

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

What If ID: 4683

Query: 5250

Type: Qualified

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

NUMBER of Sales:	31	<b>MEDIAN:</b>	<b>77</b>	COV:	32.31	95% Median C.I.:	71.13 to 85.56	
(AgLand) TOTAL Sales Price:	4,308,369	WGT. MEAN:	75	STD:	26.64	95% Wgt. Mean C.I.:	66.65 to 83.60	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,298,769	MEAN:	82	AVG.ABS.DEV:	17.64	95% Mean C.I.:	72.67 to 92.21	
(AgLand) TOTAL Assessed Value:	3,229,505							
AVG. Adj. Sales Price:	138,669	COD:	22.91	MAX Sales Ratio:	169.66			
AVG. Assessed Value:	104,177	PRD:	109.74	MIN Sales Ratio:	47.28			

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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	109.80	113.25	93.95	39.07	120.54	63.73	169.66	N/A	131,610	123,649
01/01/03 TO 03/31/03	4	74.58	73.22	75.69	6.75	96.73	63.83	79.91	N/A	280,650	212,436
04/01/03 TO 06/30/03	2	104.53	104.53	86.16	21.59	121.31	81.96	127.09	N/A	107,500	92,624
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	87.12	87.12	87.26	8.61	99.85	79.62	94.63	N/A	112,585	98,238
01/01/04 TO 03/31/04	7	76.58	77.74	76.93	6.27	101.06	70.22	93.34	70.22 to 93.34	68,301	52,542
04/01/04 TO 06/30/04	2	80.53	80.53	66.69	23.23	120.75	61.83	99.24	N/A	222,827	148,613
07/01/04 TO 09/30/04	4	95.01	95.32	96.30	5.83	98.98	85.56	105.72	N/A	70,250	67,651
10/01/04 TO 12/31/04	2	72.12	72.12	67.77	15.40	106.42	61.01	83.23	N/A	201,830	136,782
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	4	48.94	48.93	48.95	2.25	99.97	47.28	50.56	N/A	150,283	73,560
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	78.44	95.49	82.06	31.56	116.37	63.73	169.66	63.83 to 142.63	186,404	152,959
07/01/03 TO 06/30/04	11	77.03	79.95	74.98	10.82	106.63	61.83	99.24	70.22 to 94.63	104,448	78,318
07/01/04 TO 06/30/05	10	72.12	72.13	65.21	28.81	110.61	47.28	105.72	48.39 to 96.00	128,579	83,841
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	79.76	84.52	78.80	14.26	107.26	63.83	127.09	63.83 to 127.09	195,346	153,934
01/01/04 TO 12/31/04	15	80.23	82.05	75.18	13.60	109.14	61.01	105.72	71.13 to 94.01	107,228	80,612
<u>ALL</u>											
	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

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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	63.83	99.07	86.10	55.32	115.06	63.73	169.66	N/A	202,233	174,128	
3617	5	76.98	81.54	78.43	8.42	103.96	72.55	96.00	N/A	131,020	102,765	
3619	2	74.92	74.92	77.15	6.27	97.12	70.22	79.62	N/A	75,027	57,880	
3621	1	50.56	50.56	50.56			50.56	50.56	N/A	207,220	104,778	
3809	1	94.63	94.63	94.63			94.63	94.63	N/A	114,600	108,444	
3811	1	61.01	61.01	61.01			61.01	61.01	N/A	280,860	171,361	
3815	3	94.01	109.99	102.65	17.48	107.16	93.34	142.63	N/A	35,746	36,693	
3817	2	87.74	87.74	56.85	44.85	154.33	48.39	127.09	N/A	93,000	52,872	
3849	1	81.96	81.96	81.96			81.96	81.96	N/A	195,000	159,830	
4047	2	80.07	80.07	79.95	0.20	100.15	79.91	80.23	N/A	291,250	232,851	
4049	7	76.58	81.02	74.21	13.69	109.19	61.83	105.72	61.83 to 105.72	123,254	91,464	
4051	1	83.23	83.23	83.23			83.23	83.23	N/A	122,800	102,204	
4053	2	48.39	48.39	47.88	2.30	101.05	47.28	49.50	N/A	113,957	54,568	
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177	

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	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177	
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177	

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	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177	
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177	

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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	76.11	72.45	69.49	15.19	104.26	47.28	99.24	47.28 to 99.24	90,104	62,614
32-0046											
43-0079	23	79.91	85.92	76.26	24.24	112.66	48.39	169.66	70.22 to 94.01	155,562	118,634
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

**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	127.09	127.09	127.09			127.09	127.09	N/A	20,000	25,418
50.01 TO 100.00	2	76.11	76.11	76.11	0.61	100.00	75.65	76.58	N/A	19,625	14,937
100.01 TO 180.00	11	79.62	80.94	71.46	23.03	113.27	48.39	142.63	49.50 to 96.00	85,284	60,940
180.01 TO 330.00	8	84.39	91.83	84.32	27.50	108.91	50.56	169.66	50.56 to 169.66	135,277	114,071
330.01 TO 650.00	7	77.03	75.51	76.11	11.40	99.20	47.28	94.63	47.28 to 94.63	221,522	168,609
650.01 +	2	61.42	61.42	61.48	0.66	99.89	61.01	61.83	N/A	334,257	205,515
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

**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	88.12	88.12	86.90	8.95	101.40	80.23	96.00	N/A	66,250	57,569
DRY-N/A	5	94.01	104.25	98.96	14.77	105.35	85.56	142.63	N/A	58,948	58,333
GRASS	10	70.68	66.72	63.16	12.38	105.64	47.28	77.03	49.50 to 76.98	130,803	82,610
GRASS-N/A	4	88.93	89.76	87.28	8.06	102.84	81.96	99.24	N/A	122,600	107,008
IRRGTD	1	72.55	72.55	72.55			72.55	72.55	N/A	159,920	116,015
IRRGTD-N/A	9	76.61	84.38	75.92	33.32	111.13	48.39	169.66	50.56 to 127.09	212,574	161,393
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

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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	90.78	101.11	91.11	20.06	110.97	80.23	142.63	N/A	58,685	53,469
DRY-N/A	3	94.01	97.69	100.22	4.39	97.47	93.34	105.72	N/A	64,166	64,309
GRASS	10	70.68	66.72	63.16	12.38	105.64	47.28	77.03	49.50 to 76.98	130,803	82,610
GRASS-N/A	4	88.93	89.76	87.28	8.06	102.84	81.96	99.24	N/A	122,600	107,008
IRRGTD	6	74.58	85.11	81.37	31.54	104.59	48.39	169.66	48.39 to 169.66	170,195	138,491
IRRGTD-N/A	4	71.82	80.32	70.12	32.27	114.55	50.56	127.09	N/A	262,980	184,403
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

**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	94.01	99.64	95.22	12.95	104.65	80.23	142.63	80.23 to 142.63	61,034	58,115
GRASS	14	76.11	73.30	69.73	14.36	105.12	47.28	99.24	61.01 to 83.23	128,459	89,581
IRRGTD	10	74.58	83.19	75.66	31.35	109.95	48.39	169.66	50.56 to 127.09	207,309	156,856
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

**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	101.84	105.49	105.64	28.84	99.85	75.65	142.63	N/A	19,747	20,862
30000 TO 59999	5	94.01	90.56	91.69	6.74	98.77	70.22	99.24	N/A	48,197	44,194
60000 TO 99999	4	78.61	73.07	74.28	12.50	98.36	49.50	85.56	N/A	70,352	52,261
100000 TO 149999	7	83.23	97.29	97.09	24.41	100.20	71.13	169.66	71.13 to 169.66	121,977	118,428
150000 TO 249999	6	57.20	60.76	60.87	21.01	99.83	47.28	81.96	47.28 to 81.96	175,607	106,887
250000 TO 499999	4	62.78	65.79	65.54	6.97	100.39	61.01	76.61	N/A	320,973	210,350
500000 +	1	79.91	79.91	79.91			79.91	79.91	N/A	506,000	404,324
ALL	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

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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 \$ _____											
Total \$ _____											
10000 TO 29999	6	76.11	90.28	78.54	33.05	114.94	49.50	142.63	49.50 to 142.63	30,147	23,678
30000 TO 59999	6	93.68	89.97	89.00	6.88	101.09	76.98	99.24	76.98 to 99.24	56,333	50,134
60000 TO 99999	9	71.13	67.40	64.35	18.02	104.75	47.28	85.56	48.39 to 83.23	143,052	92,049
100000 TO 149999	3	94.63	90.96	88.39	11.69	102.91	72.55	105.72	N/A	126,506	111,821
150000 TO 249999	6	70.17	85.80	75.82	33.65	113.16	61.01	169.66	61.01 to 169.66	267,815	203,066
250000 TO 499999	1	79.91	79.91	79.91			79.91	79.91	N/A	506,000	404,324
ALL _____	31	77.03	82.44	75.13	22.91	109.74	47.28	169.66	71.13 to 85.56	138,669	104,177

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

Query: 5250

What If ID: 4683

Desc: New Whatif for Query ID: 5250

<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>
All Ag-Un	All Ag-Un	Land	Increase	6.340	A	1