

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	54	MEDIAN:	96	COV:	37.01	95% Median C.I.:	92.31 to 100.00
TOTAL Sales Price:	1,337,318	WGT. MEAN:	97	STD:	38.12	95% Wgt. Mean C.I.:	85.85 to 108.18
TOTAL Adj.Sales Price:	1,329,068	MEAN:	103	AVG.ABS.DEV:	20.40	95% Mean C.I.:	92.83 to 113.17
TOTAL Assessed Value:	1,289,410						
AVG. Adj. Sales Price:	24,612	COD:	21.29	MAX Sales Ratio:	291.11		
AVG. Assessed Value:	23,877	PRD:	106.17	MIN Sales Ratio:	32.33		

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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	111.60	99.65	19.74	111.98	87.13	178.35	N/A	29,600	29,497
10/01/03 TO 12/31/03	6	92.07	91.12	90.03	5.41	101.21	81.51	100.00	81.51 to 100.00	21,083	18,981
01/01/04 TO 03/31/04	2	153.56	153.56	165.74	31.28	92.65	105.52	201.59	N/A	33,500	55,524
04/01/04 TO 06/30/04	10	100.00	111.95	109.02	17.31	102.69	90.00	159.03	92.50 to 146.31	21,478	23,416
07/01/04 TO 09/30/04	15	95.24	103.60	96.98	28.59	106.83	39.50	291.11	81.13 to 100.00	18,435	17,878
10/01/04 TO 12/31/04	5	80.00	78.61	70.50	28.97	111.49	32.33	114.29	N/A	36,500	25,734
01/01/05 TO 03/31/05	4	106.00	108.21	108.88	18.67	99.39	76.83	144.00	N/A	15,162	16,508
04/01/05 TO 06/30/05	7	92.50	92.97	86.90	5.10	106.98	80.99	100.00	80.99 to 100.00	36,158	31,421
____Study Years____											
07/01/03 TO 06/30/04	23	100.00	110.06	109.04	18.79	100.93	81.51	201.59	92.50 to 105.52	24,186	26,373
07/01/04 TO 06/30/05	31	95.24	97.76	88.36	22.49	110.64	32.33	291.11	85.71 to 100.00	24,928	22,026
____Calendar Yrs____											
01/01/04 TO 12/31/04	32	100.00	105.43	100.17	25.92	105.25	32.33	291.11	90.00 to 105.52	23,150	23,189
____ALL____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	94.19	89.09	9.52	105.73	32.33	125.00	91.63 to 100.00	27,433	24,439
RURAL	2	141.55	141.55	164.87	42.41	85.86	81.51	201.59	N/A	30,250	49,874
TAYLOR	13	116.00	123.49	119.04	39.62	103.74	39.50	291.11	71.35 to 159.03	15,283	18,192
____ALL____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	116.00	123.49	119.04	39.62	103.74	39.50	291.11	71.35 to 159.03	15,283	18,192
3	41	95.45	96.50	93.15	12.13	103.60	32.33	201.59	91.63 to 100.00	27,570	25,680
____ALL____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	96.01	119.33	98.95	46.69	120.60	32.33	291.11	80.99 to 159.03	39,770	39,352
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	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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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	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877
06											
07											
ALL	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877
NonValid School											
ALL	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	159.03	159.03	159.03			159.03	159.03	N/A	8,280	13,168
1920 TO 1939	2	108.26	108.26	104.97	15.16	103.13	91.84	124.67	N/A	12,500	13,121
1940 TO 1949	1	291.11	291.11	291.11			291.11	291.11	N/A	6,650	19,359
1950 TO 1959	1	71.35	71.35	71.35			71.35	71.35	N/A	17,500	12,487
1960 TO 1969											
1970 TO 1979	5	81.13	88.63	68.87	40.64	128.69	32.33	178.35	N/A	33,000	22,726
1980 TO 1989											
1990 TO 1994	2	106.09	106.09	105.42	5.57	100.63	100.17	112.00	N/A	53,950	56,876
1995 TO 1999	4	116.72	129.01	108.17	38.51	119.26	80.99	201.59	N/A	76,500	82,747
2000 TO Present											
ALL	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

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TOTAL Assessed Value:	1,289,410						
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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	150.03	141.97	50.03	105.68	100.00	291.11	N/A	8,386	11,905
Total \$ _____											
1 TO 9999	10	108.00	125.15	129.33	38.78	96.77	39.50	291.11	76.83 to 159.03	5,418	7,007
10000 TO 29999	28	95.55	96.63	96.03	13.42	100.63	66.25	178.35	90.00 to 100.00	15,999	15,363
30000 TO 59999	12	95.24	108.70	109.90	18.02	98.91	85.08	201.59	92.50 to 112.00	39,658	43,584
60000 TO 99999	3	87.13	73.21	72.01	25.96	101.66	32.33	100.17	N/A	67,333	48,488
100000 TO 149999	1	80.99	80.99	80.99			80.99	80.99	N/A	149,000	120,677
ALL _____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	95.81	98.36	92.40	20.62	106.45	66.25	159.03	71.35 to 124.67	10,532	9,731
Total \$ _____											
1 TO 9999	16	95.81	97.29	90.85	24.84	107.08	39.50	159.03	71.35 to 124.67	8,414	7,645
10000 TO 29999	25	96.00	104.41	91.10	20.83	114.62	32.33	291.11	91.84 to 100.00	20,301	18,493
30000 TO 59999	11	95.24	101.14	100.71	9.52	100.43	87.13	146.31	91.43 to 112.00	45,081	45,399
60000 TO 99999	2	141.29	141.29	107.51	42.68	131.42	80.99	201.59	N/A	95,500	102,673
ALL _____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

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	75.66	75.66	79.95	12.45	94.65	66.25	85.08	N/A	27,500	21,985
20	12	106.09	122.95	97.44	43.01	126.19	32.33	291.11	81.13 to 159.03	32,527	31,693
30	2	141.29	141.29	107.51	42.68	131.42	80.99	201.59	N/A	95,500	102,673
ALL _____											
	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00	24,612	23,877

PA&T 2006 R&O Statistics

What If ID: 4589

Query: 5235

Type: Qualified

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

(!: AVTot=0)

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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	96.00	100.97	96.86	16.08	104.24	39.50	291.11	92.50 to 100.00		17,728	17,172
100	6	83.11	87.18	84.45	32.83	103.23	32.33	146.31	32.33 to 146.31		40,150	33,907
101	6	96.01	123.35	104.45	38.22	118.09	80.99	201.59	80.99 to 201.59		58,833	61,451
104	1	159.03	159.03	159.03			159.03	159.03	N/A		8,280	13,168
____ALL____	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00		24,612	23,877

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	91.84	106.40	94.66	27.71	112.40	71.35	159.03	N/A		18,156	17,186
30	11	100.17	125.21	99.66	52.78	125.64	32.33	291.11	66.25 to 201.59		49,595	49,427
____ALL____	54	95.83	103.00	97.02	21.29	106.17	32.33	291.11	92.31 to 100.00		24,612	23,877

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5235

What If ID: 4589

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>
Status: Improved,	1	Total	Increase	32.140	A	1
