

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	31	MEDIAN:	72	COV:	32.31	95% Median C.I.:	66.89 to 80.46	
(AgLand) TOTAL Sales Price:	4,308,369	WGT. MEAN:	71	STD:	25.05	95% Wgt. Mean C.I.:	62.68 to 78.62	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,298,769	MEAN:	78	AVG.ABS.DEV:	16.59	95% Mean C.I.:	68.34 to 86.71	
(AgLand) TOTAL Assessed Value:	3,036,963							
AVG. Adj. Sales Price:	138,669	COD:	22.91	MAX Sales Ratio:	159.55			
AVG. Assessed Value:	97,966	PRD:	109.74	MIN Sales Ratio:	44.46			

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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											
10/01/02 TO 12/31/02	4	103.26	106.50	88.35	39.07	120.54	59.93	159.55	N/A	131,610	116,277
01/01/03 TO 03/31/03	4	70.13	68.86	71.18	6.75	96.73	60.03	75.14	N/A	280,650	199,771
04/01/03 TO 06/30/03	2	98.30	98.30	81.03	21.59	121.32	77.08	119.52	N/A	107,500	87,102
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	81.93	81.93	82.05	8.62	99.85	74.87	88.99	N/A	112,585	92,381
01/01/04 TO 03/31/04	7	72.02	73.11	72.34	6.27	101.06	66.04	87.78	66.04 to 87.78	68,301	49,410
04/01/04 TO 06/30/04	2	75.73	75.73	62.72	23.23	120.75	58.14	93.32	N/A	222,827	139,752
07/01/04 TO 09/30/04	4	89.34	89.64	90.56	5.83	98.98	80.46	99.42	N/A	70,250	63,617
10/01/04 TO 12/31/04	2	67.82	67.82	63.73	15.40	106.42	57.38	78.27	N/A	201,830	128,627
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	4	46.03	46.01	46.03	2.25	99.97	44.46	47.55	N/A	150,283	69,174
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	73.77	89.80	77.17	31.56	116.37	59.93	159.55	60.03 to 134.12	186,404	143,840
07/01/03 TO 06/30/04	11	72.44	75.19	70.51	10.82	106.63	58.14	93.32	66.04 to 88.99	104,448	73,649
07/01/04 TO 06/30/05	10	67.82	67.83	61.32	28.81	110.61	44.46	99.42	45.50 to 90.28	128,579	78,842
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	75.01	79.48	74.10	14.26	107.26	60.03	119.52	60.03 to 119.52	195,346	144,756
01/01/04 TO 12/31/04	15	75.45	77.16	70.70	13.60	109.14	57.38	99.42	66.89 to 88.41	107,228	75,806
<u>ALL</u>											
	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3613	3	60.03	93.17	80.97	55.32	115.06	59.93	159.55	N/A	202,233	163,747	
3617	5	72.39	76.68	73.76	8.42	103.96	68.22	90.28	N/A	131,020	96,638	
3619	2	70.45	70.45	72.55	6.27	97.12	66.04	74.87	N/A	75,027	54,429	
3621	1	47.55	47.55	47.55			47.55	47.55	N/A	207,220	98,531	
3809	1	88.99	88.99	88.99			88.99	88.99	N/A	114,600	101,979	
3811	1	57.38	57.38	57.38			57.38	57.38	N/A	280,860	161,144	
3815	3	88.41	103.44	96.53	17.47	107.16	87.78	134.12	N/A	35,746	34,505	
3817	2	82.51	82.51	53.46	44.85	154.33	45.50	119.52	N/A	93,000	49,720	
3849	1	77.08	77.08	77.08			77.08	77.08	N/A	195,000	150,301	
4047	2	75.30	75.30	75.18	0.21	100.15	75.14	75.45	N/A	291,250	218,969	
4049	7	72.02	76.19	69.78	13.69	109.19	58.14	99.42	58.14 to 99.42	123,254	86,011	
4051	1	78.27	78.27	78.27			78.27	78.27	N/A	122,800	96,111	
4053	2	45.50	45.50	45.03	2.30	101.05	44.46	46.55	N/A	113,957	51,314	
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	8	71.58	68.13	65.35	15.19	104.26	44.46	93.32	44.46 to 93.32	90,104	58,881
32-0046											
43-0079	23	75.14	80.79	71.71	24.24	112.66	45.50	159.55	66.04 to 88.41	155,562	111,561
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	119.52	119.52	119.52			119.52	119.52	N/A	20,000	23,903
50.01 TO 100.00	2	71.58	71.58	71.58	0.61	100.00	71.14	72.02	N/A	19,625	14,047
100.01 TO 180.00	11	74.87	76.11	67.20	23.03	113.27	45.50	134.12	46.55 to 90.28	85,284	57,307
180.01 TO 330.00	8	79.36	86.36	79.30	27.50	108.91	47.55	159.55	47.55 to 159.55	135,277	107,270
330.01 TO 650.00	7	72.44	71.00	71.58	11.40	99.20	44.46	88.99	44.46 to 88.99	221,522	158,557
650.01 +	2	57.76	57.76	57.82	0.66	99.89	57.38	58.14	N/A	334,257	193,262
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

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
DRY	2	82.86	82.86	81.72	8.95	101.40	75.45	90.28	N/A	66,250	54,137
DRY-N/A	5	88.41	98.04	93.06	14.77	105.35	80.46	134.12	N/A	58,948	54,856
GRASS	10	66.46	62.74	59.39	12.38	105.64	44.46	72.44	46.55 to 72.39	130,803	77,684
GRASS-N/A	4	83.63	84.41	82.08	8.06	102.84	77.08	93.32	N/A	122,600	100,629
IRRGTD	1	68.22	68.22	68.22			68.22	68.22	N/A	159,920	109,098
IRRGTD-N/A	9	72.04	79.35	71.40	33.33	111.13	45.50	159.55	47.55 to 119.52	212,574	151,771
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

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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
DRY	4	85.37	95.08	85.68	20.06	110.97	75.45	134.12	N/A	58,685	50,282
DRY-N/A	3	88.41	91.87	94.25	4.39	97.47	87.78	99.42	N/A	64,166	60,475
GRASS	10	66.46	62.74	59.39	12.38	105.64	44.46	72.44	46.55 to 72.39	130,803	77,684
GRASS-N/A	4	83.63	84.41	82.08	8.06	102.84	77.08	93.32	N/A	122,600	100,629
IRRGTD	6	70.13	80.03	76.52	31.54	104.59	45.50	159.55	45.50 to 159.55	170,195	130,234
IRRGTD-N/A	4	67.53	75.53	65.94	32.27	114.55	47.55	119.52	N/A	262,980	173,409
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

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
DRY	7	88.41	93.70	89.54	12.95	104.65	75.45	134.12	75.45 to 134.12	61,034	54,650
GRASS	14	71.58	68.93	65.58	14.36	105.12	44.46	93.32	57.38 to 78.27	128,459	84,240
IRRGTD	10	70.13	78.23	71.15	31.35	109.95	45.50	159.55	47.55 to 119.52	207,309	147,504
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	95.77	99.20	99.35	28.84	99.85	71.14	134.12	N/A	19,747	19,618
30000 TO 59999	5	88.41	85.16	86.23	6.74	98.77	66.04	93.32	N/A	48,197	41,559
60000 TO 99999	4	73.92	68.71	69.86	12.50	98.36	46.55	80.46	N/A	70,352	49,145
100000 TO 149999	7	78.27	91.49	91.30	24.41	100.20	66.89	159.55	66.89 to 159.55	121,977	111,367
150000 TO 249999	6	53.79	57.14	57.24	21.01	99.83	44.46	77.08	44.46 to 77.08	175,607	100,514
250000 TO 499999	4	59.03	61.87	61.63	6.97	100.39	57.38	72.04	N/A	320,973	197,809
500000 +	1	75.14	75.14	75.14			75.14	75.14	N/A	506,000	380,218
ALL	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	6	71.58	84.90	73.86	33.05	114.94	46.55	134.12	46.55 to 134.12	30,147	22,266	
30000 TO 59999	6	88.09	84.60	83.69	6.88	101.09	72.39	93.32	72.39 to 93.32	56,333	47,145	
60000 TO 99999	9	66.89	63.38	60.51	18.02	104.75	44.46	80.46	45.50 to 78.27	143,052	86,561	
100000 TO 149999	3	88.99	85.54	83.12	11.69	102.91	68.22	99.42	N/A	126,506	105,154	
150000 TO 249999	6	65.98	80.68	71.30	33.65	113.16	57.38	159.55	57.38 to 159.55	267,815	190,959	
250000 TO 499999	1	75.14	75.14	75.14			75.14	75.14	N/A	506,000	380,218	
ALL _____	31	72.44	77.53	70.65	22.91	109.74	44.46	159.55	66.89 to 80.46	138,669	97,966	