

Type: Qualified

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

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

NUMBER of Sales:	263	MEDIAN:	97	COV:	29.08	95% Median C.I.:	94.44 to 98.07
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	28.10	95% Wgt. Mean C.I.:	88.51 to 94.23
TOTAL Adj.Sales Price:	14,058,742	MEAN:	97	AVG.ABS.DEV:	18.42	95% Mean C.I.:	93.26 to 100.05
TOTAL Assessed Value:	12,845,083						
AVG. Adj. Sales Price:	53,455	COD:	19.06	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,840	PRD:	105.78	MIN Sales Ratio:	23.62		

Printed: 04/17/2006 12:02:02

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	32	99.20	100.18	94.99	12.36	105.47	65.27	137.35	95.62 to 106.22	48,719	46,277
10/01/03 TO 12/31/03	19	104.96	108.36	105.27	18.72	102.93	61.00	194.28	96.04 to 128.66	55,826	58,768
01/01/04 TO 03/31/04	24	96.68	96.54	95.79	14.13	100.79	65.81	149.56	83.02 to 102.78	56,262	53,892
04/01/04 TO 06/30/04	53	97.45	97.86	95.55	20.58	102.42	23.62	193.45	90.08 to 101.14	57,408	54,852
07/01/04 TO 09/30/04	30	96.03	96.25	92.90	15.62	103.61	51.25	154.66	83.83 to 100.23	59,265	55,057
10/01/04 TO 12/31/04	28	92.88	93.39	83.31	17.19	112.09	46.81	157.50	84.42 to 98.75	59,914	49,917
01/01/05 TO 03/31/05	24	98.31	97.72	93.28	13.16	104.76	70.55	127.79	85.17 to 105.13	43,136	40,236
04/01/05 TO 06/30/05	53	85.95	90.64	79.52	28.97	113.98	32.12	314.00	76.77 to 96.25	48,211	38,337
____Study Years____											
07/01/03 TO 06/30/04	128	98.53	99.75	96.94	17.39	102.90	23.62	194.28	96.90 to 101.14	54,786	53,110
07/01/04 TO 06/30/05	135	93.22	93.71	85.82	20.58	109.20	32.12	314.00	86.09 to 96.65	52,192	44,792
____Calendar Yrs____											
01/01/04 TO 12/31/04	135	96.35	96.34	92.37	17.71	104.29	23.62	193.45	92.70 to 98.45	58,137	53,703
____ALL____											
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AMELIA	1	126.11	126.11	126.11			126.11	126.11	N/A	13,500	17,025
ATKINSON	36	97.96	102.88	86.91	23.43	118.37	55.95	194.28	83.50 to 111.97	48,594	42,234
CHAMBERS	10	91.67	112.94	89.29	37.20	126.49	68.33	314.00	77.44 to 121.10	35,680	31,859
EWING	19	95.99	102.30	99.27	23.96	103.04	32.08	155.74	82.58 to 120.30	37,626	37,352
INMAN	7	48.41	67.90	49.46	61.16	137.28	23.62	157.50	23.62 to 157.50	18,257	9,030
O'NEILL	126	97.94	96.90	94.36	14.53	102.69	48.82	154.73	95.20 to 100.06	59,638	56,276
PAGE	4	80.57	84.25	77.35	30.69	108.91	50.85	125.00	N/A	26,500	20,498
RURAL	40	95.40	89.87	87.25	17.31	103.00	30.33	149.56	85.91 to 98.45	70,834	61,805
STUART	20	95.13	95.02	88.86	16.42	106.93	51.05	138.36	85.00 to 104.39	32,127	28,550
____ALL____											
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

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	222	97.08	97.74	92.36	19.26	105.82	23.62	314.00	94.11 to 98.86	50,503	46,647
2	17	96.08	92.84	91.91	15.47	101.01	30.33	149.56	82.61 to 102.78	64,597	59,370
3	24	94.79	89.28	84.63	19.24	105.49	32.12	130.50	82.25 to 104.00	72,863	61,665
____ALL____											
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

PA&T 2006 R&O Statistics

Query: 5231

Type: Qualified

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

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TOTAL Assessed Value:	12,845,083						
AVG. Adj. Sales Price:	53,455	COD:	19.06	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,840	PRD:	105.78	MIN Sales Ratio:	23.62		

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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	233	96.65	96.95	91.54	18.76	105.91	23.62	314.00	94.11 to 98.75	58,753	53,782
2	30	96.03	94.33	84.98	21.48	111.01	32.08	157.50	85.00 to 101.74	12,305	10,457
ALL											
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	261	96.90	96.83	91.44	18.97	105.89	23.62	314.00	94.71 to 98.45	53,669	49,073
06											
07	2	74.05	74.05	72.50	11.86	102.14	65.27	82.83	N/A	25,500	18,487
ALL											
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

PA&T 2006 R&O Statistics

Query: 5231

Type: Qualified

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

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TOTAL Assessed Value:	12,845,083						
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AVG. Assessed Value:	48,840	PRD:	105.78	MIN Sales Ratio:	23.62		

Printed: 04/17/2006 12:02:02

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0049											
08-0038											
36-0070											
36-0100											
45-0002	6	66.28	73.77	64.31	32.61	114.71	41.23	125.00	41.23 to 125.00	31,666	20,363
45-0003	1	39.38	39.38	39.38			39.38	39.38	N/A	8,000	3,150
45-0007	140	97.76	96.69	93.75	13.97	103.14	48.82	154.73	95.13 to 99.98	60,240	56,473
45-0020	3	63.25	73.29	76.60	19.70	95.68	59.62	97.00	N/A	131,000	100,341
45-0021	44	97.96	102.08	88.55	23.00	115.28	30.33	194.28	85.56 to 109.80	49,459	43,793
45-0025											
45-0029	21	100.41	104.49	99.56	23.30	104.95	32.08	155.74	82.61 to 120.30	34,399	34,249
45-0030	7	71.51	74.07	57.15	41.82	129.62	23.62	157.50	23.62 to 157.50	21,828	12,474
45-0044	21	95.29	95.68	91.99	16.29	104.01	51.05	138.36	85.00 to 105.72	36,254	33,350
45-0049											
45-0060	1	104.70	104.70	104.70			104.70	104.70	N/A	67,500	70,670
45-0074											
45-0089	1	85.83	85.83	85.83			85.83	85.83	N/A	90,000	77,250
45-0090	1	82.25	82.25	82.25			82.25	82.25	N/A	158,000	129,960
45-0137	12	86.20	103.94	81.33	38.34	127.80	32.12	314.00	77.44 to 106.15	42,985	34,958
45-0180	2	96.36	96.36	96.17	0.29	100.20	96.08	96.65	N/A	54,350	52,267
45-0210	3	96.90	84.88	98.38	19.00	86.27	51.25	106.48	N/A	93,743	92,228
54-0583											
92-0045											
NonValid School											
ALL	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

PA&T 2006 R&O Statistics

Query: 5231

Type: Qualified

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

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AVG. Adj. Sales Price:	53,455	COD:	19.06	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,840	PRD:	105.78	MIN Sales Ratio:	23.62		

(!: AVTot=0)

(!: Derived)

Printed: 04/17/2006 12:02:03

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	35	94.89	91.34	78.27	22.49	116.70	30.33	157.50	73.25 to 101.74	13,357	10,455
Prior TO 1860											
1860 TO 1899	5	100.50	103.22	87.20	35.03	118.37	41.23	193.45	N/A	41,000	35,753
1900 TO 1919	35	89.59	104.06	91.91	33.94	113.21	23.62	314.00	82.68 to 109.88	26,537	24,391
1920 TO 1939	36	99.38	101.73	88.99	21.21	114.32	32.12	194.28	95.90 to 109.32	31,261	27,818
1940 TO 1949	27	97.03	95.43	90.10	19.11	105.91	51.84	151.00	77.69 to 104.39	40,681	36,654
1950 TO 1959	23	93.83	89.61	86.58	14.30	103.50	46.81	129.17	77.71 to 98.78	46,203	40,002
1960 TO 1969	22	100.76	102.82	97.46	15.80	105.49	68.80	150.57	85.91 to 112.45	76,945	74,994
1970 TO 1979	40	96.21	94.33	92.80	10.59	101.65	59.62	132.81	88.91 to 100.23	85,898	79,716
1980 TO 1989	16	98.99	96.61	96.67	10.17	99.94	65.27	132.36	85.70 to 104.70	76,203	73,665
1990 TO 1994	8	91.67	96.08	92.48	12.78	103.90	76.77	120.23	76.77 to 120.23	95,150	87,991
1995 TO 1999	12	97.96	92.08	96.02	11.45	95.90	48.41	111.77	76.57 to 102.54	116,769	112,127
2000 TO Present	4	78.86	77.42	70.98	10.17	109.07	60.03	91.94	N/A	165,125	117,212
ALL	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

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	14	108.25	119.15	116.93	30.10	101.90	68.33	314.00	75.83 to 125.00	2,253	2,635
5000 TO 9999	23	98.07	104.84	105.45	28.84	99.42	32.08	155.74	85.00 to 130.50	6,545	6,902
Total \$											
1 TO 9999	37	103.58	110.25	107.44	29.04	102.62	32.08	314.00	94.44 to 120.30	4,921	5,287
10000 TO 29999	62	101.38	103.30	103.28	20.40	100.01	23.62	194.28	97.00 to 109.05	17,137	17,700
30000 TO 59999	60	89.83	90.47	90.24	19.25	100.25	46.81	151.00	82.32 to 97.03	44,432	40,097
60000 TO 99999	68	96.76	93.10	92.71	12.89	100.42	32.12	143.44	91.94 to 100.23	75,853	70,326
100000 TO 149999	28	85.76	87.78	87.41	13.27	100.43	59.62	120.89	78.96 to 96.04	121,729	106,407
150000 TO 249999	7	97.00	94.10	94.65	9.69	99.41	68.80	111.77	68.80 to 111.77	179,528	169,926
250000 TO 499999	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

PA&T 2006 R&O Statistics

What If ID: 4496

Query: 5231

Type: Qualified

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

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(!: Derived)

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AVG. Assessed Value:	48,840	PRD:	105.78	MIN Sales Ratio:	23.62		

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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	21	85.00	85.03	64.53	32.08	131.76	23.62	157.50	68.33 to 112.50	4,311	2,782
5000 TO 9999	23	95.41	108.63	96.09	27.40	113.05	51.25	314.00	88.05 to 113.07	8,076	7,760
Total \$											
1 TO 9999	44	94.20	97.37	85.75	28.69	113.55	23.62	314.00	85.00 to 103.58	6,279	5,384
10000 TO 29999	71	98.78	96.77	84.66	22.78	114.30	32.12	154.73	85.17 to 105.00	23,718	20,081
30000 TO 59999	55	95.29	97.09	91.42	17.31	106.21	51.84	194.28	86.09 to 98.75	50,250	45,936
60000 TO 99999	66	98.01	97.44	94.31	12.84	103.32	59.62	151.00	92.38 to 101.06	81,694	77,043
100000 TO 149999	20	91.97	91.16	89.63	11.51	101.70	68.80	120.89	82.25 to 97.30	128,013	114,745
150000 TO 249999	6	98.49	93.07	88.41	8.56	105.26	60.03	102.54	60.03 to 102.54	192,083	169,830
250000 TO 499999	1	111.77	111.77	111.77			111.77	111.77	N/A	230,000	257,075
ALL	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	94.89	91.34	78.27	22.49	116.70	30.33	157.50	73.25 to 101.74	13,357	10,455
10	18	96.38	92.99	96.88	18.95	95.99	39.38	155.74	75.83 to 104.70	43,977	42,603
15	9	104.09	102.99	95.63	22.30	107.69	68.78	154.73	72.72 to 135.30	16,222	15,513
20	52	97.90	98.86	83.87	28.18	117.88	23.62	314.00	85.70 to 105.00	36,258	30,409
25	24	95.98	94.23	91.13	12.76	103.40	61.00	121.09	85.91 to 106.15	45,061	41,064
30	104	96.64	97.78	92.55	15.57	105.65	48.82	194.28	92.62 to 99.19	68,568	63,460
35	16	96.60	96.43	97.83	8.21	98.56	82.45	112.45	85.56 to 102.54	115,568	113,066
40	4	110.69	111.77	105.31	18.43	106.14	82.25	143.44	N/A	95,375	100,437
45	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07	53,455	48,840

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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)	36	94.67	90.15	76.03	23.28	118.58	30.33	157.50	73.03 to 101.74		14,042	10,675
100	7	83.50	87.33	83.92	11.21	104.05	65.27	111.97	65.27 to 111.97		23,728	19,914
101	166	97.70	99.54	93.06	17.31	106.96	39.38	314.00	95.62 to 100.37		64,290	59,830
102	9	92.68	96.64	97.64	13.19	98.97	74.50	148.84	79.05 to 100.50		48,327	47,189
103	2	104.55	104.55	104.57	0.91	99.98	103.60	105.49	N/A		75,200	78,635
104	33	86.09	93.31	83.92	27.62	111.19	23.62	194.28	82.61 to 102.34		44,094	37,003
106	3	71.51	89.97	96.64	28.78	93.10	68.33	130.08	N/A		3,833	3,704
111	6	98.13	89.42	88.46	11.08	101.09	59.62	100.93	59.62 to 100.93		96,733	85,566
301	1	74.93	74.93	74.93			74.93	74.93	N/A		82,500	61,820
ALL												
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07		53,455	48,840

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	35	94.89	91.34	78.27	22.49	116.70	30.33	157.50	73.25 to 101.74		13,357	10,455
10	7	75.83	91.82	92.17	39.27	99.62	39.38	155.74	39.38 to 155.74		6,357	5,859
15	2	105.06	105.06	99.19	24.21	105.92	79.63	130.50	N/A		6,500	6,447
20	15	99.91	111.89	84.87	34.51	131.83	32.12	314.00	83.53 to 125.00		22,501	19,097
25	22	99.00	97.75	91.74	19.15	106.55	23.62	154.66	83.50 to 113.07		28,152	25,827
30	101	97.30	95.48	91.23	16.67	104.67	41.23	194.28	91.94 to 100.23		70,534	64,345
35	51	98.07	98.28	94.40	12.31	104.11	68.80	150.57	94.96 to 101.96		65,619	61,942
40	26	93.97	96.72	91.58	19.42	105.61	50.85	193.45	82.61 to 98.86		71,802	65,759
45	1	79.46	79.46	79.46			79.46	79.46	N/A		39,000	30,990
50	3	83.83	96.93	85.76	37.79	113.02	55.95	151.00	N/A		66,800	57,288
ALL												
	263	96.65	96.65	91.37	19.06	105.78	23.62	314.00	94.44 to 98.07		53,455	48,840

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5231

What If ID: 4496

Desc: New Whatif for Query ID: 5231

<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	Ewing	Total	Increase	18.800	A	1
