

PA&T 2006 R&O Statistics

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.56	95% Median C.I.:	73.56 to 85.56	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	82	STD:	15.11	95% Wgt. Mean C.I.:	76.90 to 86.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	81	AVG.ABS.DEV:	12.27	95% Mean C.I.:	77.15 to 85.70	
(AgLand) TOTAL Assessed Value:	4,278,197							
AVG. Adj. Sales Price:	108,773	COD:	15.68	MAX Sales Ratio:	114.00			
AVG. Assessed Value:	89,129	PRD:	99.37	MIN Sales Ratio:	55.78			

Printed: 04/18/2006 08:50:41

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	3	92.63	97.95	94.61	6.86	103.53	91.08	110.15	N/A	81,000	76,635
10/01/02 TO 12/31/02	3	97.93	93.04	90.87	6.44	102.39	81.14	100.06	N/A	92,166	83,751
01/01/03 TO 03/31/03	3	83.37	83.66	83.71	11.23	99.93	69.76	97.84	N/A	100,777	84,363
04/01/03 TO 06/30/03	2	86.95	86.95	83.29	10.24	104.40	78.05	95.85	N/A	68,000	56,635
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	79.62	82.05	82.57	19.86	99.37	61.21	113.27	61.21 to 113.27	115,605	95,457
01/01/04 TO 03/31/04	8	90.64	88.84	91.15	12.17	97.47	69.02	106.04	69.02 to 106.04	130,801	119,220
04/01/04 TO 06/30/04	1	69.43	69.43	69.43			69.43	69.43	N/A	21,045	14,611
07/01/04 TO 09/30/04	3	66.17	68.93	68.57	5.53	100.53	64.82	75.81	N/A	98,800	67,743
10/01/04 TO 12/31/04	5	76.05	74.75	75.26	3.31	99.32	69.20	78.47	N/A	135,460	101,950
01/01/05 TO 03/31/05	5	75.81	77.41	77.72	3.41	99.61	73.56	85.49	N/A	112,620	87,522
04/01/05 TO 06/30/05	8	65.46	73.54	75.72	20.11	97.12	55.78	114.00	55.78 to 114.00	106,226	80,438
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	92.63	90.71	88.48	9.66	102.52	69.76	110.15	78.05 to 100.06	87,075	77,047
07/01/03 TO 06/30/04	16	86.09	84.66	87.21	16.62	97.08	61.21	113.27	69.02 to 99.67	117,293	102,286
07/01/04 TO 06/30/05	21	75.61	74.09	75.17	10.77	98.56	55.78	114.00	66.09 to 76.68	113,648	85,433
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	81.49	83.27	82.93	16.39	100.41	61.21	113.27	68.35 to 97.84	103,964	86,213
01/01/04 TO 12/31/04	17	76.05	80.04	82.37	13.07	97.17	64.82	106.04	69.20 to 91.78	120,068	98,903
<u>ALL</u>											
	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

PA&T 2006 R&O Statistics

What If ID: 4505

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.56	95% Median C.I.:	73.56 to 85.56	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	82	STD:	15.11	95% Wgt. Mean C.I.:	76.90 to 86.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	81	AVG.ABS.DEV:	12.27	95% Mean C.I.:	77.15 to 85.70	
(AgLand) TOTAL Assessed Value:	4,278,197							
AVG. Adj. Sales Price:	108,773	COD:	15.68	MAX Sales Ratio:	114.00			
AVG. Assessed Value:	89,129	PRD:	99.37	MIN Sales Ratio:	55.78			

Printed: 04/18/2006 08:50:42

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4083	7	85.56	84.12	84.48	8.80	99.58	63.77	97.84	63.77 to 97.84	104,642	88,403	
4085	3	76.60	73.12	72.00	4.61	101.56	66.09	76.68	N/A	78,933	56,831	
4087	3	100.06	94.25	104.66	14.60	90.06	69.43	113.27	N/A	83,015	86,882	
4089	7	75.61	77.15	77.38	8.57	99.71	66.17	91.08	66.17 to 91.08	134,128	103,782	
4091	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845	
4285	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840	
4289	1	69.02	69.02	69.02			69.02	69.02	N/A	102,000	70,400	
4291	5	75.81	75.42	72.38	11.08	104.20	64.82	95.85	N/A	84,000	60,800	
4293	1	78.47	78.47	78.47			78.47	78.47	N/A	282,000	221,280	
4327	2	74.45	74.45	65.89	23.28	112.99	57.12	91.78	N/A	108,700	71,622	
4329	2	101.39	101.39	100.61	8.64	100.77	92.63	110.15	N/A	45,000	45,275	
4331	1	62.48	62.48	62.48			62.48	62.48	N/A	108,000	67,475	
4531	3	78.05	88.54	91.24	17.27	97.03	73.56	114.00	N/A	124,000	113,143	
4533	2	74.41	74.41	73.30	7.00	101.51	69.20	79.62	N/A	82,500	60,475	
4535	4	65.49	71.38	73.67	19.68	96.89	55.78	98.78	N/A	47,432	34,946	
4537	3	83.37	88.07	93.31	7.39	94.39	81.18	99.67	N/A	192,501	179,615	
4539	2	104.01	104.01	102.27	1.95	101.71	101.99	106.04	N/A	117,880	120,553	
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129	
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129	

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	
2	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129	
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129	

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.56	95% Median C.I.:	73.56 to 85.56	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	82	STD:	15.11	95% Wgt. Mean C.I.:	76.90 to 86.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	81	AVG.ABS.DEV:	12.27	95% Mean C.I.:	77.15 to 85.70	
(AgLand) TOTAL Assessed Value:	4,278,197							
AVG. Adj. Sales Price:	108,773	COD:	15.68	MAX Sales Ratio:	114.00			
AVG. Assessed Value:	89,129	PRD:	99.37	MIN Sales Ratio:	55.78			

Printed: 04/18/2006 08:50:42

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	12	76.64	81.52	82.84	16.82	98.40	64.82	113.27	66.09 to 95.85	89,916	74,488
43-0079											
44-0001	9	75.61	80.25	80.03	14.04	100.28	62.48	114.00	66.17 to 97.93	122,766	98,249
44-0008	14	84.43	85.83	87.43	11.24	98.18	63.77	106.04	75.81 to 99.67	137,472	120,188
44-0011	12	74.69	78.14	74.94	19.36	104.27	55.78	110.15	61.21 to 92.63	72,010	53,967
73-0008											
73-0017	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845
NonValid School											
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	6	78.61	81.97	82.93	16.64	98.84	61.21	106.04	61.21 to 106.04	33,880	28,097
100.01 TO 180.00	22	76.20	77.81	75.49	14.14	103.07	55.78	110.15	66.17 to 89.50	80,140	60,501
180.01 TO 330.00	8	81.98	82.61	79.52	12.03	103.88	66.09	100.06	66.09 to 100.06	143,688	114,258
330.01 TO 650.00	9	75.61	80.90	80.73	15.33	100.20	57.12	113.27	70.04 to 91.08	152,933	123,465
650.01 +	3	101.99	105.22	103.35	4.69	101.80	99.67	114.00	N/A	242,954	251,105
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	75.81	76.03	74.49	11.89	102.06	62.48	110.15	64.82 to 85.49	91,556	68,201
DRY-N/A	8	90.87	88.71	88.37	7.66	100.38	73.35	101.99	73.35 to 101.99	138,982	122,823
GRASS	6	69.73	74.92	70.76	13.39	105.87	61.21	106.04	61.21 to 106.04	54,846	38,809
GRASS-N/A	13	92.63	86.47	89.22	17.58	96.92	55.78	114.00	69.76 to 100.06	115,446	103,002
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

PA&T 2006 R&O Statistics

What If ID: 4505

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.56	95% Median C.I.:	73.56 to 85.56	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	82	STD:	15.11	95% Wgt. Mean C.I.:	76.90 to 86.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	81	AVG.ABS.DEV:	12.27	95% Mean C.I.:	77.15 to 85.70	
(AgLand) TOTAL Assessed Value:	4,278,197							
AVG. Adj. Sales Price:	108,773	COD:	15.68	MAX Sales Ratio:	114.00			
AVG. Assessed Value:	89,129	PRD:	99.37	MIN Sales Ratio:	55.78			

Printed: 04/18/2006 08:50:42

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	75.93	78.10	77.09	12.62	101.31	62.48	110.15	69.02 to 85.49	103,369	79,687
DRY-N/A	4	91.22	91.01	94.25	6.44	96.56	79.62	101.99	N/A	127,340	120,017
GRASS	13	76.68	84.51	86.39	19.07	97.82	61.21	114.00	69.43 to 106.04	81,614	70,507
GRASS-N/A	6	81.20	79.17	85.22	22.52	92.90	55.78	100.06	55.78 to 100.06	128,149	109,214
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	78.11	80.25	80.48	13.35	99.72	62.48	110.15	69.20 to 89.50	107,364	86,408
GRASS	18	77.37	84.33	86.72	20.02	97.24	57.12	114.00	69.76 to 99.67	98,984	85,834
GRASS-N/A	1	55.78	55.78	55.78			55.78	55.78	N/A	48,160	26,865
IRRGTD	4	79.80	81.47	76.95	10.10	105.87	68.35	97.93	N/A	178,625	137,455
IRRGTD-N/A	1	82.68	82.68	82.68			82.68	82.68	N/A	100,000	82,675
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	69.43	78.89	75.56	21.53	104.41	61.21	106.04	N/A	21,093	15,938
30000 TO 59999	11	91.78	86.05	85.90	13.46	100.17	55.78	110.15	69.76 to 98.78	48,517	41,678
60000 TO 99999	8	78.83	84.16	83.76	9.63	100.47	75.81	100.06	75.81 to 100.06	82,455	69,068
100000 TO 149999	16	69.62	74.61	75.67	12.65	98.60	62.48	113.27	64.82 to 82.68	114,578	86,697
150000 TO 249999	8	87.01	84.99	84.10	16.60	101.05	57.12	114.00	57.12 to 114.00	186,470	156,826
250000 TO 499999	2	89.07	89.07	90.32	11.90	98.61	78.47	99.67	N/A	319,752	288,797
ALL	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

PA&T 2006 R&O Statistics

What If ID: 4505

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.56	95% Median C.I.:	73.56 to 85.56	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	82	STD:	15.11	95% Wgt. Mean C.I.:	76.90 to 86.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	81	AVG.ABS.DEV:	12.27	95% Mean C.I.:	77.15 to 85.70	
(AgLand) TOTAL Assessed Value:	4,278,197							
AVG. Adj. Sales Price:	108,773	COD:	15.68	MAX Sales Ratio:	114.00			
AVG. Assessed Value:	89,129	PRD:	99.37	MIN Sales Ratio:	55.78			

Printed: 04/18/2006 08:50:43

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	65.32	73.12	67.01	22.38	109.10	55.78	106.04	N/A	27,860	18,670
30000 TO 59999	11	91.78	88.22	87.80	11.10	100.48	69.76	110.15	76.05 to 98.78	50,048	43,940
60000 TO 99999	20	71.80	73.95	72.56	11.98	101.92	57.12	100.06	66.09 to 76.60	102,834	74,619
100000 TO 149999	5	85.56	91.31	91.42	8.82	99.88	81.14	113.27	N/A	137,320	125,537
150000 TO 249999	7	83.37	87.17	85.29	14.82	102.21	68.35	114.00	68.35 to 114.00	208,337	177,681
250000 TO 499999	1	99.67	99.67	99.67			99.67	99.67	N/A	357,504	356,315
ALL _____	48	78.26	81.42	81.94	15.68	99.37	55.78	114.00	73.56 to 85.56	108,773	89,129

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4875

What If ID: 4505

Desc: New Whatif for Query ID: 4875

<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>
Majority Land Use > 80%	Grass	Land	Increase	13.000	A	1
