

PA&T 2006 Preliminary Statistics

What If ID: 4434

Query: 5250

Type: Qualified

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

NUMBER of Sales:	31	MEDIAN:	78	COV:	29.39	95% Median C.I.:	72.04 to 85.19	
(AgLand) TOTAL Sales Price:	4,306,109	WGT. MEAN:	74	STD:	23.74	95% Wgt. Mean C.I.:	66.04 to 81.06	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,296,509	MEAN:	81	AVG.ABS.DEV:	15.59	95% Mean C.I.:	72.07 to 89.49	
(AgLand) TOTAL Assessed Value:	3,159,963							
AVG. Adj. Sales Price:	138,597	COD:	20.12	MAX Sales Ratio:	159.55			
AVG. Assessed Value:	101,934	PRD:	109.83	MIN Sales Ratio:	45.50			

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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>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	4	109.00	109.37	89.66	34.38	121.98	59.93	159.55	N/A	131,610	117,999
01/01/03 TO 03/31/03	4	70.13	68.86	71.18	6.75	96.73	60.03	75.14	N/A	280,650	199,770
04/01/03 TO 06/30/03	2	98.30	98.30	81.03	21.59	121.32	77.08	119.52	N/A	107,500	87,102
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	81.93	81.93	82.05	8.62	99.85	74.87	88.99	N/A	112,585	92,381
01/01/04 TO 03/31/04	7	82.42	81.18	80.78	4.67	100.49	75.45	87.78	75.45 to 87.78	67,978	54,915
04/01/04 TO 06/30/04	2	80.34	80.34	70.74	16.16	113.57	67.36	93.32	N/A	222,827	157,625
07/01/04 TO 09/30/04	4	89.34	89.64	90.56	5.83	98.98	80.46	99.42	N/A	70,250	63,617
10/01/04 TO 12/31/04	2	72.37	72.37	70.06	8.15	103.30	66.47	78.27	N/A	201,830	141,406
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	4	49.53	49.62	48.74	6.25	101.82	45.50	53.93	N/A	150,283	73,243
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	76.11	90.95	77.54	31.37	117.30	59.93	159.55	60.03 to 134.12	186,404	144,528
07/01/03 TO 06/30/04	11	82.42	81.17	77.13	7.39	105.23	67.36	93.32	74.87 to 88.99	104,243	80,401
07/01/04 TO 06/30/05	10	72.37	70.18	64.57	23.75	108.68	45.50	99.42	47.55 to 90.28	128,579	83,025
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	75.01	79.48	74.10	14.26	107.26	60.03	119.52	60.03 to 119.52	195,346	144,756
01/01/04 TO 12/31/04	15	82.42	82.15	77.01	8.56	106.67	66.47	99.42	76.51 to 88.41	107,077	82,462
<u>ALL</u>											
	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3613	3	60.03	93.17	80.97	55.32	115.06	59.93	159.55	N/A	202,233	163,747	
3617	5	80.46	78.97	74.81	8.42	105.56	68.22	90.28	N/A	131,020	98,015	
3619	2	75.69	75.69	75.30	1.08	100.52	74.87	76.51	N/A	75,027	56,497	
3621	1	47.55	47.55	47.55			47.55	47.55	N/A	207,220	98,531	
3809	1	88.99	88.99	88.99			88.99	88.99	N/A	114,600	101,979	
3811	1	66.47	66.47	66.47			66.47	66.47	N/A	280,860	186,701	
3815	3	88.41	103.44	96.53	17.47	107.16	87.78	134.12	N/A	35,746	34,505	
3817	2	82.51	82.51	53.46	44.85	154.33	45.50	119.52	N/A	93,000	49,720	
3849	1	77.08	77.08	77.08			77.08	77.08	N/A	195,000	150,301	
4047	2	75.30	75.30	75.18	0.21	100.15	75.14	75.45	N/A	291,250	218,969	
4049	7	83.43	84.09	78.12	8.67	107.65	67.36	99.42	67.36 to 99.42	122,931	96,032	
4051	1	78.27	78.27	78.27			78.27	78.27	N/A	122,800	96,111	
4053	2	52.72	52.72	52.17	2.30	101.05	51.51	53.93	N/A	113,957	59,452	
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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
2	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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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	8	80.34	75.70	72.61	12.94	104.26	51.51	93.32	51.51 to 93.32	89,822	65,216
32-0046											
43-0079	23	76.51	82.54	73.74	22.55	111.95	45.50	159.55	68.22 to 88.41	155,562	114,705
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	119.52	119.52	119.52			119.52	119.52	N/A	20,000	23,903
50.01 TO 100.00	2	82.93	82.93	82.93	0.61	100.00	82.42	83.43	N/A	19,625	16,274
100.01 TO 180.00	11	75.45	77.74	68.13	21.03	114.10	45.50	134.12	53.93 to 90.28	85,284	58,101
180.01 TO 330.00	8	82.16	87.79	79.93	25.86	109.83	47.55	159.55	47.55 to 159.55	135,277	108,131
330.01 TO 650.00	7	77.08	75.35	74.37	9.82	101.32	51.51	88.99	51.51 to 88.99	221,199	164,501
650.01 +	2	66.92	66.92	66.99	0.66	99.89	66.47	67.36	N/A	334,257	223,913
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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	2	82.86	82.86	81.72	8.95	101.40	75.45	90.28	N/A	66,250	54,137
DRY-N/A	5	88.41	98.04	93.06	14.77	105.35	80.46	134.12	N/A	58,948	54,856
GRASS	10	77.00	72.82	68.91	12.55	105.67	51.51	85.19	53.93 to 83.87	130,577	89,985
GRASS-N/A	4	83.63	84.41	82.08	8.06	102.84	77.08	93.32	N/A	122,600	100,629
IRRGTD	1	68.22	68.22	68.22			68.22	68.22	N/A	159,920	109,098
IRRGTD-N/A	9	72.04	79.35	71.40	33.33	111.13	45.50	159.55	47.55 to 119.52	212,574	151,771
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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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	4	85.37	95.08	85.68	20.06	110.97	75.45	134.12	N/A	58,685	50,282
DRY-N/A	3	88.41	91.87	94.25	4.39	97.47	87.78	99.42	N/A	64,166	60,475
GRASS	10	77.00	72.82	68.91	12.55	105.67	51.51	85.19	53.93 to 83.87	130,577	89,985
GRASS-N/A	4	83.63	84.41	82.08	8.06	102.84	77.08	93.32	N/A	122,600	100,629
IRRGTD	6	70.13	80.03	76.52	31.54	104.59	45.50	159.55	45.50 to 159.55	170,195	130,234
IRRGTD-N/A	4	67.53	75.53	65.94	32.27	114.55	47.55	119.52	N/A	262,980	173,409
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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	7	88.41	93.70	89.54	12.95	104.65	75.45	134.12	75.45 to 134.12	61,034	54,650
GRASS	14	77.88	76.13	72.51	11.48	105.00	51.51	93.32	66.47 to 85.19	128,298	93,026
IRRGTD	10	70.13	78.23	71.15	31.35	109.95	45.50	159.55	47.55 to 119.52	207,309	147,504
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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	4	101.47	104.87	104.99	21.63	99.89	82.42	134.12	N/A	19,747	20,732
30000 TO 59999	5	88.41	87.26	87.94	4.37	99.22	76.51	93.32	N/A	48,197	42,386
60000 TO 99999	4	77.95	73.43	73.94	11.21	99.31	53.93	83.87	N/A	70,352	52,019
100000 TO 149999	7	85.19	94.82	95.06	19.67	99.75	74.87	159.55	74.87 to 159.55	121,654	115,645
150000 TO 249999	6	55.77	58.31	58.35	18.16	99.95	45.50	77.08	45.50 to 77.08	175,607	102,459
250000 TO 499999	4	66.92	66.45	66.40	4.86	100.07	59.93	72.04	N/A	320,973	213,134
500000 +	1	75.14	75.14	75.14			75.14	75.14	N/A	506,000	380,218
ALL	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

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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 \$ _____											
Total \$ _____											
10000 TO 29999	6	82.93	91.66	81.15	24.96	112.94	53.93	134.12	53.93 to 134.12	30,147	24,466
30000 TO 59999	6	88.09	86.52	85.73	4.71	100.92	75.45	93.32	75.45 to 93.32	56,333	48,293
60000 TO 99999	9	74.87	66.76	63.85	17.34	104.55	45.50	85.19	47.55 to 80.46	142,801	91,185
100000 TO 149999	3	88.99	85.54	83.12	11.69	102.91	68.22	99.42	N/A	126,506	105,154
150000 TO 249999	6	69.70	83.74	75.12	27.48	111.48	59.93	159.55	59.93 to 159.55	267,815	201,176
250000 TO 499999	1	75.14	75.14	75.14			75.14	75.14	N/A	506,000	380,218
ALL _____	31	77.50	80.78	73.55	20.12	109.83	45.50	159.55	72.04 to 85.19	138,597	101,934

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5250

What If ID: 4434

Desc: New Whatif for Query ID: 5250

<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	15.860	A	1
