

Type: Qualified

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

NUMBER of Sales:	215	MEDIAN:	99	COV:	25.78	95% Median C.I.:	98.11 to 99.06	(! : Derived)
TOTAL Sales Price:	20,163,963	WGT. MEAN:	95	STD:	25.70	95% Wgt. Mean C.I.:	92.11 to 98.87	
TOTAL Adj.Sales Price:	20,148,363	MEAN:	100	AVG.ABS.DEV:	11.19	95% Mean C.I.:	96.26 to 103.13	
TOTAL Assessed Value:	19,239,140							
AVG. Adj. Sales Price:	93,713	COD:	11.34	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	89,484	PRD:	104.40	MIN Sales Ratio:	34.88			

Printed: 04/26/2006 12:33:09

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	100.44	98.86	8.99	101.59	67.73	147.31	95.85 to 105.38	112,497	111,219
10/01/03 TO 12/31/03	19	99.26	107.09	96.87	15.58	110.55	70.36	250.74	96.17 to 109.97	115,136	111,530
01/01/04 TO 03/31/04	31	99.16	100.77	101.32	5.85	99.46	82.75	134.01	97.36 to 100.72	84,250	85,362
04/01/04 TO 06/30/04	27	98.44	102.85	95.05	18.36	108.20	34.88	234.96	94.26 to 99.82	102,972	97,877
07/01/04 TO 09/30/04	37	98.80	100.11	95.43	12.28	104.91	47.70	261.62	96.20 to 99.46	69,727	66,540
10/01/04 TO 12/31/04	19	98.19	95.84	93.00	7.67	103.06	57.84	128.32	92.86 to 99.00	89,773	83,487
01/01/05 TO 03/31/05	25	98.74	96.09	95.71	4.62	100.40	74.67	105.99	97.37 to 99.87	78,013	74,664
04/01/05 TO 06/30/05	34	98.79	95.90	89.66	15.77	106.95	58.18	246.56	92.25 to 99.98	110,157	98,770
____Study Years____											
07/01/03 TO 06/30/04	100	98.82	102.46	98.02	11.82	104.52	34.88	250.74	98.03 to 99.34	101,670	99,660
07/01/04 TO 06/30/05	115	98.53	97.29	92.90	10.93	104.72	47.70	261.62	97.41 to 99.04	86,793	80,635
____Calendar Yrs____											
01/01/04 TO 12/31/04	114	98.60	100.23	96.48	11.24	103.88	34.88	261.62	97.88 to 99.03	84,891	81,905
____ALL____											
	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

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	28	95.89	95.61	88.87	24.89	107.59	34.88	172.83	74.67 to 112.15	155,703	138,366
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____											
	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

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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	109.80	110.00	101.08	13.97	108.82	83.79	147.31	83.79 to 147.31	251,416	254,126
3	45	93.35	94.25	88.42	22.88	106.59	34.88	246.56	85.73 to 98.82	161,588	142,884
<u>ALL</u>	<u>215</u>	<u>98.74</u>	<u>99.69</u>	<u>95.49</u>	<u>11.34</u>	<u>104.40</u>	<u>34.88</u>	<u>261.62</u>	<u>98.11 to 99.06</u>	<u>93,713</u>	<u>89,484</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	98.82	98.58	95.45	8.85	103.27	34.88	234.96	98.34 to 99.15	101,506	96,892
2	16	96.80	107.34	90.12	31.93	119.11	60.43	261.62	60.43 to 99.75	5,178	4,666
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>215</u>	<u>98.74</u>	<u>99.69</u>	<u>95.49</u>	<u>11.34</u>	<u>104.40</u>	<u>34.88</u>	<u>261.62</u>	<u>98.11 to 99.06</u>	<u>93,713</u>	<u>89,484</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	210	98.71	99.92	96.80	11.17	103.22	34.88	261.62	98.11 to 99.04	90,943	88,033
06	1	58.18	58.18	58.18			58.18	58.18	N/A	652,500	379,653
07	4	103.03	98.08	93.63	11.32	104.74	72.43	113.82	N/A	99,450	93,120
<u>ALL</u>	<u>215</u>	<u>98.74</u>	<u>99.69</u>	<u>95.49</u>	<u>11.34</u>	<u>104.40</u>	<u>34.88</u>	<u>261.62</u>	<u>98.11 to 99.06</u>	<u>93,713</u>	<u>89,484</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	98.16	96.81	7.92	101.39	88.46	114.74	88.46 to 114.74	108,600	105,139
10-0007	8	91.46	96.36	85.85	18.70	112.24	58.18	147.31	58.18 to 147.31	262,625	225,476
10-0019											
50-0001	10	99.36	101.67	104.22	4.87	97.55	92.83	116.85	96.57 to 109.97	45,251	47,162
50-0501	39	96.10	99.59	92.17	22.47	108.05	34.88	261.62	86.10 to 99.24	81,376	75,006
50-0503	151	98.85	99.84	97.37	8.71	102.53	47.70	250.74	98.37 to 99.29	90,891	88,501
NonValid School											
<u>ALL</u>	<u>215</u>	<u>98.74</u>	<u>99.69</u>	<u>95.49</u>	<u>11.34</u>	<u>104.40</u>	<u>34.88</u>	<u>261.62</u>	<u>98.11 to 99.06</u>	<u>93,713</u>	<u>89,484</u>

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TOTAL Adj.Sales Price:	20,148,363	MEAN:	100	AVG.ABS.DEV:	11.19	95% Mean C.I.:	96.26 to 103.13	
TOTAL Assessed Value:	19,239,140							
AVG. Adj. Sales Price:	93,713	COD:	11.34	MAX Sales Ratio:	261.62			
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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	19	96.57	100.79	66.60	32.00	151.33	48.03	261.62	60.43 to 98.82	54,071	36,013
Prior TO 1860	1	112.03	112.03	112.03			112.03	112.03	N/A	110,000	123,238
1860 TO 1899	9	94.70	84.26	74.44	21.02	113.19	34.88	124.84	47.70 to 99.36	74,611	55,537
1900 TO 1919	51	98.85	101.21	97.61	9.39	103.69	57.84	234.96	97.41 to 99.81	57,698	56,317
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	101.17	105.28	6.32	96.10	73.54	147.31	98.06 to 100.05	70,464	74,183
1950 TO 1959	29	98.03	100.25	99.06	6.24	101.20	83.79	169.63	95.65 to 99.87	84,839	84,042
1960 TO 1969	19	98.34	107.35	102.64	13.70	104.59	77.97	246.56	96.91 to 100.06	107,565	110,402
1970 TO 1979	27	98.37	96.38	94.96	12.76	101.50	59.29	172.83	87.83 to 101.76	156,771	148,873
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	85.86	85.69	9.19	100.20	74.66	98.06	N/A	104,293	89,365
1995 TO 1999	9	98.82	100.52	97.62	9.74	102.97	72.43	116.55	92.73 to 113.82	190,144	185,622
2000 TO Present	6	99.39	95.87	92.28	8.82	103.88	70.36	113.54	70.36 to 113.54	223,400	206,158
ALL	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

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	47	99.03	99.53	99.31	4.68	100.22	83.47	128.32	98.03 to 99.46	43,596	43,293
60000 TO 99999	65	98.74	98.56	98.54	8.38	100.02	48.03	172.83	97.56 to 99.33	76,344	75,232
100000 TO 149999	47	98.06	95.56	95.11	10.84	100.47	34.88	147.31	95.51 to 99.30	119,455	113,617
150000 TO 249999	20	99.32	101.44	101.12	5.63	100.31	85.73	116.55	98.63 to 107.45	182,857	184,912
250000 TO 499999	5	83.79	81.22	82.70	15.05	98.22	59.29	100.56	N/A	309,600	256,024
500000 +	3	92.73	81.66	82.01	12.90	99.58	58.18	94.07	N/A	672,000	551,074
ALL	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

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TOTAL Adj.Sales Price:	20,148,363	MEAN:	100	AVG.ABS.DEV:	11.19	95% Mean C.I.:	96.26 to 103.13	
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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	6	95.22	119.19	96.60	34.35	123.37	73.54	261.62	73.54 to 261.62	7,416	7,165
Total \$ _____											
1 TO 9999	17	96.57	105.09	87.03	31.80	120.75	60.43	261.62	60.43 to 99.75	5,285	4,599
10000 TO 29999	11	101.92	113.04	106.07	18.52	106.57	74.07	234.96	96.80 to 119.85	19,500	20,683
30000 TO 59999	57	98.19	93.47	88.52	8.88	105.59	34.88	124.84	96.08 to 99.15	51,044	45,185
60000 TO 99999	62	98.77	100.34	97.51	8.01	102.91	57.84	246.56	97.37 to 99.52	80,852	78,838
100000 TO 149999	42	98.79	102.95	101.49	8.95	101.44	81.61	172.83	98.06 to 99.94	119,904	121,695
150000 TO 249999	19	99.00	98.61	95.23	11.75	103.55	59.29	147.31	90.19 to 107.45	192,271	183,103
250000 TO 499999	5	100.56	94.00	85.94	13.69	109.39	58.18	109.57	N/A	373,800	321,232
500000 +	2	93.40	93.40	93.40	0.72	99.99	92.73	94.07	N/A	681,750	636,785
ALL											
	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	96.57	100.79	66.60	32.00	151.33	48.03	261.62	60.43 to 98.82	54,071	36,013
20	84	98.71	97.48	92.63	9.77	105.23	34.88	246.56	98.03 to 99.06	58,589	54,271
30	106	99.13	101.55	99.48	9.03	102.08	57.84	234.96	98.37 to 99.52	115,552	114,956
40	6	92.42	94.21	92.81	5.97	101.51	83.79	107.45	83.79 to 107.45	325,166	301,786
ALL											
	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	96.69	103.73	68.28	30.95	151.91	58.18	261.62	60.43 to 98.82	52,352	35,745
100	9	100.39	97.64	96.94	13.10	100.72	72.43	116.85	74.67 to 113.82	91,255	88,462
101	137	98.85	99.56	99.72	7.14	99.84	57.84	172.83	98.37 to 99.29	90,292	90,037
102	11	94.16	101.16	84.52	22.76	119.68	59.29	234.96	70.36 to 100.49	151,081	127,701
103	5	98.75	101.65	102.50	4.21	99.18	96.30	115.22	N/A	121,176	124,201
104	32	99.09	100.34	93.46	13.18	107.36	34.88	246.56	97.56 to 100.05	105,947	99,015
106	1	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											
	215	98.74	99.69	95.49	11.34	104.40	34.88	261.62	98.11 to 99.06	93,713	89,484

PA&T 2006 R&O Statistics

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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)	19	96.57	100.79	66.60	32.00	151.33	48.03	261.62	60.43 to 98.82	54,071	36,013
10	1	110.78	110.78	110.78			110.78	110.78	N/A	12,200	13,515
20	12	99.46	111.26	104.41	30.75	106.56	47.70	234.96	74.07 to 124.84	54,200	56,590
30	166	98.80	98.87	96.92	7.93	102.01	34.88	246.56	98.12 to 99.14	101,206	98,090
40	16	98.91	97.51	95.00	7.81	102.64	72.43	121.40	89.71 to 100.35	98,012	93,116
50	1	99.48	99.48	99.48			99.48	99.48	N/A	89,900	89,435
<u>ALL</u>	<u>215</u>	<u>98.74</u>	<u>99.69</u>	<u>95.49</u>	<u>11.34</u>	<u>104.40</u>	<u>34.88</u>	<u>261.62</u>	<u>98.11 to 99.06</u>	<u>93,713</u>	<u>89,484</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5077

What If ID: 4680

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	11.000	A	1
