

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	94	COV:	60.38	95% Median C.I.:	82.13 to 113.92
TOTAL Sales Price:	1,030,500	WGT. MEAN:	92	STD:	68.12	95% Wgt. Mean C.I.:	79.81 to 104.04
TOTAL Adj.Sales Price:	1,030,500	MEAN:	113	AVG.ABS.DEV:	35.97	95% Mean C.I.:	85.87 to 139.77
TOTAL Assessed Value:	947,277						
AVG. Adj. Sales Price:	38,166	COD:	38.23	MAX Sales Ratio:	338.65		
AVG. Assessed Value:	35,084	PRD:	122.73	MIN Sales Ratio:	44.80		

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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
<u>Qrtrs</u>											
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	2	67.54	67.54	71.86	33.67	93.99	44.80	90.29	N/A	19,750	14,192
07/01/04 TO 09/30/04	3	101.29	139.24	113.76	42.21	122.40	94.08	222.35	N/A	16,833	19,149
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	12	96.01	127.91	86.12	49.75	148.52	56.01	338.65	81.19 to 117.60	30,258	26,058
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	100.86	95.16	98.19	20.01	96.91	44.80	120.83	44.80 to 120.83	42,750	41,974
07/01/04 TO 06/30/05	19	94.09	120.26	88.81	45.29	135.40	51.08	338.65	81.19 to 117.60	36,236	32,183
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	94.08	101.46	93.13	33.24	108.94	44.80	222.35	51.08 to 115.19	35,211	32,793
<u>ALL</u>											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
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	24	96.02	118.28	96.95	38.35	122.00	44.80	338.65	82.67 to 115.19	37,025	35,895
<u>ALL</u>											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	94.09	116.32	94.39	40.87	123.23	44.80	338.65	82.13 to 115.19	38,937	36,754
2	1	98.00	98.00	98.00			98.00	98.00	N/A	6,000	5,880
3	2	78.20	78.20	65.87	28.38	118.72	56.01	100.40	N/A	45,000	29,641
<u>ALL</u>											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
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
2	5	94.08	89.71	71.61	16.31	125.27	44.80	117.60	N/A	6,600	4,726
<u>ALL</u>											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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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	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084
06											
07											
ALL	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084
NonValid School											
ALL	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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	90.23	82.57	14.34	109.28	44.80	117.60	44.80 to 117.60	14,428	11,913
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	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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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	228.13	228.13	294.44	48.45	77.48	117.60	338.65	N/A	2,500	7,361
5000 TO 9999	5	98.00	162.00	166.82	68.50	97.11	94.08	301.48	N/A	5,540	9,241
Total \$ _____											
1 TO 9999	7	117.60	180.89	186.33	70.01	97.08	94.08	338.65	94.08 to 338.65	4,671	8,704
10000 TO 29999	5	97.94	89.47	91.61	16.18	97.66	44.80	113.92	N/A	20,900	19,146
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 _____											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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	107.16	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 _____											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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	106.75	89.79	28.99	118.89	44.80	222.35	44.80 to 222.35	13,312	11,952
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 _____											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

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	106.75	89.79	28.99	118.89	44.80	222.35	44.80 to 222.35	13,312	11,952
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 _____											
	27	94.09	112.82	91.92	38.23	122.73	44.80	338.65	82.13 to 113.92	38,166	35,084

PA&T 2006 R&O Statistics

What If ID: 4606

Query: 4883

Type: Qualified

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

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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	106.75	89.79	28.99	118.89	44.80	222.35	44.80 to 222.35	13,312	11,952	
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>27</u>	<u>94.09</u>	<u>112.82</u>	<u>91.92</u>	<u>38.23</u>	<u>122.73</u>	<u>44.80</u>	<u>338.65</u>	<u>82.13 to 113.92</u>	<u>38,166</u>	<u>35,084</u>	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4883

What If ID: 4606

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	Imprmnt	Increase	5.900	A	1