

Type: Qualified

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

NUMBER of Sales:	217	MEDIAN:	99	COV:	26.60	95% Median C.I.:	98.11 to 99.09	(! : Derived)
TOTAL Sales Price:	20,243,963	WGT. MEAN:	96	STD:	26.45	95% Wgt. Mean C.I.:	92.42 to 99.11	
TOTAL Adj.Sales Price:	20,228,363	MEAN:	99	AVG.ABS.DEV:	11.75	95% Mean C.I.:	95.91 to 102.94	
TOTAL Assessed Value:	19,371,594							
AVG. Adj. Sales Price:	93,218	COD:	11.90	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	89,270	PRD:	103.82	MIN Sales Ratio:	20.99			

Printed: 04/26/2006 12:22:40

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	23	98.63	100.72	99.24	9.05	101.49	67.73	151.29	95.85 to 105.38	112,497	111,640
10/01/03 TO 12/31/03	19	99.26	107.37	97.26	15.62	110.40	70.36	250.74	96.17 to 109.97	115,136	111,978
01/01/04 TO 03/31/04	31	99.16	101.10	101.65	6.18	99.45	82.75	137.63	97.36 to 100.72	84,250	85,644
04/01/04 TO 06/30/04	27	98.44	103.22	95.38	18.33	108.22	35.83	234.96	94.70 to 99.82	102,972	98,213
07/01/04 TO 09/30/04	39	98.80	97.24	94.57	15.07	102.82	20.99	261.62	95.56 to 99.52	68,202	64,501
10/01/04 TO 12/31/04	19	98.19	96.18	93.46	7.64	102.92	59.41	128.32	92.86 to 99.00	89,773	83,900
01/01/05 TO 03/31/05	25	98.82	96.28	95.96	4.54	100.33	76.69	105.99	97.37 to 99.87	78,013	74,862
04/01/05 TO 06/30/05	34	98.79	96.20	90.47	15.83	106.33	59.29	246.56	93.50 to 99.98	110,157	99,655
____Study Years____											
07/01/03 TO 06/30/04	100	98.82	102.78	98.38	11.93	104.47	35.83	250.74	98.03 to 99.34	101,670	100,020
07/01/04 TO 06/30/05	117	98.53	96.56	93.12	11.88	103.69	20.99	261.62	97.37 to 99.06	85,994	80,081
____Calendar Yrs____											
01/01/04 TO 12/31/04	116	98.60	99.49	96.50	12.28	103.10	20.99	261.62	97.56 to 99.04	84,117	81,176
____ALL____											
	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	30	96.13	101.37	96.96	21.25	104.55	60.43	261.62	89.71 to 99.26	55,618	53,929
BRANDTS	2	104.64	104.64	97.61	11.38	107.20	92.73	116.55	N/A	424,500	414,347
CRANEVIEW	3	91.36	86.85	84.77	10.38	102.45	70.36	98.82	N/A	222,300	188,443
EL CHARMAN	5	93.35	94.84	94.59	5.32	100.27	88.46	101.85	N/A	115,920	109,645
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
MINDEN	123	98.92	100.77	99.65	5.28	101.13	73.54	250.74	98.53 to 99.30	75,716	75,451
RURAL 1	30	95.71	93.96	90.25	28.23	104.12	20.99	177.50	76.68 to 115.06	147,990	133,556
SOUTH KEARNEY	1	97.27	97.27	97.27			97.27	97.27	N/A	7,500	7,295
SUMMERHAVEN	10	94.68	101.41	92.94	32.63	109.12	48.03	246.56	59.29 to 109.57	204,576	190,132
WILCOX	9	99.04	99.98	100.12	3.43	99.86	92.83	109.97	96.57 to 106.29	37,946	37,991
____ALL____											
	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

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TOTAL Assessed Value:	19,371,594							
AVG. Adj. Sales Price:	93,218	COD:	11.90	MAX Sales Ratio:	261.62			
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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	164	98.83	100.81	99.26	8.01	101.55	60.43	261.62	98.35 to 99.16	69,319	68,808
2	6	112.77	112.03	102.32	13.88	109.48	86.05	151.29	86.05 to 151.29	251,416	257,262
3	47	93.35	93.00	89.01	24.99	104.48	20.99	246.56	83.47 to 100.15	156,414	139,221
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.42</u>	<u>95.76</u>	<u>11.90</u>	<u>103.82</u>	<u>20.99</u>	<u>261.62</u>	<u>98.11 to 99.09</u>	<u>93,218</u>	<u>89,270</u>

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	195	98.83	98.95	95.98	8.93	103.09	35.83	234.96	98.35 to 99.24	101,506	97,429
2	18	96.69	99.27	62.88	35.56	157.86	20.99	261.62	60.43 to 98.82	9,047	5,689
3	4	89.38	123.26	99.48	53.33	123.90	67.73	246.56	N/A	67,940	67,587
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.42</u>	<u>95.76</u>	<u>11.90</u>	<u>103.82</u>	<u>20.99</u>	<u>261.62</u>	<u>98.11 to 99.09</u>	<u>93,218</u>	<u>89,270</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	98.75	99.63	97.02	11.76	102.69	20.99	261.62	98.11 to 99.06	90,462	87,765
06	1	59.76	59.76	59.76			59.76	59.76	N/A	652,500	389,914
07	4	103.03	98.57	94.37	10.85	104.44	74.39	113.82	N/A	99,450	93,853
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.42</u>	<u>95.76</u>	<u>11.90</u>	<u>103.82</u>	<u>20.99</u>	<u>261.62</u>	<u>98.11 to 99.09</u>	<u>93,218</u>	<u>89,270</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	1	97.85	97.85	97.85			97.85	97.85	N/A	44,909	43,945
01-0011											
01-0123											
10-0002	6	97.17	98.68	97.16	8.46	101.57	88.46	117.84	88.46 to 117.84	108,600	105,511
10-0007	8	92.68	97.36	86.80	18.45	112.16	59.76	151.29	59.76 to 151.29	262,625	227,970
10-0019											
50-0001	10	99.36	101.99	105.00	5.19	97.13	92.83	120.01	96.57 to 109.97	45,251	47,513
50-0501	39	96.10	99.99	92.80	22.61	107.74	35.83	261.62	88.05 to 99.26	81,376	75,520
50-0503	153	98.85	99.26	97.43	9.49	101.87	20.99	250.74	98.35 to 99.29	90,226	87,910
NonValid School											
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.42</u>	<u>95.76</u>	<u>11.90</u>	<u>103.82</u>	<u>20.99</u>	<u>261.62</u>	<u>98.11 to 99.09</u>	<u>93,218</u>	<u>89,270</u>

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TOTAL Adj.Sales Price:	20,228,363	MEAN:	99	AVG.ABS.DEV:	11.75	95% Mean C.I.:	95.91 to 102.94	
TOTAL Assessed Value:	19,371,594							
AVG. Adj. Sales Price:	93,218	COD:	11.90	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	89,270	PRD:	103.82	MIN Sales Ratio:	20.99			

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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	21	93.64	94.57	65.22	35.93	145.00	20.99	261.62	60.43 to 98.33	52,730	34,392
Prior TO 1860	1	115.06	115.06	115.06			115.06	115.06	N/A	110,000	126,569
1860 TO 1899	9	94.70	85.08	75.15	20.95	113.20	35.83	128.21	48.99 to 99.36	74,611	56,073
1900 TO 1919	51	98.85	101.51	98.08	9.45	103.49	59.41	234.96	97.41 to 99.81	57,698	56,592
1920 TO 1939	18	99.13	99.43	98.73	2.54	100.71	83.84	119.85	98.53 to 99.57	64,166	63,354
1940 TO 1949	17	99.14	101.59	105.98	6.74	95.86	73.54	151.29	98.06 to 100.05	70,464	74,675
1950 TO 1959	29	98.03	100.43	99.51	6.27	100.93	86.05	169.63	95.65 to 99.87	84,839	84,420
1960 TO 1969	19	98.63	107.83	103.24	14.05	104.45	77.97	246.56	96.91 to 100.15	107,565	111,053
1970 TO 1979	27	98.37	96.92	95.41	12.80	101.58	59.29	177.50	88.05 to 101.76	156,771	149,581
1980 TO 1989	7	99.52	98.56	98.46	3.60	100.10	87.74	108.13	87.74 to 108.13	134,642	132,575
1990 TO 1994	3	84.85	86.53	86.49	8.40	100.04	76.68	98.06	N/A	104,293	90,203
1995 TO 1999	9	101.07	101.03	98.04	9.27	103.05	74.39	116.55	92.73 to 113.82	190,144	186,413
2000 TO Present	6	99.39	96.28	93.16	8.40	103.35	70.36	113.54	70.36 to 113.54	223,400	208,129
ALL	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

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	8	99.29	136.41	120.93	42.60	112.80	82.75	261.62	82.75 to 261.62	2,443	2,955
5000 TO 9999	7	60.43	75.63	75.58	25.15	100.07	60.43	97.27	60.43 to 97.27	6,900	5,215
Total \$											
1 TO 9999	15	96.80	108.05	88.65	34.06	121.89	60.43	261.62	60.43 to 99.75	4,523	4,009
10000 TO 29999	13	101.92	119.76	120.97	29.23	99.00	73.54	246.56	92.25 to 119.85	17,961	21,728
30000 TO 59999	49	98.90	96.95	96.92	7.22	100.02	20.99	128.32	97.85 to 99.39	43,449	42,113
60000 TO 99999	65	98.74	98.91	98.91	8.47	100.00	48.03	177.50	97.56 to 99.33	76,344	75,511
100000 TO 149999	47	98.12	96.14	95.70	11.06	100.46	35.83	151.29	95.51 to 99.34	119,455	114,318
150000 TO 249999	20	99.50	102.11	101.79	5.71	100.32	88.05	118.33	98.82 to 109.57	182,857	186,125
250000 TO 499999	5	86.05	82.18	83.87	15.23	97.99	59.29	100.56	N/A	309,600	259,646
500000 +	3	92.73	82.18	82.51	12.33	99.60	59.76	94.07	N/A	672,000	554,494
ALL	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

Type: Qualified

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TOTAL Adj.Sales Price:	20,228,363	MEAN:	99	AVG.ABS.DEV:	11.75	95% Mean C.I.:	95.91 to 102.94	
TOTAL Assessed Value:	19,371,594							
AVG. Adj. Sales Price:	93,218	COD:	11.90	MAX Sales Ratio:	261.62			
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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	11	96.57	97.40	77.63	30.68	125.46	60.43	250.74	60.43 to 102.71	4,122	3,200
5000 TO 9999	7	93.64	105.16	60.81	41.03	172.93	20.99	261.62	20.99 to 261.62	12,071	7,340
Total \$ _____											
1 TO 9999	18	95.10	100.42	66.69	34.92	150.58	20.99	261.62	60.43 to 98.82	7,213	4,810
10000 TO 29999	12	100.40	107.65	97.00	21.68	110.98	48.37	234.96	96.80 to 110.78	21,208	20,571
30000 TO 59999	57	98.19	93.67	88.79	8.80	105.49	35.83	128.21	96.08 to 99.15	51,044	45,323
60000 TO 99999	62	98.77	100.62	97.85	8.03	102.83	59.41	246.56	97.37 to 99.52	80,852	79,117
100000 TO 149999	42	99.29	103.49	102.01	9.34	101.44	81.61	177.50	98.12 to 100.72	119,904	122,319
150000 TO 249999	19	99.00	99.50	96.09	11.91	103.56	59.29	151.29	91.36 to 110.36	192,271	184,745
250000 TO 499999	5	100.56	94.82	87.12	12.88	108.84	59.76	109.57	N/A	373,800	325,650
500000 +	2	93.40	93.40	93.40	0.72	99.99	92.73	94.07	N/A	681,750	636,785
ALL											
	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	94.57	65.22	35.93	145.00	20.99	261.62	60.43 to 98.33	52,730	34,392
20	84	98.77	97.68	92.92	9.74	105.13	35.83	246.56	98.06 to 99.24	58,589	54,439
30	106	99.14	101.97	99.91	9.23	102.05	59.41	234.96	98.37 to 99.57	115,552	115,452
40	6	93.67	95.90	94.23	5.80	101.77	86.05	110.36	86.05 to 110.36	325,166	306,409
ALL											
	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.10	96.90	66.65	34.74	145.38	20.99	261.62	60.43 to 98.33	51,117	34,071
100	9	100.39	98.77	98.32	13.35	100.45	74.39	120.01	76.69 to 115.06	91,255	89,722
101	137	98.90	99.86	100.12	7.24	99.74	59.41	177.50	98.53 to 99.34	90,292	90,400
102	11	94.16	101.85	85.25	23.04	119.47	59.29	234.96	70.36 to 103.21	151,081	128,790
103	5	98.75	102.28	103.27	4.84	99.04	96.30	118.33	N/A	121,176	125,135
104	32	99.09	100.58	93.95	13.13	107.06	35.83	246.56	97.56 to 100.05	105,947	99,537
106	1	48.03	48.03	48.03	48.03	48.03	48.03	48.03	N/A	85,000	40,825
111	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
ALL											
	217	98.75	99.42	95.76	11.90	103.82	20.99	261.62	98.11 to 99.09	93,218	89,270

PA&T 2006 R&O Statistics

What If ID: 4679

Query: 5077

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)	21	93.64	94.57	65.22	35.93	145.00	20.99	261.62	60.43 to 98.33	52,730	34,392
10	1	110.78	110.78	110.78			110.78	110.78	N/A	12,200	13,515
20	12	99.46	111.65	104.76	30.93	106.57	48.99	234.96	74.07 to 128.21	54,200	56,782
30	166	98.82	99.23	97.39	8.03	101.89	35.83	246.56	98.17 to 99.16	101,206	98,561
40	16	98.91	97.97	95.89	7.74	102.17	74.39	121.40	89.71 to 100.35	98,012	93,984
50	1	99.48	99.48	99.48			99.48	99.48	N/A	89,900	89,435
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.42</u>	<u>95.76</u>	<u>11.90</u>	<u>103.82</u>	<u>20.99</u>	<u>261.62</u>	<u>98.11 to 99.09</u>	<u>93,218</u>	<u>89,270</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5077

What If ID: 4679

Desc: New Whatif for Query ID: 5077

<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	Rural 1	Total	Increase	14.000	A	1
