

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	94	COV:	60.67	95% Median C.I.:	81.95 to 113.69
TOTAL Sales Price:	1,030,500	WGT. MEAN:	92	STD:	68.47	95% Wgt. Mean C.I.:	79.71 to 103.73
TOTAL Adj.Sales Price:	1,030,500	MEAN:	113	AVG.ABS.DEV:	36.13	95% Mean C.I.:	85.76 to 139.95
TOTAL Assessed Value:	945,160						
AVG. Adj. Sales Price:	38,166	COD:	38.40	MAX Sales Ratio:	339.33		
AVG. Assessed Value:	35,005	PRD:	123.05	MIN Sales Ratio:	44.80		

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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	2	116.96	116.96	117.85	2.80	99.24	113.69	120.24	N/A	27,500	32,410
10/01/03 TO 12/31/03	1	81.95	81.95	81.95			81.95	81.95	N/A	72,500	59,417
01/01/04 TO 03/31/04	3	110.69	102.67	103.96	9.78	98.76	82.43	114.90	N/A	58,333	60,643
04/01/04 TO 06/30/04	2	67.47	67.47	71.77	33.60	94.00	44.80	90.14	N/A	19,750	14,175
07/01/04 TO 09/30/04	3	101.09	140.24	113.95	43.35	123.07	94.08	225.55	N/A	16,833	19,181
10/01/04 TO 12/31/04	1	51.09	51.09	51.09			51.09	51.09	N/A	51,900	26,514
01/01/05 TO 03/31/05	3	93.76	93.38	95.95	20.42	97.32	64.48	121.90	N/A	74,333	71,324
04/01/05 TO 06/30/05	12	96.04	128.04	86.10	49.99	148.71	56.15	339.33	81.00 to 117.60	30,258	26,051
____Study Years____											
07/01/03 TO 06/30/04	8	100.41	94.85	97.81	19.94	96.98	44.80	120.24	44.80 to 120.24	42,750	41,814
07/01/04 TO 06/30/05	19	94.08	120.44	88.69	45.61	135.80	51.09	339.33	81.00 to 117.60	36,236	32,139
____Calendar Yrs____											
01/01/04 TO 12/31/04	9	94.08	101.64	92.88	33.51	109.43	44.80	225.55	51.09 to 114.90	35,211	32,704
____ALL____											
	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GANDY	1	51.09	51.09	51.09			51.09	51.09	N/A	51,900	26,514
RURAL	2	78.62	78.62	66.14	28.58	118.87	56.15	101.09	N/A	45,000	29,762
STAPLETON	24	96.04	118.29	96.68	38.51	122.34	44.80	339.33	82.43 to 114.90	37,025	35,796
____ALL____											
	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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	24	94.08	116.33	94.14	41.04	123.57	44.80	339.33	81.95 to 114.90	38,937	36,656
2	1	98.00	98.00	98.00			98.00	98.00	N/A	6,000	5,880
3	2	78.62	78.62	66.14	28.58	118.87	56.15	101.09	N/A	45,000	29,762
____ALL____											
	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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	22	96.00	118.12	92.38	42.56	127.86	51.09	339.33	81.78 to 114.90	45,340	41,887
2	5	94.08	89.71	71.61	16.31	125.27	44.80	117.60	N/A	6,600	4,726
____ALL____											
	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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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	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005
06											
07											
ALL	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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											
21-0089											
57-0501	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005
NonValid School											
ALL	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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	7	94.08	90.30	82.59	14.48	109.33	44.80	117.60	44.80 to 117.60	14,428	11,916
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	9	101.09	145.30	101.53	60.05	143.12	51.09	339.33	90.14 to 302.00	29,788	30,243
1920 TO 1939	4	79.19	82.06	75.21	19.90	109.11	56.15	113.69	N/A	55,875	42,021
1940 TO 1949											
1950 TO 1959	2	87.58	87.58	88.65	26.38	98.79	64.48	110.69	N/A	80,750	71,588
1960 TO 1969	1	121.90	121.90	121.90			121.90	121.90	N/A	97,500	118,854
1970 TO 1979	3	81.78	85.51	84.79	5.20	100.85	81.00	93.76	N/A	57,800	49,011
1980 TO 1989											
1990 TO 1994	1	225.55	225.55	225.55			225.55	225.55	N/A	5,500	12,405
1995 TO 1999											
2000 TO Present											
ALL	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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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	2	228.46	228.46	294.98	48.53	77.45	117.60	339.33	N/A	2,500	7,374
5000 TO 9999	5	98.00	162.74	167.57	69.26	97.12	94.08	302.00	N/A	5,540	9,283
Total \$ _____											
1 TO 9999	7	117.60	181.52	187.05	70.54	97.04	94.08	339.33	94.08 to 339.33	4,671	8,738
10000 TO 29999	5	98.24	89.59	91.74	16.25	97.66	44.80	113.69	N/A	20,900	19,173
30000 TO 59999	8	92.24	92.00	89.94	16.80	102.30	51.09	120.24	51.09 to 120.24	44,487	40,010
60000 TO 99999	7	81.00	84.66	87.10	20.72	97.20	56.15	121.90	56.15 to 121.90	76,771	66,864
ALL _____	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

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	94.08	101.92	96.22	8.33	105.93	94.08	117.60	N/A	3,666	3,528
5000 TO 9999	2	71.40	71.40	59.31	37.25	120.39	44.80	98.00	N/A	11,000	6,524
Total \$ _____											
1 TO 9999	5	94.08	89.71	71.61	16.31	125.27	44.80	117.60	N/A	6,600	4,726
10000 TO 29999	8	107.39	165.14	102.44	74.50	161.20	51.09	339.33	51.09 to 339.33	19,512	19,989
30000 TO 59999	12	82.19	87.08	83.29	16.36	104.54	56.15	120.24	76.43 to 101.09	54,950	45,769
60000 TO 99999	1	110.69	110.69	110.69			110.69	110.69	N/A	84,500	93,529
100000 TO 149999	1	121.90	121.90	121.90			121.90	121.90	N/A	97,500	118,854
ALL _____	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.04	107.20	89.97	29.52	119.15	44.80	225.55	44.80 to 225.55	13,312	11,977
20	17	90.72	115.12	85.84	45.40	134.10	51.09	339.33	76.43 to 114.90	43,647	37,468
50	2	116.29	116.29	116.69	4.82	99.66	110.69	121.90	N/A	91,000	106,191
ALL _____	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.04	107.20	89.97	29.52	119.15	44.80	225.55	44.80 to 225.55	13,312	11,977
101	18	96.00	118.80	94.35	40.84	125.92	56.15	339.33	81.78 to 114.90	48,450	45,712
102	1	51.09	51.09	51.09			51.09	51.09	N/A	51,900	26,514
ALL _____	27	94.08	112.86	91.72	38.40	123.05	44.80	339.33	81.95 to 113.69	38,166	35,005

PA&T 2006 R&O Statistics

What If ID: 4603

Query: 4883

Type: Qualified

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

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AVG. Assessed Value:	35,005	PRD:	123.05	MIN Sales Ratio:	44.80		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	96.04	107.20	89.97	29.52	119.15	44.80	225.55	44.80 to 225.55		13,312	11,977
10	1	339.33	339.33	339.33			339.33	339.33	N/A		4,000	13,573
30	9	113.69	119.29	96.35	35.00	123.80	56.15	302.00	81.00 to 121.90		52,066	50,168
40	9	90.72	86.29	85.12	14.90	101.37	51.09	110.69	64.48 to 101.09		50,155	42,694
<u>ALL</u>	<u>27</u>	<u>94.08</u>	<u>112.86</u>	<u>91.72</u>	<u>38.40</u>	<u>123.05</u>	<u>44.80</u>	<u>339.33</u>	<u>81.95 to 113.69</u>		<u>38,166</u>	<u>35,005</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4883

What If ID: 4603

Desc: New Whatif for Query ID: 4883

<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	5.040	A	1
