

Type: Qualified

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	1538	MEDIAN:	97	COV:	32.74	95% Median C.I.:	95.82 to 97.54
TOTAL Sales Price:	174,201,904	WGT. MEAN:	93	STD:	31.61	95% Wgt. Mean C.I.:	92.55 to 94.36
TOTAL Adj.Sales Price:	174,488,179	MEAN:	97	AVG.ABS.DEV:	14.95	95% Mean C.I.:	94.96 to 98.12
TOTAL Assessed Value:	163,073,880						
AVG. Adj. Sales Price:	113,451	COD:	15.45	MAX Sales Ratio:	810.54		
AVG. Assessed Value:	106,029	PRD:	103.30	MIN Sales Ratio:	18.38		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	228	98.61	97.50	97.40	12.94	100.11	24.60	272.60	96.49 to 99.93	112,003	109,087	
10/01/03 TO 12/31/03	151	99.32	97.72	95.37	13.30	102.46	22.50	210.00	94.83 to 100.00	122,941	117,252	
01/01/04 TO 03/31/04	171	99.21	98.14	95.06	11.56	103.24	26.51	208.89	97.38 to 100.00	96,268	91,514	
04/01/04 TO 06/30/04	251	96.60	97.40	93.61	14.32	104.04	40.80	262.72	94.24 to 98.48	108,587	101,651	
07/01/04 TO 09/30/04	223	93.82	95.25	90.79	16.70	104.92	29.72	403.27	92.27 to 97.22	122,209	110,950	
10/01/04 TO 12/31/04	150	97.46	94.06	93.54	13.67	100.55	26.07	270.73	94.44 to 98.88	116,892	109,337	
01/01/05 TO 03/31/05	142	95.70	101.38	92.07	21.35	110.11	18.38	810.54	92.11 to 98.17	111,238	102,416	
04/01/05 TO 06/30/05	222	92.34	92.42	90.65	19.49	101.96	22.21	345.40	90.14 to 94.99	117,511	106,520	
<u>Study Years</u>												
07/01/03 TO 06/30/04	801	98.37	97.65	95.36	13.16	102.40	22.50	272.60	97.37 to 99.21	109,635	104,545	
07/01/04 TO 06/30/05	737	94.71	95.34	91.53	17.85	104.15	18.38	810.54	93.09 to 95.98	117,598	107,643	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	795	97.25	96.32	93.00	14.24	103.58	26.07	403.27	95.73 to 98.08	111,325	103,529	
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
RES	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029	
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	646	95.76	96.69	95.02	13.18	101.75	18.38	345.40	94.66 to 97.47	94,039	89,360	
2	183	98.28	97.32	95.14	9.97	102.29	29.77	169.19	97.20 to 98.88	151,784	144,411	
3	708	96.43	96.22	91.82	19.02	104.79	22.21	810.54	94.62 to 97.91	121,121	111,215	
6	1	86.22	86.22	86.22			86.22	86.22	N/A	207,900	179,246	
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029	

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	
1	1051	95.25	94.26	93.28	11.66	101.06	26.50	242.71	94.20 to 96.10	147,737	137,806	
2	465	100.00	101.77	94.98	23.51	107.15	18.38	810.54	99.35 to 100.00	34,278	32,557	
3	22	96.61	94.69	94.62	4.40	100.08	62.01	102.19	94.47 to 98.88	148,914	140,898	
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029	

PA&T 2006 R&O Statistics

Query: 4925

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	174,201,904	WGT. MEAN:	93	STD:	31.61	95% Wgt. Mean C.I.:	92.55 to 94.36
TOTAL Adj.Sales Price:	174,488,179	MEAN:	97	AVG.ABS.DEV:	14.95	95% Mean C.I.:	94.96 to 98.12
TOTAL Assessed Value:	163,073,880						
AVG. Adj. Sales Price:	113,451	COD:	15.45	MAX Sales Ratio:	810.54		
AVG. Assessed Value:	106,029	PRD:	103.30	MIN Sales Ratio:	18.38		

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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	1490	96.53	96.51	93.39	15.56	103.34	18.38	810.54	95.71 to 97.47	114,127	106,587
06	8	101.77	98.50	96.97	6.18	101.57	85.14	106.09	85.14 to 106.09	224,675	217,865
07	40	100.01	97.08	95.26	13.03	101.91	60.94	158.29	93.73 to 102.74	66,020	62,891
<u>ALL</u>	<u>1538</u>	<u>96.76</u>	<u>96.54</u>	<u>93.46</u>	<u>15.45</u>	<u>103.30</u>	<u>18.38</u>	<u>810.54</u>	<u>95.82 to 97.54</u>	<u>113,451</u>	<u>106,029</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)											
13-0001	368	96.13	97.09	95.70	12.17	101.46	26.51	345.40	94.71 to 98.03	108,886	104,200
13-0022	56	85.72	91.56	86.22	18.86	106.20	48.94	165.79	81.64 to 95.82	102,015	87,952
13-0028	161	96.41	90.92	88.48	13.66	102.76	22.50	262.72	92.36 to 99.81	115,836	102,495
13-0032	223	99.54	100.96	98.01	15.11	103.02	18.38	810.54	97.40 to 100.65	118,564	116,202
13-0056	367	93.59	97.63	91.80	23.66	106.36	22.21	403.27	91.47 to 96.46	104,751	96,158
13-0096	9	93.73	89.58	79.88	12.81	112.15	58.86	105.45	73.14 to 102.43	119,666	95,589
13-0097	71	92.75	89.43	87.49	15.72	102.22	26.07	130.31	86.74 to 97.47	110,590	96,752
55-0145	151	97.82	95.89	93.83	8.73	102.21	29.77	242.71	95.73 to 98.63	122,046	114,510
66-0027	13	95.51	92.77	89.36	16.44	103.82	71.00	144.09	71.69 to 102.00	63,830	57,040
66-0111	32	99.50	101.17	96.10	14.65	105.27	62.21	272.60	91.31 to 102.22	128,865	123,839
78-0001	87	99.68	98.34	96.21	8.95	102.22	76.31	159.82	97.18 to 100.00	147,815	142,208
NonValid School											
<u>ALL</u>	<u>1538</u>	<u>96.76</u>	<u>96.54</u>	<u>93.46</u>	<u>15.45</u>	<u>103.30</u>	<u>18.38</u>	<u>810.54</u>	<u>95.82 to 97.54</u>	<u>113,451</u>	<u>106,029</u>

Type: Qualified

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

(!: AVTot=0)
(!: Derived)

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TOTAL Sales Price:	174,201,904	WGT. MEAN:	93	STD:	31.61	95% Wgt. Mean C.I.:	92.55 to 94.36
TOTAL Adj.Sales Price:	174,488,179	MEAN:	97	AVG.ABS.DEV:	14.95	95% Mean C.I.:	94.96 to 98.12
TOTAL Assessed Value:	163,073,880						
AVG. Adj. Sales Price:	113,451	COD:	15.45	MAX Sales Ratio:	810.54		
AVG. Assessed Value:	106,029	PRD:	103.30	MIN Sales Ratio:	18.38		

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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	494	100.00	100.47	93.00	24.32	108.03	18.38	810.54	98.67 to 100.00	35,819	33,313
Prior TO 1860	4	87.15	89.44	92.02	9.14	97.19	81.18	102.26	N/A	112,862	103,860
1860 TO 1899	106	91.07	91.21	89.03	15.03	102.44	50.01	165.79	86.98 to 96.06	91,265	81,257
1900 TO 1919	95	94.24	95.36	92.43	13.64	103.17	42.94	177.53	89.70 to 98.46	95,131	87,930
1920 TO 1939	51	95.46	94.77	91.65	14.79	103.41	61.61	161.76	87.43 to 101.10	105,705	96,880
1940 TO 1949	21	96.00	94.00	93.63	8.71	100.39	69.99	108.33	87.09 to 102.19	96,580	90,427
1950 TO 1959	57	96.10	96.12	94.50	11.45	101.71	61.82	136.21	93.61 to 100.21	91,682	86,640
1960 TO 1969	81	98.64	98.74	98.44	10.47	100.31	52.28	154.48	94.88 to 100.89	129,760	127,730
1970 TO 1979	183	96.84	95.37	94.13	9.77	101.31	58.73	168.26	94.71 to 98.11	127,256	119,786
1980 TO 1989	100	95.97	95.78	94.07	11.00	101.82	64.31	158.29	93.05 to 98.68	157,927	148,566
1990 TO 1994	67	94.48	92.63	92.04	8.39	100.64	58.86	118.45	91.34 to 97.43	222,038	204,370
1995 TO 1999	108	94.44	93.91	93.17	8.00	100.79	65.81	125.63	92.50 to 97.50	196,895	183,450
2000 TO Present	171	95.80	94.13	93.82	8.98	100.33	61.30	128.85	92.35 to 97.72	229,545	215,363
ALL	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029

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	54	116.26	137.94	127.11	49.52	108.52	37.03	403.27	98.83 to 152.18	3,082	3,918
5000 TO 9999	66	83.92	89.69	89.02	31.99	100.75	18.38	272.60	77.65 to 93.44	6,966	6,201
Total \$											
1 TO 9999	120	95.32	111.40	99.14	45.00	112.36	18.38	403.27	86.80 to 104.37	5,218	5,174
10000 TO 29999	183	100.00	98.23	96.48	21.28	101.81	22.21	262.72	100.00 to 100.00	19,485	18,799
30000 TO 59999	196	100.00	102.02	100.89	15.31	101.12	25.34	810.54	99.54 to 100.00	44,510	44,906
60000 TO 99999	313	95.93	95.05	95.08	11.72	99.97	39.26	168.26	94.57 to 97.56	82,230	78,186
100000 TO 149999	294	93.57	92.55	92.40	11.30	100.17	26.50	149.66	92.01 to 95.34	123,071	113,716
150000 TO 249999	305	95.14	93.82	93.90	8.89	99.92	48.94	135.72	92.99 to 96.49	186,467	175,089
250000 TO 499999	119	94.12	90.79	90.51	10.80	100.31	29.77	123.66	90.57 to 97.80	313,461	283,716
500000 +	8	95.75	94.48	93.89	8.15	100.64	76.34	112.95	76.34 to 112.95	684,525	642,674
ALL	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029

PA&T 2006 R&O Statistics

What If ID: 4583

Query: 4925

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1538	MEDIAN:	97	COV:	32.74	95% Median C.I.:	95.82 to 97.54
TOTAL Sales Price:	174,201,904	WGT. MEAN:	93	STD:	31.61	95% Wgt. Mean C.I.:	92.55 to 94.36
TOTAL Adj.Sales Price:	174,488,179	MEAN:	97	AVG.ABS.DEV:	14.95	95% Mean C.I.:	94.96 to 98.12
TOTAL Assessed Value:	163,073,880						
AVG. Adj. Sales Price:	113,451	COD:	15.45	MAX Sales Ratio:	810.54		
AVG. Assessed Value:	106,029	PRD:	103.30	MIN Sales Ratio:	18.38		

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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	68	79.50	86.21	66.51	45.32	129.61	18.38	270.73	61.20 to 89.72	5,058	3,364
5000 TO 9999	70	93.37	108.26	74.94	48.03	144.46	23.64	403.27	80.30 to 104.86	9,120	6,835
Total \$											
1 TO 9999	138	85.30	97.39	71.99	48.14	135.28	18.38	403.27	77.90 to 93.64	7,119	5,125
10000 TO 29999	179	100.00	101.95	94.93	18.86	107.40	25.34	272.60	100.00 to 100.00	21,178	20,103
30000 TO 59999	229	99.61	96.93	92.73	13.41	104.53	26.50	262.72	97.20 to 100.00	50,548	46,873
60000 TO 99999	350	94.20	93.23	90.96	12.19	102.50	48.94	167.33	91.73 to 95.46	92,439	84,084
100000 TO 149999	280	94.27	94.64	92.95	9.29	101.82	29.77	154.48	93.05 to 95.87	136,042	126,450
150000 TO 249999	269	97.24	95.81	93.98	9.45	101.95	55.95	168.26	95.73 to 98.32	204,555	192,231
250000 TO 499999	87	98.06	104.33	96.03	14.94	108.65	75.68	810.54	97.13 to 99.42	326,161	313,207
500000 +	6	99.28	101.79	98.77	11.11	103.06	85.62	123.66	85.62 to 123.66	715,300	706,476
ALL	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	493	99.99	100.25	92.09	24.25	108.86	18.38	810.54	98.27 to 100.00	35,518	32,710
10	9	102.37	111.05	96.09	25.97	115.57	61.82	165.79	74.92 to 158.29	47,994	46,120
20	175	95.25	95.81	94.78	13.33	101.08	42.94	161.76	93.50 to 97.91	83,153	78,813
25	11	104.30	101.63	99.57	11.15	102.07	72.02	140.61	79.50 to 112.06	101,672	101,235
30	550	95.11	94.84	93.80	10.80	101.11	50.01	177.53	93.82 to 96.45	129,192	121,181
35	20	99.63	98.60	97.81	5.90	100.80	80.14	111.93	95.34 to 102.53	167,692	164,026
40	259	95.35	92.70	92.28	9.11	100.45	55.95	121.09	92.58 to 97.03	218,314	201,456
45	2	98.28	98.28	98.25	0.65	100.03	97.64	98.91	N/A	277,500	272,634
50	14	96.28	95.22	94.73	10.27	100.52	76.31	123.66	81.02 to 106.45	399,700	378,623
55	1	101.84	101.84	101.84			101.84	101.84	N/A	537,500	547,393
60	4	97.92	98.60	96.64	7.60	102.03	85.62	112.95	N/A	808,500	781,346
ALL	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54	113,451	106,029

PA&T 2006 R&O Statistics

What If ID: 4583

Query: 4925

Type: Qualified

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

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AVG. Assessed Value:	106,029	PRD:	103.30	MIN Sales Ratio:	18.38		

Printed: 04/17/2006 09:29:14

STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	494	99.99	100.24	92.16	24.21	108.77	18.38	810.54	98.27 to 100.00		35,740	32,938
100	40	99.62	96.88	95.37	12.32	101.59	60.94	158.29	94.44 to 101.41		75,670	72,164
101	646	94.77	94.40	93.09	11.19	101.40	50.01	177.53	92.99 to 95.87		154,911	144,212
102	103	97.91	95.05	94.53	9.98	100.56	55.95	135.72	96.20 to 98.50		201,076	190,067
103	32	93.89	93.46	93.20	7.37	100.28	78.33	144.91	89.32 to 97.30		128,034	119,328
104	155	96.31	95.46	94.15	11.37	101.40	42.94	140.61	94.66 to 99.03		128,415	120,904
106	4	99.22	98.35	100.03	10.47	98.32	77.30	117.67	N/A		185,839	185,892
111	30	98.31	98.02	97.78	6.06	100.25	76.59	108.49	94.05 to 103.64		116,706	114,118
301	1	92.50	92.50	92.50			92.50	92.50	N/A		163,000	150,776
302	1	83.67	83.67	83.67			83.67	83.67	N/A		89,000	74,467
304	29	93.33	94.09	93.47	6.98	100.66	73.81	117.48	92.10 to 98.16		145,155	135,674
307	2	91.42	91.42	89.30	14.94	102.38	77.77	105.08	N/A		112,500	100,459
308	1	102.11	102.11	102.11			102.11	102.11	N/A		89,000	90,881
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54		113,451	106,029

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	493	99.99	100.34	92.14	24.18	108.90	18.38	810.54	98.47 to 100.00		36,394	33,534
10	8	103.31	106.26	112.32	17.08	94.60	50.00	168.26	50.00 to 168.26		60,764	68,250
20	40	102.74	108.19	106.51	18.15	101.58	68.88	177.53	97.72 to 107.64		59,061	62,903
25	3	104.40	106.92	104.67	3.75	102.15	102.30	114.05	N/A		68,633	71,839
30	678	95.34	94.68	94.09	10.49	100.62	42.94	161.76	94.20 to 96.49		160,546	151,064
35	3	105.12	97.57	100.84	7.47	96.76	82.01	105.58	N/A		159,333	160,666
40	293	94.66	92.55	91.16	10.29	101.52	50.01	140.61	92.31 to 96.00		141,039	128,572
45	1	103.71	103.71	103.71			103.71	103.71	N/A		174,900	181,386
50	18	98.31	95.50	94.33	8.87	101.24	58.09	111.17	87.15 to 104.04		143,091	134,984
60	1	87.83	87.83	87.83			87.83	87.83	N/A		87,500	76,848
<u>ALL</u>												
	1538	96.76	96.54	93.46	15.45	103.30	18.38	810.54	95.82 to 97.54		113,451	106,029

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4925

What If ID: 4583

Desc: New Whatif for Query ID: 4925

<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>
Locations: Urban, Suburban	1	Total	Increase	5.000	A	1
