

**PA&T 2006 R&O Statistics**

Query: 5194

Type: Qualified

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

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>91</b>	COV:	22.73	95% Median C.I.:	75.52 to 99.26	(! : Derived)
TOTAL Sales Price:	988,775	WGT. MEAN:	81	STD:	19.58	95% Wgt. Mean C.I.:	72.29 to 89.99	
TOTAL Adj.Sales Price:	1,047,225	MEAN:	86	AVG.ABS.DEV:	13.57	95% Mean C.I.:	75.31 to 97.00	
TOTAL Assessed Value:	849,735							
AVG. Adj. Sales Price:	69,815	COD:	14.92	MAX Sales Ratio:	117.22			
AVG. Assessed Value:	56,649	PRD:	106.18	MIN Sales Ratio:	38.30			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02	2	96.23	96.23	75.64	21.82	127.22	75.23	117.22	N/A	234,750	177,557
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	55.80	55.80	55.80			55.80	55.80	N/A	64,000	35,715
04/01/03 TO 06/30/03	3	95.45	97.79	101.99	3.03	95.89	94.62	103.30	N/A	27,606	28,155
07/01/03 TO 09/30/03	2	87.94	87.94	91.18	14.13	96.45	75.52	100.37	N/A	57,475	52,405
10/01/03 TO 12/31/03	4	89.72	79.25	80.90	17.70	97.96	38.30	99.26	N/A	25,375	20,528
01/01/04 TO 03/31/04	1	78.08	78.08	78.08			78.08	78.08	N/A	25,455	19,875
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	92.23	92.23	92.23			92.23	92.23	N/A	49,000	45,195
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
____Study Years____											
07/01/02 TO 06/30/03	6	95.04	90.27	77.12	15.84	117.06	55.80	117.22	55.80 to 117.22	102,720	79,215
07/01/03 TO 06/30/04	7	88.44	81.57	85.49	15.95	95.41	38.30	100.37	38.30 to 100.37	34,557	29,542
07/01/04 TO 06/30/05	2	89.85	89.85	88.70	2.66	101.30	87.46	92.23	N/A	94,500	83,820
____Calendar Yrs____											
01/01/03 TO 12/31/03	10	92.81	84.21	84.54	15.51	99.61	38.30	103.30	55.80 to 100.37	36,327	30,710
01/01/04 TO 12/31/04	2	85.16	85.16	87.40	8.31	97.44	78.08	92.23	N/A	37,227	32,535
____ALL____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
FOSTER	1	94.62	94.62	94.62			94.62	94.62	N/A	5,300	5,015
HADAR	2	95.38	95.38	92.72	8.30	102.87	87.46	103.30	N/A	104,750	97,120
OSMOND	1	75.23	75.23	75.23			75.23	75.23	N/A	465,000	349,840
PIERCE	3	78.08	78.08	79.25	19.02	98.53	55.80	100.37	N/A	53,968	42,768
PLAINVIEW	8	91.62	87.18	83.85	15.13	103.97	38.30	117.22	38.30 to 117.22	25,690	21,541
____ALL____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649
____ALL____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

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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	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649
____ALL____	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

**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											
54-0013											
54-0576											
59-0002											
59-0005											
59-0020											
59-0080											
70-0002	3	78.08	78.08	79.25	19.02	98.53	55.80	100.37	N/A	53,968	42,768
70-0005	8	91.62	87.18	83.85	15.13	103.97	38.30	117.22	38.30 to 117.22	25,690	21,541
70-0015	2	95.38	95.38	92.72	8.30	102.87	87.46	103.30	N/A	104,750	97,120
70-0542	2	84.93	84.93	75.45	11.41	112.56	75.23	94.62	N/A	235,150	177,427
NonValid School											
____ALL____	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

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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	78.08	78.08	78.08			78.08	78.08	N/A	25,455	19,875
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	95.45	95.45	95.45			95.45	95.45	N/A	8,020	7,655
1920 TO 1939	4	99.81	101.32	99.01	7.49	102.33	88.44	117.22	N/A	33,987	33,651
1940 TO 1949	1	75.52	75.52	75.52			75.52	75.52	N/A	42,500	32,095
1950 TO 1959											
1960 TO 1969	1	55.80	55.80	55.80			55.80	55.80	N/A	64,000	35,715
1970 TO 1979	4	93.43	95.29	97.62	3.93	97.62	91.00	103.30	N/A	35,325	34,482
1980 TO 1989	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
1990 TO 1994											
1995 TO 1999	1	75.23	75.23	75.23			75.23	75.23	N/A	465,000	349,840
2000 TO Present	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
ALL	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

**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	117.22	117.22	117.22			117.22	117.22	N/A	4,500	5,275
5000 TO 9999	2	95.04	95.04	95.12	0.43	99.91	94.62	95.45	N/A	6,660	6,335
Total \$											
1 TO 9999	3	95.45	102.43	100.70	7.89	101.72	94.62	117.22	N/A	5,940	5,981
10000 TO 29999	4	83.26	73.96	71.31	18.94	103.71	38.30	91.00	N/A	21,488	15,323
30000 TO 59999	3	92.23	89.00	89.05	8.58	99.95	75.52	99.26	N/A	44,166	39,328
60000 TO 99999	3	100.37	86.49	87.51	15.77	98.84	55.80	103.30	N/A	68,650	60,075
100000 TO 149999	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
250000 TO 499999	1	75.23	75.23	75.23			75.23	75.23	N/A	465,000	349,840
ALL	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

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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	95.04	86.40	64.27	20.98	134.43	38.30	117.22	N/A	10,705	6,880
Total \$ _____											
1 TO 9999	4	95.04	86.40	64.27	20.98	134.43	38.30	117.22	N/A	10,705	6,880
10000 TO 29999	3	88.44	85.84	84.85	4.87	101.17	78.08	91.00	N/A	20,318	17,240
30000 TO 59999	4	83.88	80.70	78.22	17.93	103.18	55.80	99.26	N/A	49,125	38,425
60000 TO 99999	2	101.83	101.83	101.80	1.44	100.03	100.37	103.30	N/A	70,975	72,255
100000 TO 149999	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
250000 TO 499999	1	75.23	75.23	75.23			75.23	75.23	N/A	465,000	349,840
ALL _____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

**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	76.80	76.80	76.48	1.67	100.42	75.52	78.08	N/A	33,977	25,985
10	7	92.23	88.73	85.84	14.46	103.36	38.30	117.22	38.30 to 117.22	22,900	19,657
15	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
20	5	95.45	86.03	79.20	15.22	108.63	55.80	103.30	N/A	135,794	107,544
ALL _____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

**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	78.08	78.08	78.08			78.08	78.08	N/A	25,455	19,875
297	1	38.30	38.30	38.30			38.30	38.30	N/A	25,000	9,575
344	2	85.07	85.07	77.64	11.23	109.58	75.52	94.62	N/A	23,900	18,555
353	1	95.45	95.45	95.45			95.45	95.45	N/A	8,020	7,655
386	1	87.46	87.46	87.46			87.46	87.46	N/A	140,000	122,445
390	1	99.26	99.26	99.26			99.26	99.26	N/A	41,000	40,695
394	1	91.00	91.00	91.00			91.00	91.00	N/A	17,500	15,925
406	1	117.22	117.22	117.22			117.22	117.22	N/A	4,500	5,275
426	1	55.80	55.80	55.80			55.80	55.80	N/A	64,000	35,715
442	1	103.30	103.30	103.30			103.30	103.30	N/A	69,500	71,795
528	2	90.34	90.34	91.22	2.10	99.04	88.44	92.23	N/A	33,500	30,557
531	2	87.80	87.80	78.62	14.31	111.67	75.23	100.37	N/A	268,725	211,277
ALL _____											
	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649

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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	15	91.00	86.15	81.14	14.92	106.18	38.30	117.22	75.52 to 99.26	69,815	56,649
04											
<u>ALL</u>	<u>15</u>	<u>91.00</u>	<u>86.15</u>	<u>81.14</u>	<u>14.92</u>	<u>106.18</u>	<u>38.30</u>	<u>117.22</u>	<u>75.52 to 99.26</u>	<u>69,815</u>	<u>56,649</u>

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 5194

What If ID: 4634 SUB STAT

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	Decrease	0.000	A	1

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