

PA&T 2006 R&O Statistics

Base Stat

Query: 5124

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	77	COV:	27.05	95% Median C.I.:	56.54 to 85.45	(!: Derived)
(AgLand) TOTAL Sales Price:	4,865,554	WGT. MEAN:	69	STD:	20.44	95% Wgt. Mean C.I.:	60.18 to 78.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,865,554	MEAN:	76	AVG.ABS.DEV:	16.69	95% Mean C.I.:	66.52 to 84.65	
(AgLand) TOTAL Assessed Value:	3,380,670							
AVG. Adj. Sales Price:	221,161	COD:	21.77	MAX Sales Ratio:	116.09			
AVG. Assessed Value:	153,666	PRD:	108.78	MIN Sales Ratio:	48.07			

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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											
01/01/03 TO 03/31/03	2	92.78	92.78	92.39	19.77	100.42	74.44	111.12	N/A	260,500	240,675
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	3	82.67	77.43	78.29	6.93	98.91	66.22	83.40	N/A	137,960	108,003
10/01/03 TO 12/31/03	4	88.33	87.91	85.38	11.80	102.96	72.50	102.47	N/A	157,002	134,046
01/01/04 TO 03/31/04	2	92.02	92.02	71.53	26.16	128.64	67.95	116.09	N/A	379,437	271,427
04/01/04 TO 06/30/04	2	63.49	63.49	61.70	24.29	102.91	48.07	78.92	N/A	235,362	145,217
07/01/04 TO 09/30/04	1	97.36	97.36	97.36			97.36	97.36	N/A	66,000	64,255
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	58.30	65.98	67.87	17.88	97.22	54.18	85.45	N/A	155,938	105,830
04/01/05 TO 06/30/05	5	53.06	57.41	53.54	15.43	107.23	48.08	80.92	N/A	307,850	164,818
<u>Study Years</u>											
07/01/02 TO 06/30/03	2	92.78	92.78	92.39	19.77	100.42	74.44	111.12	N/A	260,500	240,675
07/01/03 TO 06/30/04	11	82.46	81.36	74.55	16.00	109.13	48.07	116.09	66.22 to 102.47	206,499	153,953
07/01/04 TO 06/30/05	9	56.54	64.70	58.17	23.24	111.24	48.08	97.36	48.44 to 85.45	230,340	133,981
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	82.67	85.50	85.84	12.84	99.60	66.22	111.12	72.50 to 102.47	173,654	149,060
01/01/04 TO 12/31/04	5	78.92	81.68	69.28	24.69	117.90	48.07	116.09	N/A	259,120	179,509
<u>ALL</u>											
	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
703	1	48.44	48.44	48.44			48.44	48.44	N/A	525,000	254,290
707	4	88.80	92.85	95.53	11.05	97.19	82.67	111.12	N/A	164,635	157,273
709	1	67.95	67.95	67.95			67.95	67.95	N/A	702,375	477,265
961	1	48.08	48.08	48.08			48.08	48.08	N/A	341,000	163,950
963	4	89.91	88.70	85.19	12.47	104.12	72.50	102.47	N/A	147,962	126,051
965	5	74.44	75.81	67.46	22.95	112.38	53.06	116.09	N/A	208,750	140,824
967	1	80.92	80.92	80.92			80.92	80.92	N/A	160,000	129,465
977	1	48.07	48.07	48.07			48.07	48.07	N/A	262,725	126,290
979	1	58.30	58.30	58.30			58.30	58.30	N/A	45,000	26,235
981	1	54.18	54.18	54.18			54.18	54.18	N/A	224,000	121,370
983	2	75.84	75.84	78.50	12.68	96.60	66.22	85.45	N/A	155,657	122,192
<u>ALL</u>											
	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

PA&T 2006 R&O Statistics

Base Stat

Query: 5124

Type: Qualified

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

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	76.68	77.44	69.12	25.20	112.03	48.44	116.09	48.44 to 116.09	247,968	171,403
2	14	77.48	74.52	69.73	19.61	106.87	48.07	102.47	54.18 to 94.20	205,843	143,531
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

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	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
22-0004	2	102.66	102.66	106.28	8.24	96.59	94.20	111.12	N/A	178,580	189,792
22-0011	2	64.68	64.68	56.02	25.11	115.45	48.44	80.92	N/A	342,500	191,877
22-0031	7	58.30	69.35	63.39	27.39	109.40	48.07	116.09	48.07 to 116.09	193,067	122,377
26-0001	4	83.03	82.84	73.94	9.07	112.03	67.95	97.36	N/A	267,438	197,757
26-0070											
26-0561	7	72.50	73.05	69.15	20.08	105.64	48.08	102.47	48.08 to 102.47	200,309	138,522
NonValid School											
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	58.30	58.30	58.30			58.30	58.30	N/A	45,000	26,235
30.01 TO 50.00	3	83.40	85.34	77.70	23.80	109.84	56.54	116.09	N/A	74,166	57,626
50.01 TO 100.00	4	79.92	80.85	79.12	10.37	102.20	66.22	97.36	N/A	136,625	108,091
100.01 TO 180.00	10	73.47	71.53	64.13	22.15	111.54	48.08	102.47	48.44 to 94.20	258,007	165,447
180.01 TO 330.00	3	82.67	80.62	80.28	25.42	100.42	48.07	111.12	N/A	256,368	205,816
330.01 TO 650.00	1	67.95	67.95	67.95			67.95	67.95	N/A	702,375	477,265
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

PA&T 2006 R&O Statistics

Base Stat

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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
DRY	7	74.44	72.63	62.93	22.62	115.41	48.44	116.09	48.44 to 116.09	246,964	155,410
DRY-N/A	13	82.46	77.07	72.59	19.16	106.17	48.07	111.12	54.18 to 97.36	229,972	166,948
GRASS-N/A	2	76.25	76.25	83.22	23.54	91.62	58.30	94.20	N/A	73,580	61,235
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

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	15	74.44	75.45	68.71	23.23	109.81	48.08	116.09	54.18 to 85.45	218,577	150,193
DRY-N/A	5	82.46	75.70	69.83	15.52	108.42	48.07	97.36	N/A	287,946	201,059
GRASS	1	58.30	58.30	58.30			58.30	58.30	N/A	45,000	26,235
GRASS-N/A	1	94.20	94.20	94.20			94.20	94.20	N/A	102,160	96,235
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

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	19	78.92	76.96	70.29	20.04	109.49	48.08	116.09	56.54 to 85.45	234,508	164,837
DRY-N/A	1	48.07	48.07	48.07			48.07	48.07	N/A	262,725	126,290
GRASS	2	76.25	76.25	83.22	23.54	91.62	58.30	94.20	N/A	73,580	61,235
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

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 \$											
30000 TO 59999	3	83.40	85.93	88.14	23.10	97.50	58.30	116.09	N/A	50,500	44,508
60000 TO 99999	1	97.36	97.36	97.36			97.36	97.36	N/A	66,000	64,255
100000 TO 149999	4	80.21	79.86	80.86	23.03	98.77	56.54	102.47	N/A	118,565	95,866
150000 TO 249999	6	79.92	75.74	74.82	9.01	101.23	54.18	85.45	54.18 to 85.45	195,510	146,279
250000 TO 499999	6	63.75	69.57	67.12	31.11	103.66	48.07	111.12	48.07 to 111.12	295,559	198,365
500000 +	2	58.19	58.19	59.60	16.77	97.63	48.44	67.95	N/A	613,687	365,777
ALL	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666

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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	1	58.30	58.30	58.30			58.30	58.30	N/A	45,000	26,235	
30000 TO 59999	1	83.40	83.40	83.40			83.40	83.40	N/A	50,000	41,700	
60000 TO 99999	5	94.20	86.08	80.80	19.25	106.53	56.54	116.09	N/A	90,632	73,234	
100000 TO 149999	5	80.92	73.62	69.01	20.44	106.68	48.07	102.47	N/A	189,515	130,788	
150000 TO 249999	7	74.44	70.73	67.70	14.08	104.48	48.08	85.45	48.08 to 85.45	269,634	182,531	
250000 TO 499999	3	67.95	75.83	68.46	30.75	110.76	48.44	111.12	N/A	494,125	338,301	
ALL _____	22	76.68	75.58	69.48	21.77	108.78	48.07	116.09	56.54 to 85.45	221,161	153,666	