

PA&T 2006 R&O Statistics

What If ID: 4536

Query: 5311

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	96	COV:	37.14	95% Median C.I.:	56.20 to 165.46
TOTAL Sales Price:	509,000	WGT. MEAN:	97	STD:	37.65	95% Wgt. Mean C.I.:	65.09 to 128.90
TOTAL Adj.Sales Price:	509,000	MEAN:	101	AVG.ABS.DEV:	29.68	95% Mean C.I.:	69.88 to 132.85
TOTAL Assessed Value:	493,694						
AVG. Adj. Sales Price:	63,625	COD:	31.00	MAX Sales Ratio:	165.46		
AVG. Assessed Value:	61,711	PRD:	104.51	MIN Sales Ratio:	56.20		

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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	3	85.38	82.01	81.83	18.83	100.23	56.20	104.44	N/A	70,000	57,277
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	134.55	134.55	134.55			134.55	134.55	N/A	32,500	43,729
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	165.46	165.46	165.46			165.46	165.46	N/A	62,500	103,411
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	87.00	88.30	85.65	23.58	103.09	58.17	119.72	N/A	68,000	58,240
____Study Years____											
07/01/03 TO 06/30/04	4	94.91	95.15	88.89	25.66	107.04	56.20	134.55	N/A	60,625	53,890
07/01/04 TO 06/30/05	4	103.36	107.59	104.36	33.86	103.09	58.17	165.46	N/A	66,625	69,533
____Calendar Yrs____											
01/01/04 TO 12/31/04	2	150.00	150.00	154.88	10.30	96.85	134.55	165.46	N/A	47,500	73,570
____ALL____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISBURG	3	134.55	139.91	139.96	11.33	99.96	119.72	165.46	N/A	55,000	76,980
RURAL	5	85.38	78.24	76.38	18.05	102.43	56.20	104.44	N/A	68,800	52,550
____ALL____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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	3	134.55	139.91	139.96	11.33	99.96	119.72	165.46	N/A	55,000	76,980
3	5	85.38	78.24	76.38	18.05	102.43	56.20	104.44	N/A	68,800	52,550
____ALL____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711
____ALL____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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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	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711
06											
07											
ALL	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711
17-0009											
62-0021											
NonValid School											
ALL	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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	1	134.55	134.55	134.55			134.55	134.55	N/A	32,500	43,729
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	71.60	71.60	70.06	21.51	102.20	56.20	87.00	N/A	50,000	35,031
1920 TO 1939	1	104.44	104.44	104.44			104.44	104.44	N/A	45,000	47,000
1940 TO 1949	1	85.38	85.38	85.38			85.38	85.38	N/A	110,000	93,921
1950 TO 1959	1	119.72	119.72	119.72			119.72	119.72	N/A	70,000	83,802
1960 TO 1969	1	165.46	165.46	165.46			165.46	165.46	N/A	62,500	103,411
1970 TO 1979	1	58.17	58.17	58.17			58.17	58.17	N/A	89,000	51,768
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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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 \$ _____											
Total \$ _____											
30000 TO 59999	4	95.72	95.55	90.59	25.02	105.48	56.20	134.55	N/A	44,375	40,198
60000 TO 99999	3	119.72	114.45	107.89	29.87	106.08	58.17	165.46	N/A	73,833	79,660
100000 TO 149999	1	85.38	85.38	85.38			85.38	85.38	N/A	110,000	93,921
ALL _____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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	5	87.00	88.07	79.76	28.65	110.42	56.20	134.55	N/A	53,300	42,512
30000 TO 59999	3	119.72	123.52	115.93	22.30	106.54	85.38	165.46	N/A	80,833	93,711
ALL _____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	134.55	134.55	134.55			134.55	134.55	N/A	32,500	43,729
20	3	87.00	82.55	80.73	18.48	102.25	56.20	104.44	N/A	48,333	39,021
25	1	85.38	85.38	85.38			85.38	85.38	N/A	110,000	93,921
30	3	119.72	114.45	107.89	29.87	106.08	58.17	165.46	N/A	73,833	79,660
ALL _____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	94.91	95.15	88.89	25.66	107.04	56.20	134.55	N/A	60,625	53,890
100	1	58.17	58.17	58.17			58.17	58.17	N/A	89,000	51,768
101	3	119.72	124.06	127.53	21.84	97.28	87.00	165.46	N/A	59,166	75,454
ALL _____											
	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	134.55	134.55	134.55			134.55	134.55	N/A	32,500	43,729
20	1	56.20	56.20	56.20			56.20	56.20	N/A	55,000	30,912
25	1	104.44	104.44	104.44			104.44	104.44	N/A	45,000	47,000
30	4	86.19	99.00	94.05	31.59	105.27	58.17	165.46	N/A	76,625	72,062
40	1	119.72	119.72	119.72			119.72	119.72	N/A	70,000	83,802
ALL	8	95.72	101.37	96.99	31.00	104.51	56.20	165.46	56.20 to 165.46	63,625	61,711

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5311

What If ID: 4536

Desc: New Whatif for Query ID: 5311

<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>
All Res	All Res	Total	Increase	77.780	A	1
