

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	54	MEDIAN:	95	COV:	29.27	95% Median C.I.:	91.63 to 100.00
TOTAL Sales Price:	1,337,318	WGT. MEAN:	90	STD:	28.09	95% Wgt. Mean C.I.:	81.40 to 98.78
TOTAL Adj.Sales Price:	1,329,068	MEAN:	96	AVG.ABS.DEV:	17.20	95% Mean C.I.:	88.48 to 103.47
TOTAL Assessed Value:	1,197,386						
AVG. Adj. Sales Price:	24,612	COD:	18.04	MAX Sales Ratio:	220.30		
AVG. Assessed Value:	22,173	PRD:	106.53	MIN Sales Ratio:	29.53		

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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	5	100.00	102.52	94.28	11.47	108.74	85.13	134.97	N/A	29,600	27,907
10/01/03 TO 12/31/03	6	86.91	86.25	85.20	11.34	101.23	69.50	100.00	69.50 to 100.00	21,083	17,962
01/01/04 TO 03/31/04	2	129.04	129.04	135.01	18.23	95.58	105.52	152.56	N/A	33,500	45,227
04/01/04 TO 06/30/04	10	100.00	104.53	100.41	9.89	104.10	90.00	125.00	92.50 to 120.35	21,478	21,565
07/01/04 TO 09/30/04	15	94.35	94.89	91.97	23.87	103.17	39.50	220.30	68.89 to 100.00	18,435	16,955
10/01/04 TO 12/31/04	5	75.81	69.95	60.10	30.24	116.40	29.53	114.29	N/A	36,500	21,934
01/01/05 TO 03/31/05	4	103.56	106.99	105.02	17.93	101.87	76.83	144.00	N/A	15,162	15,923
04/01/05 TO 06/30/05	7	92.50	92.61	85.44	5.48	108.39	78.52	100.00	78.52 to 100.00	36,158	30,894
____Study Years____											
07/01/03 TO 06/30/04	23	100.00	101.45	99.49	12.90	101.98	69.50	152.56	92.50 to 105.52	24,186	24,061
07/01/04 TO 06/30/05	31	92.50	91.91	83.33	21.65	110.30	29.53	220.30	80.00 to 100.00	24,928	20,773
____Calendar Yrs____											
01/01/04 TO 12/31/04	32	95.35	96.14	90.46	22.28	106.28	29.53	220.30	89.36 to 100.00	23,150	20,941
____ALL____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE AREA	39	95.45	93.39	87.66	10.10	106.53	29.53	125.00	91.63 to 100.00	27,433	24,048
RURAL	2	117.04	117.04	130.83	30.35	89.45	81.51	152.56	N/A	30,250	39,577
TAYLOR	13	94.35	100.50	90.76	39.18	110.72	39.50	220.30	54.00 to 134.97	15,283	13,871
____ALL____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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	13	94.35	100.50	90.76	39.18	110.72	39.50	220.30	54.00 to 134.97	15,283	13,871
3	41	95.45	94.54	89.97	11.43	105.08	29.53	152.56	91.63 to 100.00	27,570	24,806
____ALL____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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	16	81.82	95.63	84.49	39.79	113.19	29.53	220.30	68.89 to 120.35	39,770	33,600
2	38	95.83	96.12	95.24	10.56	100.93	39.50	144.00	92.50 to 100.00	18,229	17,362
____ALL____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

PA&T 2006 R&O Statistics

What If ID: 4590

Query: 5235

Type: Qualified

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

(!: AVTot=0)

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TOTAL Sales Price:	1,337,318	WGT. MEAN:	90	STD:	28.09	95% Wgt. Mean C.I.:	81.40 to 98.78
TOTAL Adj.Sales Price:	1,329,068	MEAN:	96	AVG.ABS.DEV:	17.20	95% Mean C.I.:	88.48 to 103.47
TOTAL Assessed Value:	1,197,386						
AVG. Adj. Sales Price:	24,612	COD:	18.04	MAX Sales Ratio:	220.30		
AVG. Assessed Value:	22,173	PRD:	106.53	MIN Sales Ratio:	29.53		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173
06											
07											
ALL	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0084											
58-0025	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173
NonValid School											
ALL	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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	38	95.83	96.12	95.24	10.56	100.93	39.50	144.00	92.50 to 100.00	18,229	17,362
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	120.35	120.35	120.35			120.35	120.35	N/A	8,280	9,965
1920 TO 1939	2	81.93	81.93	79.44	15.17	103.13	69.50	94.35	N/A	12,500	9,930
1940 TO 1949	1	220.30	220.30	220.30			220.30	220.30	N/A	6,650	14,650
1950 TO 1959	1	54.00	54.00	54.00			54.00	54.00	N/A	17,500	9,450
1960 TO 1969											
1970 TO 1979	5	68.89	72.34	58.74	38.75	123.14	29.53	134.97	N/A	33,000	19,385
1980 TO 1989											
1990 TO 1994	2	91.46	91.46	89.71	17.12	101.96	75.81	107.12	N/A	53,950	48,397
1995 TO 1999	4	97.92	106.73	94.76	25.44	112.63	78.52	152.56	N/A	76,500	72,491
2000 TO Present											
ALL	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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TOTAL Adj.Sales Price:	1,329,068	MEAN:	96	AVG.ABS.DEV:	17.20	95% Mean C.I.:	88.48 to 103.47
TOTAL Assessed Value:	1,197,386						
AVG. Adj. Sales Price:	24,612	COD:	18.04	MAX Sales Ratio:	220.30		
AVG. Assessed Value:	22,173	PRD:	106.53	MIN Sales Ratio:	29.53		

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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	5	116.00	100.27	86.08	26.32	116.48	39.50	144.00	N/A	2,450	2,109
5000 TO 9999	5	100.00	128.13	123.10	28.13	104.09	100.00	220.30	N/A	8,386	10,323
Total \$ _____											
1 TO 9999	10	108.00	114.20	114.73	28.64	99.54	39.50	220.30	76.83 to 144.00	5,418	6,216
10000 TO 29999	28	94.90	91.56	91.25	13.38	100.35	50.13	134.97	89.36 to 100.00	15,999	14,599
30000 TO 59999	12	95.24	100.66	101.28	10.79	99.39	78.17	152.56	92.50 to 107.12	39,658	40,167
60000 TO 99999	3	75.81	63.49	63.09	24.45	100.63	29.53	85.13	N/A	67,333	42,481
100000 TO 149999	1	78.52	78.52	78.52			78.52	78.52	N/A	149,000	116,989
ALL _____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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	4	96.42	94.08	67.21	37.25	139.98	39.50	144.00	N/A	2,062	1,386
5000 TO 9999	12	92.99	89.82	83.15	18.06	108.02	50.13	125.00	66.67 to 100.00	10,532	8,757
Total \$ _____											
1 TO 9999	16	92.99	90.89	82.17	23.20	110.60	39.50	144.00	66.67 to 116.00	8,414	6,914
10000 TO 29999	25	96.00	98.07	86.69	17.92	113.13	29.53	220.30	90.00 to 100.00	20,301	17,599
30000 TO 59999	11	95.24	95.06	93.91	7.23	101.23	75.81	110.72	85.13 to 107.12	45,081	42,336
60000 TO 99999	2	115.54	115.54	94.80	32.04	121.88	78.52	152.56	N/A	95,500	90,532
ALL _____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	38	95.83	96.12	95.24	10.56	100.93	39.50	144.00	92.50 to 100.00	18,229	17,362
10	2	64.15	64.15	70.53	21.85	90.96	50.13	78.17	N/A	27,500	19,394
20	12	89.74	97.56	81.41	37.61	119.84	29.53	220.30	68.89 to 120.35	32,527	26,479
30	2	115.54	115.54	94.80	32.04	121.88	78.52	152.56	N/A	95,500	90,532
ALL _____											
	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00	24,612	22,173

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	95.65	98.08	95.38	14.08	102.83	39.50	220.30	92.50 to 100.00		17,728	16,910
100	6	73.53	74.09	72.89	33.42	101.65	29.53	110.72	29.53 to 110.72		40,150	29,266
101	6	81.82	99.41	90.23	30.32	110.18	69.50	152.56	69.50 to 152.56		58,833	53,085
104	1	120.35	120.35	120.35			120.35	120.35	N/A		8,280	9,965
____ALL____	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00		24,612	22,173

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	38	95.83	96.12	95.24	10.56	100.93	39.50	144.00	92.50 to 100.00		18,229	17,362
20	5	78.17	83.27	77.71	23.33	107.16	54.00	120.35	N/A		18,156	14,108
30	11	85.13	101.24	85.61	45.15	118.25	29.53	220.30	50.13 to 152.56		49,595	42,460
____ALL____	54	95.35	95.98	90.09	18.04	106.53	29.53	220.30	91.63 to 100.00		24,612	22,173

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5235

What If ID: 4590

Desc: New Whatif for Query ID: 5235

<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	Calamus Lake Area	Imprvmt	Increase	35.000	A	1
