.55	N/A	235,150	186,671
NonValid School											
<u>ALL</u>											
	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

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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	1	82.14	82.14	82.14			82.14	82.14	N/A	25,455	20,910
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	100.42	100.42	100.42			100.42	100.42	N/A	8,020	8,054
1920 TO 1939	4	105.01	106.60	104.17	7.49	102.34	93.05	123.33	N/A	33,987	35,404
1940 TO 1949	1	79.45	79.45	79.45			79.45	79.45	N/A	42,500	33,767
1950 TO 1959											
1960 TO 1969	3	58.71	67.06	59.44	29.88	112.82	44.92	97.55	N/A	63,166	37,545
1970 TO 1979	4	98.29	100.25	102.70	3.93	97.62	95.74	108.68	N/A	35,325	36,279
1980 TO 1989	2	132.52	132.52	153.80	69.59	86.16	40.30	224.74	N/A	32,500	49,984
1990 TO 1994											
1995 TO 1999	1	79.15	79.15	79.15			79.15	79.15	N/A	465,000	368,067
2000 TO Present	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
ALL	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

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	1	123.33	123.33	123.33			123.33	123.33	N/A	4,500	5,550
5000 TO 9999	2	99.99	99.99	100.08	0.44	99.91	99.55	100.42	N/A	6,660	6,665
Total \$											
1 TO 9999	3	100.42	107.77	105.95	7.90	101.72	99.55	123.33	N/A	5,940	6,293
10000 TO 29999	4	87.60	77.81	75.03	18.94	103.71	40.30	95.74	N/A	21,488	16,122
30000 TO 59999	5	97.55	120.64	119.55	31.30	100.92	79.45	224.74	N/A	41,600	49,731
60000 TO 99999	4	82.15	79.48	77.73	33.67	102.25	44.92	108.68	N/A	73,987	57,511
100000 TO 149999	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
250000 TO 499999	1	79.15	79.15	79.15			79.15	79.15	N/A	465,000	368,067
ALL	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

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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 \$											
5000 TO 9999	4	99.99	90.90	67.62	20.98	134.43	40.30	123.33	N/A	10,705	7,238
Total \$											
1 TO 9999	4	99.99	90.90	67.62	20.98	134.43	40.30	123.33	N/A	10,705	7,238
10000 TO 29999	3	93.05	90.31	89.27	4.87	101.17	82.14	95.74	N/A	20,318	18,138
30000 TO 59999	6	88.25	80.35	73.53	21.90	109.28	44.92	104.43	44.92 to 104.43	53,666	39,461
60000 TO 99999	3	108.68	146.34	132.97	36.54	110.06	105.59	224.74	N/A	60,650	80,644
100000 TO 149999	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
250000 TO 499999	1	79.15	79.15	79.15			79.15	79.15	N/A	465,000	368,067
ALL	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	80.80	80.80	80.46	1.67	100.42	79.45	82.14	N/A	33,977	27,338
10	8	98.29	109.77	117.16	28.73	93.70	40.30	224.74	40.30 to 224.74	25,037	29,333
15	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
20	7	97.55	85.01	79.65	19.32	106.72	44.92	108.68	44.92 to 108.68	114,924	91,542
ALL	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	82.14	82.14	82.14			82.14	82.14	N/A	25,455	20,910
297	1	40.30	40.30	40.30			40.30	40.30	N/A	25,000	10,074
344	2	89.50	89.50	81.68	11.23	109.57	79.45	99.55	N/A	23,900	19,521
353	1	100.42	100.42	100.42			100.42	100.42	N/A	8,020	8,054
386	1	92.02	92.02	92.02			92.02	92.02	N/A	140,000	128,824
390	1	104.43	104.43	104.43			104.43	104.43	N/A	41,000	42,815
394	1	95.74	95.74	95.74			95.74	95.74	N/A	17,500	16,755
406	2	110.44	110.44	100.45	11.67	109.95	97.55	123.33	N/A	20,000	20,090
426	1	58.71	58.71	58.71			58.71	58.71	N/A	64,000	37,576
442	1	108.68	108.68	108.68			108.68	108.68	N/A	69,500	75,536
528	3	93.05	78.34	66.71	18.67	117.44	44.92	97.04	N/A	52,333	34,909
531	3	105.59	136.50	92.56	45.96	147.47	79.15	224.74	N/A	192,483	178,155
ALL	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831

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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
02											
03	18	96.39	95.93	87.32	22.81	109.86	40.30	224.74	79.45 to 104.43	67,373	58,831
04											
<u>ALL</u>	<u>18</u>	<u>96.39</u>	<u>95.93</u>	<u>87.32</u>	<u>22.81</u>	<u>109.86</u>	<u>40.30</u>	<u>224.74</u>	<u>79.45 to 104.43</u>	<u>67,373</u>	<u>58,831</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5194

What If ID: 4581

Desc: New Whatif for Query ID: 5194

<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>
Locations: Urban, Suburban	1	Total	Increase	5.210	A	1
