

PA&T 2006 R&O Statistics

Query: 4883

Type: Qualified

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

| | | | | | | | |
|------------------------|---------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 22 | MEDIAN: | 96 | COV: | 62.53 | 95% Median C.I.: | 81.95 to 115.19 |
| TOTAL Sales Price: | 997,500 | WGT. MEAN: | 93 | STD: | 73.83 | 95% Wgt. Mean C.I.: | 79.95 to 105.24 |
| TOTAL Adj.Sales Price: | 997,500 | MEAN: | 118 | AVG.ABS.DEV: | 40.66 | 95% Mean C.I.: | 85.33 to 150.81 |
| TOTAL Assessed Value: | 923,645 | | | | | | |
| AVG. Adj. Sales Price: | 45,340 | COD: | 42.34 | MAX Sales Ratio: | 338.65 | | |
| AVG. Assessed Value: | 41,983 | PRD: | 127.51 | MIN Sales Ratio: | 51.08 | | |

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| DATE OF SALE * | 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 | 117.37 | 117.37 | 118.31 | 2.94 | 99.20 | 113.92 | 120.83 | N/A | 27,500 | 32,536 |
| 10/01/03 TO 12/31/03 | 1 | 82.13 | 82.13 | 82.13 | | | 82.13 | 82.13 | N/A | 72,500 | 59,547 |
| 01/01/04 TO 03/31/04 | 3 | 111.43 | 103.10 | 104.45 | 9.73 | 98.70 | 82.67 | 115.19 | N/A | 58,333 | 60,931 |
| 04/01/04 TO 06/30/04 | 1 | 90.29 | 90.29 | 90.29 | | | 90.29 | 90.29 | N/A | 23,500 | 21,217 |
| 07/01/04 TO 09/30/04 | 2 | 161.82 | 161.82 | 115.92 | 37.41 | 139.59 | 101.29 | 222.35 | N/A | 22,750 | 26,372 |
| 10/01/04 TO 12/31/04 | 1 | 51.08 | 51.08 | 51.08 | | | 51.08 | 51.08 | N/A | 51,900 | 26,510 |
| 01/01/05 TO 03/31/05 | 3 | 94.09 | 93.73 | 96.33 | 20.55 | 97.30 | 64.54 | 122.54 | N/A | 74,333 | 71,605 |
| 04/01/05 TO 06/30/05 | 9 | 90.94 | 136.14 | 85.71 | 66.30 | 158.83 | 56.01 | 338.65 | 76.68 to 301.48 | 39,011 | 33,438 |
| ____Study Years____ | | | | | | | | | | | |
| 07/01/03 TO 06/30/04 | 7 | 111.43 | 102.35 | 100.81 | 12.16 | 101.53 | 82.13 | 120.83 | 82.13 to 120.83 | 46,571 | 46,947 |
| 07/01/04 TO 06/30/05 | 15 | 94.09 | 125.41 | 88.61 | 55.42 | 141.53 | 51.08 | 338.65 | 76.68 to 122.54 | 44,766 | 39,667 |
| ____Calendar Yrs____ | | | | | | | | | | | |
| 01/01/04 TO 12/31/04 | 7 | 101.29 | 110.61 | 95.73 | 31.72 | 115.55 | 51.08 | 222.35 | 51.08 to 222.35 | 42,271 | 40,466 |
| ____ALL____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| RANGE | | | | | | | | | | | |
| GANDY | 1 | 51.08 | 51.08 | 51.08 | | | 51.08 | 51.08 | N/A | 51,900 | 26,510 |
| RURAL | 2 | 78.20 | 78.20 | 65.87 | 28.38 | 118.72 | 56.01 | 100.40 | N/A | 45,000 | 29,641 |
| STAPLETON | 19 | 97.94 | 125.79 | 97.93 | 43.16 | 128.46 | 64.54 | 338.65 | 82.13 to 120.83 | 45,031 | 44,097 |
| ____ALL____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

| LOCATIONS: URBAN, SUBURBAN & RURAL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| RANGE | | | | | | | | | | | |
| 1 | 20 | 96.02 | 122.06 | 95.25 | 44.27 | 128.15 | 51.08 | 338.65 | 82.13 to 115.19 | 45,375 | 43,218 |
| 3 | 2 | 78.20 | 78.20 | 65.87 | 28.38 | 118.72 | 56.01 | 100.40 | N/A | 45,000 | 29,641 |
| ____ALL____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

| STATUS: IMPROVED, UNIMPROVED & IOLL | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| RANGE | | | | | | | | | | | |
| 1 | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |
| ____ALL____ | | | | | | | | | | | |
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| TOTAL Sales Price: | 997,500 | WGT. MEAN: | 93 | STD: | 73.83 | 95% Wgt. Mean C.I.: | 79.95 to 105.24 |
| TOTAL Adj.Sales Price: | 997,500 | MEAN: | 118 | AVG.ABS.DEV: | 40.66 | 95% Mean C.I.: | 85.33 to 150.81 |
| TOTAL Assessed Value: | 923,645 | | | | | | |
| AVG. Adj. Sales Price: | 45,340 | COD: | 42.34 | MAX Sales Ratio: | 338.65 | | |
| AVG. Assessed Value: | 41,983 | PRD: | 127.51 | MIN Sales Ratio: | 51.08 | | |

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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 | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| ALL | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

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 | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |
| NonValid School | | | | | | | | | | | |
| ALL | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

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 | 2 | 91.53 | 91.53 | 87.88 | 9.68 | 104.15 | 82.67 | 100.40 | N/A | 34,000 | 29,880 |
| Prior TO 1860 | | | | | | | | | | | |
| 1860 TO 1899 | | | | | | | | | | | |
| 1900 TO 1919 | 9 | 101.29 | 145.30 | 101.67 | 59.89 | 142.91 | 51.08 | 338.65 | 90.29 to 301.48 | 29,788 | 30,287 |
| 1920 TO 1939 | 4 | 79.41 | 82.19 | 75.31 | 19.95 | 109.13 | 56.01 | 113.92 | N/A | 55,875 | 42,077 |
| 1940 TO 1949 | | | | | | | | | | | |
| 1950 TO 1959 | 2 | 87.99 | 87.99 | 89.07 | 26.64 | 98.78 | 64.54 | 111.43 | N/A | 80,750 | 71,927 |
| 1960 TO 1969 | 1 | 122.54 | 122.54 | 122.54 | | | 122.54 | 122.54 | N/A | 97,500 | 119,480 |
| 1970 TO 1979 | 3 | 81.95 | 85.75 | 85.02 | 5.25 | 100.85 | 81.19 | 94.09 | N/A | 57,800 | 49,141 |
| 1980 TO 1989 | | | | | | | | | | | |
| 1990 TO 1994 | 1 | 222.35 | 222.35 | 222.35 | | | 222.35 | 222.35 | N/A | 5,500 | 12,229 |
| 1995 TO 1999 | | | | | | | | | | | |
| 2000 TO Present | | | | | | | | | | | |
| ALL | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

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| TOTAL Sales Price: | 997,500 | WGT. MEAN: | 93 | STD: | 73.83 | 95% Wgt. Mean C.I.: | 79.95 to 105.24 |
| TOTAL Adj.Sales Price: | 997,500 | MEAN: | 118 | AVG.ABS.DEV: | 40.66 | 95% Mean C.I.: | 85.33 to 150.81 |
| TOTAL Assessed Value: | 923,645 | | | | | | |
| AVG. Adj. Sales Price: | 45,340 | COD: | 42.34 | MAX Sales Ratio: | 338.65 | | |
| AVG. Assessed Value: | 41,983 | PRD: | 127.51 | MIN Sales Ratio: | 51.08 | | |

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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 | 1 | 338.65 | 338.65 | 338.65 | | | 338.65 | 338.65 | N/A | 4,000 | 13,546 |
| 5000 TO 9999 | 2 | 261.91 | 261.91 | 264.28 | 15.11 | 99.10 | 222.35 | 301.48 | N/A | 5,850 | 15,460 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 3 | 301.48 | 287.49 | 283.23 | 12.86 | 101.51 | 222.35 | 338.65 | N/A | 5,233 | 14,822 |
| 10000 TO 29999 | 4 | 99.17 | 100.63 | 100.07 | 6.58 | 100.56 | 90.29 | 113.92 | N/A | 22,125 | 22,141 |
| 30000 TO 59999 | 8 | 92.52 | 92.25 | 90.18 | 16.86 | 102.30 | 51.08 | 120.83 | 51.08 to 120.83 | 44,487 | 40,117 |
| 60000 TO 99999 | 7 | 81.19 | 84.93 | 87.40 | 20.92 | 97.18 | 56.01 | 122.54 | 56.01 to 122.54 | 76,771 | 67,096 |
| ALL _____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

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 | 8 | 107.16 | 164.51 | 102.20 | 74.27 | 160.96 | 51.08 | 338.65 | 51.08 to 338.65 | 19,512 | 19,942 |
| 30000 TO 59999 | 12 | 82.40 | 87.29 | 83.48 | 16.43 | 104.57 | 56.01 | 120.83 | 76.68 to 101.29 | 54,950 | 45,872 |
| 60000 TO 99999 | 1 | 111.43 | 111.43 | 111.43 | | | 111.43 | 111.43 | N/A | 84,500 | 94,156 |
| 100000 TO 149999 | 1 | 122.54 | 122.54 | 122.54 | | | 122.54 | 122.54 | N/A | 97,500 | 119,480 |
| ALL _____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 3 | 100.40 | 135.14 | 97.95 | 46.38 | 137.97 | 82.67 | 222.35 | N/A | 24,500 | 23,996 |
| 20 | 17 | 90.94 | 115.19 | 85.99 | 45.25 | 133.96 | 51.08 | 338.65 | 76.68 to 115.19 | 43,647 | 37,530 |
| 50 | 2 | 116.99 | 116.99 | 117.38 | 4.75 | 99.66 | 111.43 | 122.54 | N/A | 91,000 | 106,818 |
| ALL _____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

STYLE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 3 | 100.40 | 135.14 | 97.95 | 46.38 | 137.97 | 82.67 | 222.35 | N/A | 24,500 | 23,996 |
| 101 | 18 | 96.02 | 118.95 | 94.62 | 40.82 | 125.72 | 56.01 | 338.65 | 81.95 to 115.19 | 48,450 | 45,841 |
| 102 | 1 | 51.08 | 51.08 | 51.08 | | | 51.08 | 51.08 | N/A | 51,900 | 26,510 |
| ALL _____ | | | | | | | | | | | |
| | 22 | 96.02 | 118.07 | 92.60 | 42.34 | 127.51 | 51.08 | 338.65 | 81.95 to 115.19 | 45,340 | 41,983 |

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| TOTAL Adj.Sales Price: | 997,500 | MEAN: | 118 | AVG.ABS.DEV: | 40.66 | 95% Mean C.I.: | 85.33 to 150.81 |
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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) | 3 | 100.40 | 135.14 | 97.95 | 46.38 | 137.97 | 82.67 | 222.35 | N/A | 24,500 | 23,996 | |
| 10 | 1 | 338.65 | 338.65 | 338.65 | | | 338.65 | 338.65 | N/A | 4,000 | 13,546 | |
| 30 | 9 | 113.92 | 119.47 | 96.62 | 34.99 | 123.66 | 56.01 | 301.48 | 81.19 to 122.54 | 52,066 | 50,304 | |
| 40 | 9 | 90.94 | 86.47 | 85.37 | 14.93 | 101.29 | 51.08 | 111.43 | 64.54 to 101.29 | 50,155 | 42,818 | |
| <u>ALL</u> | <u>22</u> | <u>96.02</u> | <u>118.07</u> | <u>92.60</u> | <u>42.34</u> | <u>127.51</u> | <u>51.08</u> | <u>338.65</u> | <u>81.95 to 115.19</u> | <u>45,340</u> | <u>41,983</u> | |

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4883

What If ID: 4605 SUB STAT

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 | Imprvmt | Increase | 5.900 | A | 1 |