

PA&T 2006 Recapture Value Statistics

What If ID: 4500

Query: 5287

Type: Qualified

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

NUMBER of Sales:	105	MEDIAN:	77	COV:	71.32	95% Median C.I.:	70.86 to 90.00	(! : Derived)
(AgLand) TOTAL Sales Price:	11,340,996	WGT. MEAN:	83	STD:	70.42	95% Wgt. Mean C.I.:	76.00 to 90.09	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	99	AVG.ABS.DEV:	38.88	95% Mean C.I.:	85.27 to 112.21	
(AgLand) TOTAL Assessed Value:	9,417,701							
AVG. Adj. Sales Price:	108,009	COD:	50.58	MAX Sales Ratio:	599.59			
AVG. Assessed Value:	89,692	PRD:	118.91	MIN Sales Ratio:	11.42			

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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
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	6	101.81	176.25	107.78	100.45	163.52	60.84	599.59	60.84 to 599.59	115,333	124,310
10/01/02 TO 12/31/02	3	109.26	107.88	102.31	7.14	105.44	95.48	118.89	N/A	75,266	77,007
01/01/03 TO 03/31/03	7	68.55	77.89	74.69	17.32	104.29	64.12	105.99	64.12 to 105.99	167,142	124,834
04/01/03 TO 06/30/03	7	65.32	76.22	72.50	34.31	105.12	36.77	162.26	36.77 to 162.26	119,571	86,695
07/01/03 TO 09/30/03	7	108.86	121.61	121.82	39.19	99.83	38.97	205.31	38.97 to 205.31	62,200	75,769
10/01/03 TO 12/31/03	8	82.60	101.35	85.48	35.45	118.57	59.65	188.24	59.65 to 188.24	72,062	61,597
01/01/04 TO 03/31/04	11	70.86	93.47	84.68	42.83	110.38	60.21	176.87	62.03 to 136.50	94,090	79,677
04/01/04 TO 06/30/04	10	64.57	80.71	68.01	51.58	118.67	37.93	160.56	42.50 to 154.33	161,168	109,610
07/01/04 TO 09/30/04	6	105.97	142.66	87.33	90.60	163.35	11.42	321.99	11.42 to 321.99	70,975	61,983
10/01/04 TO 12/31/04	12	70.04	79.63	83.11	39.69	95.81	23.56	195.10	49.75 to 93.02	108,833	90,450
01/01/05 TO 03/31/05	16	74.40	90.09	81.86	39.01	110.05	41.59	154.49	59.51 to 133.71	126,463	103,527
04/01/05 TO 06/30/05	12	79.95	96.47	84.86	39.15	113.67	45.27	244.42	62.02 to 109.42	83,529	70,886
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	76.19	106.95	84.03	57.56	127.29	36.77	599.59	66.24 to 105.99	127,165	106,851
07/01/03 TO 06/30/04	36	83.11	97.15	81.88	43.20	118.64	37.93	205.31	64.70 to 108.86	101,627	83,214
07/01/04 TO 06/30/05	46	75.01	95.88	83.33	51.10	115.07	11.42	321.99	68.60 to 93.02	103,426	86,182
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	77.28	94.51	82.94	39.92	113.95	36.77	205.31	66.42 to 96.64	104,100	86,340
01/01/04 TO 12/31/04	39	70.86	93.51	78.33	57.29	119.37	11.42	321.99	62.11 to 93.02	112,270	87,945
<u>ALL</u>											
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

PA&T 2006 Recapture Value Statistics

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Query: 5287

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1653	1	198.21	198.21	198.21			198.21	198.21	N/A	1,400	2,775
1655	2	69.26	69.26	67.84	25.10	102.10	51.87	86.64	N/A	194,100	131,668
1657	10	64.91	87.83	71.01	61.62	123.69	23.56	188.24	37.93 to 156.95	64,690	45,934
1659	8	85.93	103.58	98.40	46.80	105.26	59.51	244.42	59.51 to 244.42	87,175	85,780
1661	5	95.48	194.85	99.44	112.13	195.96	76.87	599.59	N/A	156,000	155,119
1663	5	86.36	90.22	92.99	16.52	97.02	60.84	109.26	N/A	73,000	67,882
1665	3	73.43	67.74	61.61	9.26	109.96	54.69	75.09	N/A	382,488	235,632
1667	4	114.64	108.51	114.70	36.86	94.60	42.50	162.26	N/A	60,812	69,751
1669	4	83.61	98.43	108.50	30.10	90.72	72.18	154.33	N/A	65,250	70,794
1671	7	66.24	74.28	77.83	20.57	95.44	54.49	127.21	54.49 to 127.21	147,001	114,414
1673	3	62.11	63.41	59.38	6.35	106.78	58.15	69.97	N/A	85,000	50,476
1675	10	60.43	68.67	82.77	57.72	82.96	11.42	195.10	31.75 to 91.47	64,600	53,469
1677	8	84.61	103.32	84.76	41.72	121.91	62.03	176.87	62.03 to 176.87	138,812	117,652
1679	1	138.51	138.51	138.51			138.51	138.51	N/A	35,000	48,480
1937	1	86.79	86.79	86.79			86.79	86.79	N/A	67,500	58,584
1939	8	67.51	84.35	66.54	37.76	126.77	45.27	160.56	45.27 to 160.56	173,750	115,615
1941	10	88.40	128.97	95.33	63.22	135.28	55.08	321.99	74.92 to 255.53	80,498	76,743
1943	6	70.18	94.73	98.20	49.43	96.47	49.75	205.31	49.75 to 205.31	92,666	91,002
1945	1	68.93	68.93	68.93			68.93	68.93	N/A	77,000	53,075
1947	1	133.71	133.71	133.71			133.71	133.71	N/A	35,000	46,800
1949	3	105.99	102.69	96.04	10.04	106.92	85.08	117.00	N/A	99,194	95,270
1959	1	140.53	140.53	140.53			140.53	140.53	N/A	141,500	198,850
1961	3	74.46	78.31	72.19	34.60	108.49	41.59	118.89	N/A	121,766	87,899
ALL	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	75.57	100.31	63.27	59.86	158.55	51.87	198.21	N/A	106,225	67,205
2	44	80.00	91.29	88.54	40.45	103.12	23.56	195.10	68.55 to 103.85	81,854	72,469
3	36	76.73	96.55	84.03	50.32	114.90	11.42	321.99	62.67 to 95.66	96,048	80,709
4	19	76.87	115.71	75.18	65.17	153.91	54.69	599.59	63.55 to 108.76	195,619	147,068
5	2	137.64	137.64	185.97	49.16	74.01	69.97	205.31	N/A	70,000	130,181
ALL	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

PA&T 2006 Recapture Value Statistics

What If ID: 4500

Query: 5287

Type: Qualified

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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
2	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692
ALL	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	244.42	244.42	244.42			244.42	244.42	N/A	25,000	61,104
62-0021	7	74.46	84.03	70.08	32.74	119.90	41.59	136.50	41.59 to 136.50	199,685	139,944
79-0002	2	114.58	114.58	90.89	40.13	126.06	68.60	160.56	N/A	41,250	37,492
79-0005	10	77.60	89.58	78.21	39.92	114.54	45.27	151.49	51.87 to 138.51	146,970	114,951
79-0011	16	86.11	93.45	80.38	30.29	116.26	42.50	162.26	72.18 to 109.26	126,075	101,338
79-0013	3	117.00	111.93	97.62	13.86	114.66	85.08	133.71	N/A	79,194	77,308
79-0016	12	88.40	123.74	96.06	60.79	128.80	55.08	321.99	73.71 to 154.49	89,082	85,576
79-0020	4	65.02	66.13	72.11	11.60	91.70	54.49	79.98	N/A	172,502	124,396
79-0031	14	95.17	126.79	96.90	55.99	130.84	59.51	599.59	62.11 to 117.96	126,135	122,231
79-0032	7	64.70	75.96	58.91	45.56	128.94	11.42	198.21	11.42 to 198.21	57,700	33,989
79-0060	8	71.51	89.59	92.65	38.20	96.70	49.75	205.31	49.75 to 205.31	91,000	84,309
79-0064	7	77.28	101.58	93.98	51.06	108.09	31.75	195.10	31.75 to 195.10	85,571	80,417
79-0065	14	59.68	78.25	68.75	58.06	113.82	23.56	188.24	37.93 to 120.00	61,100	42,006
NonValid School											
ALL	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	2	89.42	89.42	88.66	21.75	100.85	69.97	108.86	N/A	19,250	17,067
0.01 TO 10.00	4	58.59	96.03	47.01	107.15	204.30	11.42	255.53	N/A	14,518	6,824
10.01 TO 30.00	12	63.51	75.19	61.61	50.30	122.04	31.75	198.21	37.93 to 103.85	27,908	17,193
30.01 TO 50.00	11	72.18	143.19	94.25	126.87	151.93	23.56	599.59	38.97 to 244.42	31,945	30,109
50.01 TO 100.00	26	72.60	88.72	73.33	40.48	120.98	41.59	321.99	62.03 to 86.79	85,854	62,957
100.01 TO 180.00	25	95.48	105.07	91.18	32.98	115.24	58.15	205.31	74.09 to 133.11	124,444	113,463
180.01 TO 330.00	18	93.94	101.15	87.15	28.80	116.07	54.69	195.10	74.92 to 117.96	199,288	173,672
330.01 TO 650.00	6	83.11	86.91	78.32	23.17	110.97	58.27	140.53	58.27 to 140.53	236,264	185,035
650.01 +	1	51.87	51.87	51.87			51.87	51.87	N/A	210,000	108,937
ALL	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

PA&T 2006 Recapture Value Statistics

What If ID: 4500

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	73.78	79.14	31.62	93.22	42.50	108.86	N/A	16,166	12,794
DRY	4	95.96	100.14	91.55	26.28	109.38	74.92	133.71	N/A	56,250	51,496
DRY-N/A	2	72.95	72.95	73.24	1.05	99.59	72.18	73.71	N/A	27,000	19,775
GRASS	24	109.01	143.40	98.92	71.04	144.97	36.77	599.59	62.11 to 176.87	55,927	55,322
GRASS-N/A	13	63.55	67.19	68.63	28.79	97.91	23.56	107.47	50.01 to 94.86	248,773	170,724
IRRGTD	20	62.35	66.75	71.18	26.77	93.77	11.42	205.31	58.15 to 67.36	99,306	70,685
IRRGTD-N/A	39	91.47	101.28	93.75	29.64	108.03	41.59	195.10	79.35 to 109.42	114,129	106,997
<u>ALL</u>											
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	73.78	79.14	31.62	93.22	42.50	108.86	N/A	16,166	12,794
DRY	6	74.92	91.08	88.01	23.32	103.49	72.18	133.71	72.18 to 133.71	46,500	40,922
GRASS	26	101.81	138.84	94.01	72.08	147.68	36.77	599.59	68.60 to 156.95	76,639	72,051
GRASS-N/A	11	60.21	64.11	64.78	29.19	98.96	23.56	107.47	37.93 to 96.64	234,880	152,164
IRRGTD	39	70.86	80.13	80.22	31.02	99.88	11.42	205.31	64.70 to 79.98	117,250	94,063
IRRGTD-N/A	20	100.73	107.99	102.88	32.24	104.97	41.59	195.10	81.14 to 136.50	93,220	95,906
<u>ALL</u>											
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	73.78	79.14	31.62	93.22	42.50	108.86	N/A	16,166	12,794
DRY	6	74.92	91.08	88.01	23.32	103.49	72.18	133.71	72.18 to 133.71	46,500	40,922
GRASS	36	80.97	117.18	76.84	76.56	152.49	23.56	599.59	60.76 to 109.26	122,814	94,371
GRASS-N/A	1	96.64	96.64	96.64			96.64	96.64	N/A	155,000	149,798
IRRGTD	56	76.73	87.53	85.83	34.42	101.98	11.42	205.31	68.93 to 86.79	111,467	95,667
IRRGTD-N/A	3	154.33	127.79	117.55	19.89	108.71	68.48	160.56	N/A	65,000	76,405
<u>ALL</u>											
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	226.87	226.87	237.08	12.63	95.69	198.21	255.53	N/A	2,175	5,156	
5000 TO 9999	2	87.54	87.54	83.67	37.08	104.63	55.08	120.00	N/A	6,812	5,700	
Total \$ _____												
1 TO 9999	4	159.11	157.21	120.80	43.78	130.14	55.08	255.53	N/A	4,493	5,428	
10000 TO 29999	17	103.85	143.27	129.21	84.28	110.88	11.42	599.59	60.76 to 188.24	19,288	24,922	
30000 TO 59999	19	85.86	93.91	96.68	50.06	97.14	23.56	162.26	49.75 to 138.51	45,260	43,757	
60000 TO 99999	24	77.22	90.04	90.38	29.69	99.62	50.01	195.10	68.93 to 92.88	81,104	73,304	
100000 TO 149999	16	73.69	90.35	92.15	42.81	98.05	41.59	205.31	59.51 to 117.96	120,000	110,575	
150000 TO 249999	17	76.19	78.23	77.61	18.38	100.80	51.87	108.76	60.21 to 95.48	181,452	140,819	
250000 TO 499999	6	76.70	77.40	77.97	10.34	99.27	66.42	94.86	66.42 to 94.86	300,394	234,209	
500000 +	2	59.12	59.12	58.86	7.49	100.44	54.69	63.55	N/A	690,800	406,603	
ALL												
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	4	48.79	76.80	30.88	102.16	248.75	11.42	198.21	N/A	11,631	3,591	
5000 TO 9999	3	120.00	137.43	76.31	60.77	180.09	36.77	255.53	N/A	9,650	7,364	
Total \$ _____												
1 TO 9999	7	55.08	102.79	48.30	125.28	212.79	11.42	255.53	11.42 to 255.53	10,782	5,208	
10000 TO 29999	17	62.11	70.43	60.64	38.71	116.15	23.56	176.87	38.97 to 103.85	30,611	18,561	
30000 TO 59999	21	74.92	120.28	82.83	75.31	145.22	41.59	599.59	68.60 to 133.71	58,190	48,196	
60000 TO 99999	24	86.58	104.05	87.31	42.51	119.18	45.27	321.99	66.24 to 133.11	84,665	73,919	
100000 TO 149999	18	80.97	88.49	81.54	27.37	108.52	51.87	154.33	65.32 to 105.99	151,060	123,174	
150000 TO 249999	14	98.20	110.14	98.22	33.06	112.13	66.42	205.31	73.43 to 140.53	191,926	188,518	
250000 TO 499999	4	71.76	73.27	68.25	19.72	107.35	54.69	94.86	N/A	521,275	355,773	
ALL												
	105	76.87	98.74	83.04	50.58	118.91	11.42	599.59	70.86 to 90.00	108,009	89,692	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5287

What If ID: 4500

Desc: New Whatif for Query ID: 5287

<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>
Area (market)	3	Land	Decrease	9.000	A	1
Area (market)	4	Land	Increase	6.000	B	1