

PA&T 2006 R&O Statistics

What If ID: 4609

Query: 5255

Type: Qualified

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

NUMBER of Sales:	17	MEDIAN:	98	COV:	21.99	95% Median C.I.:	89.96 to 117.88
TOTAL Sales Price:	370,900	WGT. MEAN:	99	STD:	22.47	95% Wgt. Mean C.I.:	86.21 to 112.23
TOTAL Adj.Sales Price:	370,900	MEAN:	102	AVG.ABS.DEV:	16.81	95% Mean C.I.:	90.65 to 113.76
TOTAL Assessed Value:	368,015						
AVG. Adj. Sales Price:	21,817	COD:	17.17	MAX Sales Ratio:	156.37		
AVG. Assessed Value:	21,647	PRD:	103.01	MIN Sales Ratio:	63.96		

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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
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	117.37	113.77	95.22	24.78	119.47	63.96	156.37	N/A	6,875	6,546
10/01/02 TO 12/31/02	2	93.18	93.18	89.46	23.97	104.16	70.84	115.52	N/A	6,000	5,367
01/01/03 TO 03/31/03	1	117.88	117.88	117.88			117.88	117.88	N/A	4,900	5,776
04/01/03 TO 06/30/03	1	94.10	94.10	94.10			94.10	94.10	N/A	20,000	18,819
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	102.89	102.89	118.38	20.93	86.91	81.35	124.43	N/A	42,750	50,608
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	97.91	97.91	97.91			97.91	97.91	N/A	15,000	14,686
07/01/04 TO 09/30/04	3	90.57	90.69	91.04	0.59	99.62	89.96	91.55	N/A	60,166	54,774
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
04/01/05 TO 06/30/05	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	110.46	106.67	95.52	20.91	111.68	63.96	156.37	63.96 to 156.37	8,050	7,689
07/01/03 TO 06/30/04	3	97.91	101.23	115.33	14.67	87.78	81.35	124.43	N/A	33,500	38,634
07/01/04 TO 06/30/05	6	93.09	96.75	92.52	6.50	104.57	89.96	109.99	89.96 to 109.99	34,333	31,766
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	105.99	104.44	113.96	15.77	91.64	81.35	124.43	N/A	27,600	31,452
01/01/04 TO 12/31/04	4	91.06	92.50	91.56	2.45	101.02	89.96	97.91	N/A	48,875	44,752
<u>ALL</u>											
	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	3	94.63	93.79	90.32	8.47	103.84	81.35	105.40	N/A	8,166	7,376
OSHKOSH	12	96.00	103.53	99.49	20.87	104.07	63.96	156.37	89.96 to 124.43	27,366	27,225
RURAL	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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	13	94.63	100.27	99.39	13.99	100.89	70.84	129.33	89.96 to 117.88	25,530	25,374
2	2	110.16	110.16	90.36	41.94	121.91	63.96	156.37	N/A	10,500	9,488
3	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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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	14	94.36	99.60	98.72	17.39	100.90	63.96	156.37	81.35 to 117.88	25,100	24,778
2	3	109.99	114.37	108.29	7.74	105.61	103.78	129.33	N/A	6,500	7,039
ALL	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001											
35-0010	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647
81-0091											
81-0119											
NonValid School											
ALL	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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	3	109.99	114.37	108.29	7.74	105.61	103.78	129.33	N/A	6,500	7,039
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	76.10	76.10	77.48	6.90	98.22	70.84	81.35	N/A	9,500	7,360
1920 TO 1939	6	101.65	103.65	97.59	9.13	106.21	90.57	117.88	90.57 to 117.88	11,233	10,962
1940 TO 1949	1	91.55	91.55	91.55			91.55	91.55	N/A	110,500	101,168
1950 TO 1959	2	125.23	125.23	108.47	24.86	115.46	94.10	156.37	N/A	13,000	14,100
1960 TO 1969	1	89.96	89.96	89.96			89.96	89.96	N/A	40,000	35,984
1970 TO 1979											
1980 TO 1989											
1990 TO 1994	1	63.96	63.96	63.96			63.96	63.96	N/A	15,000	9,594
1995 TO 1999	1	124.43	124.43	124.43			124.43	124.43	N/A	73,500	91,454
2000 TO Present											
ALL	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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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	123.61	123.61	120.56	4.63	102.52	117.88	129.33	N/A	3,200	3,858
5000 TO 9999	6	107.69	108.79	107.23	17.18	101.46	70.84	156.37	70.84 to 156.37	6,416	6,880
Total \$ _____											
1 TO 9999	8	112.75	112.49	109.13	15.33	103.08	70.84	156.37	70.84 to 156.37	5,612	6,124
10000 TO 29999	5	94.10	88.22	87.83	11.98	100.44	63.96	103.78	N/A	14,400	12,647
30000 TO 59999	2	90.26	90.26	90.22	0.34	100.05	89.96	90.57	N/A	35,000	31,577
60000 TO 99999	1	124.43	124.43	124.43			124.43	124.43	N/A	73,500	91,454
100000 TO 149999	1	91.55	91.55	91.55			91.55	91.55	N/A	110,500	101,168
ALL _____	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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	2	100.09	100.09	81.16	29.22	123.31	70.84	129.33	N/A	4,250	3,449
5000 TO 9999	8	107.69	105.64	96.93	17.92	108.98	63.96	156.37	63.96 to 156.37	7,925	7,682
Total \$ _____											
1 TO 9999	10	107.69	104.53	95.07	19.77	109.95	63.96	156.37	70.84 to 129.33	7,190	6,835
10000 TO 29999	4	96.00	96.59	94.74	4.43	101.95	90.57	103.78	N/A	18,750	17,763
30000 TO 59999	1	89.96	89.96	89.96			89.96	89.96	N/A	40,000	35,984
60000 TO 99999	2	107.99	107.99	104.69	15.22	103.16	91.55	124.43	N/A	92,000	96,311
ALL _____	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	109.99	114.37	108.29	7.74	105.61	103.78	129.33	N/A	6,500	7,039
10	6	101.65	103.81	94.51	8.97	109.85	91.55	117.88	91.55 to 117.88	24,650	23,295
20	8	90.26	96.45	101.78	22.07	94.76	63.96	156.37	63.96 to 156.37	25,437	25,890
ALL _____	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.88	101.77	89.02	16.74	114.32	63.96	129.33	N/A	8,625	7,677
311	1	70.84	70.84	70.84			70.84	70.84	N/A	7,000	4,959
325	1	89.96	89.96	89.96			89.96	89.96	N/A	40,000	35,984
326	1	117.88	117.88	117.88			117.88	117.88	N/A	4,900	5,776
343	1	91.55	91.55	91.55			91.55	91.55	N/A	110,500	101,168
350	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
353	5	94.10	109.36	110.66	23.14	98.82	81.35	156.37	N/A	28,300	31,317
389	2	110.46	110.46	110.46	4.58	100.00	105.40	115.52	N/A	5,000	5,523
435	1	97.91	97.91	97.91			97.91	97.91	N/A	15,000	14,686
ALL	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647
04											
ALL	17	97.91	102.21	99.22	17.17	103.01	63.96	156.37	89.96 to 117.88	21,817	21,647

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5255

What If ID: 4609

Desc: New Whatif for Query ID: 5255

<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>
Assessor Location	Oshkosh	Total	Increase	5.890	A	1
