

PA&T 2006 R&O Statistics

Query: 4926

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	84	MEDIAN:	98	COV:	19.46	95% Median C.I.:	95.55 to 99.66
TOTAL Sales Price:	9,477,604	WGT. MEAN:	90	STD:	18.50	95% Wgt. Mean C.I.:	84.70 to 95.96
TOTAL Adj.Sales Price:	9,512,302	MEAN:	95	AVG.ABS.DEV:	12.42	95% Mean C.I.:	91.11 to 99.02
TOTAL Assessed Value:	8,592,724						
AVG. Adj. Sales Price:	113,241	COD:	12.66	MAX Sales Ratio:	157.19		
AVG. Assessed Value:	102,294	PRD:	105.24	MIN Sales Ratio:	37.47		

Printed: 04/17/2006 09:56:31

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	9	98.92	97.73	91.04	8.75	107.35	69.73	118.69	89.05 to 108.02	88,066	80,179
10/01/02 TO 12/31/02	8	99.83	95.16	84.05	10.19	113.23	71.02	114.71	71.02 to 114.71	93,738	78,785
01/01/03 TO 03/31/03	2	98.56	98.56	97.95	2.22	100.63	96.37	100.75	N/A	62,500	61,218
04/01/03 TO 06/30/03	6	97.92	93.78	96.12	6.28	97.57	72.10	100.06	72.10 to 100.06	71,333	68,563
07/01/03 TO 09/30/03	9	98.09	99.99	99.18	11.14	100.82	87.36	131.65	87.64 to 116.69	89,033	88,304
10/01/03 TO 12/31/03	8	98.34	100.26	100.92	12.04	99.34	76.31	132.48	76.31 to 132.48	109,649	110,663
01/01/04 TO 03/31/04	1	128.28	128.28	128.28			128.28	128.28	N/A	135,000	173,173
04/01/04 TO 06/30/04	11	98.08	96.46	95.48	12.51	101.03	51.04	118.50	81.67 to 115.34	108,136	103,248
07/01/04 TO 09/30/04	11	98.49	101.04	88.61	12.57	114.02	61.94	157.19	83.58 to 113.57	103,589	91,795
10/01/04 TO 12/31/04	5	101.61	99.44	99.81	9.17	99.64	76.78	117.00	N/A	154,261	153,960
01/01/05 TO 03/31/05	11	84.97	81.44	85.14	12.77	95.66	50.04	99.95	69.66 to 95.55	162,090	137,996
04/01/05 TO 06/30/05	3	52.63	62.92	58.41	38.76	107.73	37.47	98.67	N/A	240,000	140,180
<u>Study Years</u>											
07/01/02 TO 06/30/03	25	99.66	96.03	89.99	8.08	106.71	69.73	118.69	95.12 to 100.15	83,820	75,428
07/01/03 TO 06/30/04	29	98.09	99.70	99.53	12.59	100.17	51.04	132.48	88.79 to 106.76	103,551	103,067
07/01/04 TO 06/30/05	30	95.99	89.78	84.24	16.55	106.58	37.47	157.19	83.58 to 98.67	147,126	123,935
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	25	98.09	98.47	99.21	9.56	99.26	72.10	132.48	94.74 to 100.75	89,259	88,554
01/01/04 TO 12/31/04	28	98.51	99.93	95.46	12.73	104.68	51.04	157.19	96.53 to 103.64	115,546	110,302
<u>ALL</u>											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
COM	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294
<u>ALL</u>											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	64	98.35	96.58	91.09	11.50	106.03	50.04	157.19	95.81 to 100.06	101,779	92,711
2	3	90.35	91.10	90.57	5.83	100.58	83.58	99.37	N/A	288,136	260,973
3	17	96.04	90.06	87.92	17.78	102.43	37.47	132.48	72.10 to 106.35	125,529	110,369
<u>ALL</u>											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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AVG. Assessed Value:	102,294	PRD:	105.24	MIN Sales Ratio:	37.47		

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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	69	98.20	95.69	90.55	12.20	105.68	50.04	157.19	95.55 to 99.95	116,154	105,181
2	15	96.53	92.18	89.15	14.76	103.39	37.47	132.48	83.58 to 100.75	99,840	89,012
<u>ALL</u>											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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	36	97.60	95.60	89.77	11.68	106.49	52.63	157.19	91.73 to 100.28	143,919	129,193
13-0022	4	103.83	101.96	102.40	11.01	99.56	81.67	118.50	N/A	65,500	67,074
13-0028											
13-0032	8	96.41	94.99	98.35	4.13	96.58	76.31	100.87	76.31 to 100.87	88,837	87,375
13-0056	11	98.53	98.10	96.69	17.63	101.46	51.04	132.48	72.10 to 131.65	110,763	107,096
13-0096	3	71.02	65.75	67.82	24.07	96.95	37.47	88.77	N/A	194,270	131,752
13-0097	7	99.66	95.44	98.03	8.73	97.36	74.50	114.71	74.50 to 114.71	28,857	28,288
55-0145	4	83.01	83.27	78.14	32.86	106.56	50.04	117.00	N/A	134,221	104,881
66-0027	3	98.21	99.71	93.85	8.89	106.25	87.36	113.57	N/A	14,633	13,733
66-0111	2	107.41	107.41	107.04	6.14	100.35	100.82	114.00	N/A	26,500	28,364
78-0001	6	97.31	97.45	95.03	7.20	102.55	86.03	115.34	86.03 to 115.34	120,250	114,277
NonValid School											
<u>ALL</u>											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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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	23	97.48	94.92	92.24	16.50	102.90	37.47	132.48	87.64 to 100.75	93,500	86,244
Prior TO 1860	1	71.02	71.02	71.02			71.02	71.02	N/A	427,810	303,834
1860 TO 1899	5	102.43	100.45	96.09	6.81	104.53	86.03	114.71	N/A	71,940	69,129
1900 TO 1919	9	95.12	94.36	90.69	9.42	104.04	72.66	118.69	74.50 to 100.82	68,644	62,252
1920 TO 1939	6	97.91	99.14	99.04	8.32	100.10	81.67	113.57	81.67 to 113.57	40,500	40,112
1940 TO 1949	8	99.26	98.08	97.19	9.87	100.91	69.66	117.00	69.66 to 117.00	93,250	90,632
1950 TO 1959	4	89.55	81.94	58.95	13.34	139.00	52.63	96.05	N/A	151,600	89,369
1960 TO 1969	6	74.92	79.60	80.75	20.45	98.57	50.04	108.02	50.04 to 108.02	127,416	102,891
1970 TO 1979	9	100.28	101.44	91.52	17.38	110.83	61.94	157.19	80.35 to 116.69	152,953	139,984
1980 TO 1989	3	100.06	100.02	100.96	2.42	99.07	96.37	103.64	N/A	133,166	134,450
1990 TO 1994	2	100.51	100.51	100.74	0.36	99.77	100.15	100.87	N/A	116,250	117,108
1995 TO 1999	5	98.49	97.06	98.27	3.14	98.77	87.95	102.61	N/A	217,600	213,834
2000 TO Present	3	98.09	98.58	98.44	1.89	100.15	96.04	101.61	N/A	166,666	164,060
ALL	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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	2	94.94	94.94	102.93	19.62	92.24	76.31	113.57	N/A	2,099	2,161
5000 TO 9999	1	74.50	74.50	74.50			74.50	74.50	N/A	7,000	5,215
Total \$											
1 TO 9999	3	76.31	88.13	85.16	17.06	103.48	74.50	113.57	N/A	3,733	3,179
10000 TO 29999	10	100.41	107.79	106.61	16.74	101.11	81.67	157.19	87.36 to 132.48	17,840	19,018
30000 TO 59999	24	97.73	95.71	95.81	10.73	99.90	50.04	131.65	91.73 to 100.75	43,050	41,245
60000 TO 99999	14	97.26	92.26	90.56	16.34	101.88	37.47	118.69	69.66 to 116.69	80,242	72,664
100000 TO 149999	13	98.09	97.69	97.68	7.80	100.00	73.07	128.28	89.05 to 104.09	122,600	119,761
150000 TO 249999	12	99.26	93.17	92.28	8.24	100.96	69.73	103.64	83.58 to 101.61	191,492	176,707
250000 TO 499999	6	92.64	87.26	87.78	14.85	99.40	61.94	106.76	61.94 to 106.76	374,064	328,371
500000 +	2	71.49	71.49	71.67	26.38	99.74	52.63	90.35	N/A	515,000	369,104
ALL	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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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	2	94.94	94.94	102.93	19.62	92.24	76.31	113.57	N/A	2,099	2,161
5000 TO 9999	2	78.08	78.08	79.03	4.59	98.81	74.50	81.67	N/A	9,500	7,507
Total \$ _____											
1 TO 9999	4	78.99	86.51	83.35	14.06	103.79	74.50	113.57	N/A	5,799	4,834
10000 TO 29999	13	98.21	97.66	88.77	19.30	110.02	50.04	157.19	80.35 to 118.50	24,646	21,878
30000 TO 59999	22	97.73	94.06	88.90	11.37	105.81	37.47	115.34	91.73 to 102.43	48,650	43,247
60000 TO 99999	16	98.14	101.49	99.78	9.80	101.71	69.66	131.65	94.80 to 116.69	83,456	83,274
100000 TO 149999	8	98.38	95.48	95.00	6.92	100.50	73.07	106.35	73.07 to 106.35	131,975	125,380
150000 TO 249999	14	99.26	93.44	90.90	11.83	102.80	61.94	128.28	72.66 to 102.61	194,034	176,378
250000 TO 499999	7	90.35	86.37	84.69	14.52	101.99	52.63	106.76	52.63 to 106.76	427,258	361,827
ALL _____											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	93.44	90.23	88.35	15.09	102.13	37.47	132.48	84.97 to 98.92	97,030	85,724
10	14	103.86	109.33	106.03	11.38	103.12	88.77	157.19	96.44 to 118.50	83,764	88,812
15	2	98.95	98.95	98.75	0.42	100.20	98.53	99.37	N/A	307,500	303,663
20	41	96.37	94.14	89.78	11.91	104.86	50.04	131.65	91.73 to 100.28	102,292	91,834
25	2	98.84	98.84	98.61	1.12	100.23	97.73	99.95	N/A	290,000	285,967
30	5	76.78	78.98	68.36	17.59	115.54	52.63	98.09	N/A	202,000	138,077
ALL _____											
	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	96.53	90.29	88.31	14.97	102.25	37.47	132.48	83.58 to 99.93	96,874	85,549
297	2	127.46	127.46	100.17	23.33	127.24	97.73	157.19	N/A	182,500	182,814
299	1	89.05	89.05	89.05			89.05	89.05	N/A	100,000	89,050
300	1	108.02	108.02	108.02			108.02	108.02	N/A	42,500	45,910
303	1	98.53	98.53	98.53			98.53	98.53	N/A	455,000	448,327
319	2	88.25	88.25	91.12	20.98	96.85	69.73	106.76	N/A	284,000	258,771
326	2	107.74	107.74	107.96	7.05	99.80	100.15	115.34	N/A	43,750	47,233
329	1	99.37	99.37	99.37			99.37	99.37	N/A	160,000	158,999
344	5	100.82	101.84	104.36	6.72	97.59	91.73	118.69	N/A	48,040	50,132
346	2	75.35	75.35	66.94	17.80	112.57	61.94	88.77	N/A	174,289	116,670
349	1	76.78	76.78	76.78			76.78	76.78	N/A	55,000	42,227
350	4	100.33	100.30	100.78	2.17	99.52	96.44	104.09	N/A	126,201	127,183
351	4	91.45	83.87	69.21	15.17	121.19	52.63	99.95	N/A	199,850	138,313
352	2	79.55	79.55	79.19	8.15	100.45	73.07	86.03	N/A	137,500	108,893
353	8	100.42	101.51	102.24	9.11	99.28	81.67	117.00	81.67 to 117.00	55,800	57,049
380	1	95.12	95.12	95.12			95.12	95.12	N/A	39,900	37,954
386	3	100.06	100.73	101.43	1.71	99.31	98.49	103.64	N/A	131,500	133,374
389	1	87.95	87.95	87.95			87.95	87.95	N/A	58,000	51,010
406	6	99.05	97.81	99.59	7.66	98.21	74.50	113.57	74.50 to 113.57	64,166	63,905
419	3	96.05	87.81	76.44	8.80	114.87	71.02	96.37	N/A	181,603	138,822
426	1	128.28	128.28	128.28			128.28	128.28	N/A	135,000	173,173
442	1	131.65	131.65	131.65			131.65	131.65	N/A	54,900	72,276
444	1	95.81	95.81	95.81			95.81	95.81	N/A	103,000	98,689
458	1	87.55	87.55	87.55			87.55	87.55	N/A	400,000	350,186
484	1	72.66	72.66	72.66			72.66	72.66	N/A	210,000	152,590
494	2	98.83	98.83	98.56	2.82	100.27	96.04	101.61	N/A	182,500	179,876
528	7	99.15	87.97	90.55	16.79	97.15	50.04	116.69	50.04 to 116.69	73,457	66,517
851	1	118.50	118.50	118.50			118.50	118.50	N/A	20,000	23,700
ALL	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	98.08	98.08	98.08			98.08	98.08	N/A	80,000	78,464
03	80	97.91	94.96	89.82	13.14	105.72	37.47	157.19	95.51 to 99.66	111,716	100,345
04	3	99.95	96.87	98.30	4.19	98.54	89.05	101.61	N/A	165,000	162,199
ALL	84	98.09	95.06	90.33	12.66	105.24	37.47	157.19	95.55 to 99.66	113,241	102,294

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4926

What If ID: 4587

Desc: New Whatif for Query ID: 4926

<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	3	Total	Decrease	5.000	A	1
