

Type: Qualified

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

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

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>98</b>	COV:	22.93	95% Median C.I.:	93.73 to 104.36
TOTAL Sales Price:	2,721,315	WGT. MEAN:	91	STD:	23.00	95% Wgt. Mean C.I.:	86.14 to 95.80
TOTAL Adj.Sales Price:	2,710,715	MEAN:	100	AVG.ABS.DEV:	16.70	95% Mean C.I.:	94.75 to 105.85
TOTAL Assessed Value:	2,465,887						
AVG. Adj. Sales Price:	41,071	COD:	17.10	MAX Sales Ratio:	181.93		
AVG. Assessed Value:	37,361	PRD:	110.25	MIN Sales Ratio:	44.87		

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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	6	112.53	123.85	103.05	21.79	120.18	82.51	181.93	82.51 to 181.93	29,035	29,921
10/01/03 TO 12/31/03	9	100.23	99.78	97.08	11.36	102.78	72.54	139.20	85.37 to 105.82	27,666	26,858
01/01/04 TO 03/31/04	6	94.83	94.35	89.40	3.41	105.53	87.51	98.82	87.51 to 98.82	44,666	39,932
04/01/04 TO 06/30/04	8	112.59	107.11	87.94	19.37	121.80	67.33	140.50	67.33 to 140.50	42,500	37,376
07/01/04 TO 09/30/04	9	113.23	106.31	91.46	14.16	116.23	66.91	140.28	70.59 to 124.20	31,561	28,867
10/01/04 TO 12/31/04	8	97.36	100.48	93.14	18.87	107.87	52.12	133.75	52.12 to 133.75	50,537	47,072
01/01/05 TO 03/31/05	9	93.73	93.86	93.02	9.67	100.90	70.65	113.30	85.16 to 107.13	42,472	39,509
04/01/05 TO 06/30/05	11	91.52	86.38	84.42	13.93	102.32	44.87	115.10	76.92 to 100.22	55,354	46,733
____Study Years____											
07/01/03 TO 06/30/04	29	100.23	105.66	93.08	17.30	113.51	67.33	181.93	94.57 to 111.11	35,559	33,098
07/01/04 TO 06/30/05	37	95.20	96.09	89.67	16.56	107.16	44.87	140.28	91.52 to 105.07	45,391	40,703
____Calendar Yrs____											
01/01/04 TO 12/31/04	31	99.53	102.70	90.64	17.87	113.30	52.12	140.50	93.62 to 115.63	41,817	37,902
____ALL____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	4	92.02	92.24	94.31	4.25	97.80	85.37	99.53	N/A	65,287	61,571
ASHTON	7	105.07	108.47	101.22	15.59	107.16	80.10	133.75	80.10 to 133.75	31,885	32,274
HAZARD	5	93.58	80.60	70.65	18.35	114.09	44.87	98.82	N/A	37,150	26,246
LITCHFIELD	4	94.34	101.20	93.54	16.89	108.19	76.92	139.20	N/A	30,250	28,295
LOUP CITY	42	100.87	103.15	92.66	16.90	111.32	52.12	181.93	94.67 to 107.13	37,195	34,464
SHERMAN LAKE	4	86.47	87.84	84.43	17.60	104.04	67.33	111.11	N/A	89,350	75,438
____ALL____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**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	58	99.12	101.71	91.67	17.50	110.96	44.87	181.93	94.67 to 105.82	36,071	33,066
2	2	88.32	88.32	87.83	3.34	100.56	85.37	91.27	N/A	40,700	35,747
3	6	93.89	90.61	88.72	12.00	102.13	67.33	111.11	67.33 to 111.11	89,525	79,424
____ALL____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

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TOTAL Adj.Sales Price:	2,710,715	MEAN:	100	AVG.ABS.DEV:	16.70	95% Mean C.I.:	94.75 to 105.85
TOTAL Assessed Value:	2,465,887						
AVG. Adj. Sales Price:	41,071	COD:	17.10	MAX Sales Ratio:	181.93		
AVG. Assessed Value:	37,361	PRD:	110.25	MIN Sales Ratio:	44.87		

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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	58	96.00	100.28	91.85	17.46	109.18	44.87	181.93	93.62 to 104.36	40,455	37,158
2	4	106.39	113.03	129.43	13.35	87.33	98.82	140.50	N/A	1,728	2,237
3	4	86.47	87.84	84.43	17.60	104.04	67.33	111.11	N/A	89,350	75,438
ALL	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	62	98.82	101.10	91.96	16.87	109.94	44.87	181.93	93.73 to 105.07	37,956	34,905
06	4	86.47	87.84	84.43	17.60	104.04	67.33	111.11	N/A	89,350	75,438
07											
ALL	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0069											
39-0501											
47-0100											
47-0103											
82-0001	55	100.22	102.17	92.02	16.88	111.04	52.12	181.93	94.57 to 107.03	40,440	37,212
82-0015	6	94.34	99.52	95.75	12.45	103.93	76.92	139.20	76.92 to 139.20	50,125	47,996
82-0032	5	93.58	80.60	70.65	18.35	114.09	44.87	98.82	N/A	37,150	26,246
88-0021											
NonValid School											
ALL	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

Type: Qualified

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TOTAL Sales Price:	2,721,315	WGT. MEAN:	91	STD:	23.00	95% Wgt. Mean C.I.:	86.14 to 95.80
TOTAL Adj.Sales Price:	2,710,715	MEAN:	100	AVG.ABS.DEV:	16.70	95% Mean C.I.:	94.75 to 105.85
TOTAL Assessed Value:	2,465,887						
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AVG. Assessed Value:	37,361	PRD:	110.25	MIN Sales Ratio:	44.87		

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

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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	4	106.39	113.03	129.43	13.35	87.33	98.82	140.50	N/A	1,728	2,237
Prior TO 1860											
1860 TO 1899	8	109.65	118.25	111.57	20.59	105.98	87.50	181.93	87.50 to 181.93	12,750	14,225
1900 TO 1919	19	99.41	101.87	93.96	15.44	108.42	52.12	149.21	93.58 to 113.75	36,797	34,575
1920 TO 1939	14	102.93	100.10	92.56	18.63	108.15	44.87	140.28	76.92 to 120.12	29,071	26,908
1940 TO 1949	6	86.92	87.91	83.67	18.94	105.07	66.91	124.20	66.91 to 124.20	68,408	57,238
1950 TO 1959	2	101.21	101.21	100.20	5.62	101.01	95.53	106.90	N/A	36,500	36,573
1960 TO 1969	4	97.61	96.07	93.35	9.83	102.91	77.93	111.11	N/A	73,725	68,825
1970 TO 1979	7	85.37	85.74	86.21	8.34	99.45	70.59	99.53	70.59 to 99.53	63,628	54,856
1980 TO 1989											
1990 TO 1994	1	82.72	82.72	82.72			82.72	82.72	N/A	90,000	74,449
1995 TO 1999	1	87.51	87.51	87.51			87.51	87.51	N/A	181,900	159,172
2000 TO Present											
ALL	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**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	3	98.82	103.87	100.52	5.10	103.33	98.82	113.95	N/A	638	641
5000 TO 9999	9	139.20	133.63	132.05	12.80	101.20	95.08	181.93	107.03 to 149.21	7,266	9,595
Total \$											
1 TO 9999	12	124.72	126.19	131.16	17.07	96.21	95.08	181.93	98.82 to 140.50	5,609	7,357
10000 TO 29999	17	105.07	105.32	104.17	12.81	101.10	72.54	136.81	94.67 to 118.28	17,794	18,536
30000 TO 59999	19	94.57	93.11	93.21	12.25	99.89	44.87	124.20	85.37 to 104.36	43,626	40,665
60000 TO 99999	14	88.97	86.68	85.93	13.92	100.88	52.12	111.11	70.59 to 100.23	71,507	61,445
100000 TO 149999	3	77.93	81.59	82.20	13.77	99.27	67.33	99.53	N/A	109,666	90,142
150000 TO 249999	1	87.51	87.51	87.51			87.51	87.51	N/A	181,900	159,172
ALL	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**PA&T 2006 R&O Statistics**

What If ID: 4591

Query: 5224

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>98</b>	COV:	22.93	95% Median C.I.:	93.73 to 104.36
TOTAL Sales Price:	2,721,315	WGT. MEAN:	91	STD:	23.00	95% Wgt. Mean C.I.:	86.14 to 95.80
TOTAL Adj.Sales Price:	2,710,715	MEAN:	100	AVG.ABS.DEV:	16.70	95% Mean C.I.:	94.75 to 105.85
TOTAL Assessed Value:	2,465,887						
AVG. Adj. Sales Price:	41,071	COD:	17.10	MAX Sales Ratio:	181.93		
AVG. Assessed Value:	37,361	PRD:	110.25	MIN Sales Ratio:	44.87		

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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	3	98.82	103.87	100.52	5.10	103.33	98.82	113.95	N/A	638	641
5000 TO 9999	6	111.36	117.03	112.74	16.26	103.80	94.67	149.21	94.67 to 149.21	7,100	8,004
Total \$ _____											
1 TO 9999	9	107.03	112.64	112.22	13.70	100.38	94.67	149.21	95.08 to 140.50	4,946	5,550
10000 TO 29999	24	109.15	107.66	96.65	19.87	111.39	44.87	181.93	91.27 to 120.12	19,716	19,055
30000 TO 59999	21	93.58	90.27	87.63	11.23	103.01	52.12	115.63	84.26 to 99.41	52,800	46,268
60000 TO 99999	10	94.31	93.94	90.56	14.42	103.73	67.33	124.20	77.93 to 111.11	78,330	70,935
100000 TO 149999	1	99.53	99.53	99.53			99.53	99.53	N/A	119,000	118,436
150000 TO 249999	1	87.51	87.51	87.51			87.51	87.51	N/A	181,900	159,172
ALL _____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.39	113.03	129.43	13.35	87.33	98.82	140.50	N/A	1,728	2,237
20	23	107.03	108.04	93.38	20.96	115.70	44.87	181.93	91.52 to 118.28	19,582	18,285
30	36	94.84	93.67	89.47	13.07	104.70	52.12	136.81	85.37 to 100.22	54,472	48,737
40	3	107.13	103.42	96.38	8.75	107.31	87.51	115.63	N/A	97,466	93,934
ALL _____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.39	113.03	129.43	13.35	87.33	98.82	140.50	N/A	1,728	2,237
100	1	91.27	91.27	91.27			91.27	91.27	N/A	33,900	30,942
101	47	95.08	99.00	89.97	17.75	110.04	44.87	181.93	92.77 to 103.61	45,051	40,532
102	1	107.13	107.13	107.13			107.13	107.13	N/A	60,500	64,813
104	12	96.00	100.02	90.12	17.69	110.99	52.12	139.20	85.16 to 120.12	36,833	33,193
106	1	115.63	115.63	115.63			115.63	115.63	N/A	50,000	57,817
ALL _____											
	66	97.65	100.30	90.97	17.10	110.25	44.87	181.93	93.73 to 104.36	41,071	37,361

**PA&T 2006 R&O Statistics**

What If ID: 4591

Query: 5224

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(!: AVTot=0)

(!: Derived)

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.39	113.03	129.43	13.35	87.33	98.82	140.50	N/A	1,728	2,237
20	4	116.99	117.33	115.82	10.21	101.30	95.06	140.28	N/A	11,250	13,030
25	3	107.03	108.45	109.57	2.54	98.98	105.07	113.23	N/A	12,666	13,878
30	38	94.84	98.87	90.05	18.29	109.79	44.87	181.93	87.51 to 103.61	43,852	39,488
35	7	107.13	104.87	101.44	11.31	103.38	79.40	126.48	79.40 to 126.48	40,357	40,936
40	6	83.12	85.02	81.61	22.26	104.18	52.12	124.20	52.12 to 124.20	69,233	56,500
45	4	93.60	92.94	92.42	3.82	100.57	85.16	99.41	N/A	64,125	59,264
<u>ALL</u>	<u>66</u>	<u>97.65</u>	<u>100.30</u>	<u>90.97</u>	<u>17.10</u>	<u>110.25</u>	<u>44.87</u>	<u>181.93</u>	<u>93.73 to 104.36</u>	<u>41,071</u>	<u>37,361</u>

### SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5224

What If ID: 4591

Desc: New Whatif for Query ID: 5224

<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	5.370	A	1

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