

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	131	MEDIAN:	96	COV:	83.97	95% Median C.I.:	85.48 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	93	STD:	88.14	95% Wgt. Mean C.I.:	82.06 to 103.44
TOTAL Adj.Sales Price:	19,422,853	MEAN:	105	AVG.ABS.DEV:	41.44	95% Mean C.I.:	89.87 to 120.06
TOTAL Assessed Value:	18,014,608						
AVG. Adj. Sales Price:	148,266	COD:	43.15	MAX Sales Ratio:	714.06		
AVG. Assessed Value:	137,516	PRD:	113.17	MIN Sales Ratio:	4.45		

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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	6	95.82	112.58	100.85	45.79	111.62	44.83	256.88	44.83 to 256.88	82,041	82,742
10/01/02 TO 12/31/02	9	93.56	111.00	87.69	47.02	126.58	41.85	233.79	65.27 to 177.08	71,081	62,328
01/01/03 TO 03/31/03	8	49.50	56.38	51.48	39.50	109.52	23.94	123.78	23.94 to 123.78	96,062	49,456
04/01/03 TO 06/30/03	14	109.77	152.23	110.72	61.32	137.49	60.86	714.06	66.06 to 166.34	90,234	99,905
07/01/03 TO 09/30/03	8	101.16	179.06	92.34	113.40	193.92	39.97	714.06	39.97 to 714.06	96,883	89,458
10/01/03 TO 12/31/03	8	100.00	91.17	88.59	28.51	102.92	34.44	139.08	34.44 to 139.08	133,000	117,818
01/01/04 TO 03/31/04	11	84.46	85.25	94.26	19.57	90.44	23.43	129.30	76.57 to 101.21	171,465	161,617
04/01/04 TO 06/30/04	16	98.19	91.80	89.32	26.18	102.78	24.21	151.42	78.75 to 117.73	134,837	120,436
07/01/04 TO 09/30/04	18	95.71	96.45	97.94	26.31	98.48	23.52	216.19	76.90 to 103.75	259,089	253,749
10/01/04 TO 12/31/04	18	75.05	79.97	85.12	45.42	93.94	4.45	189.06	62.41 to 103.89	187,994	160,026
01/01/05 TO 03/31/05	7	104.09	95.63	97.79	13.75	97.79	56.61	121.33	56.61 to 121.33	188,571	184,398
04/01/05 TO 06/30/05	8	123.34	135.01	105.16	23.61	128.38	88.68	216.63	88.68 to 216.63	126,125	132,636
<u>Study Years</u>											
07/01/02 TO 06/30/03	37	95.71	115.05	90.14	57.03	127.63	23.94	714.06	66.09 to 113.00	85,506	77,074
07/01/03 TO 06/30/04	43	100.00	106.24	91.17	41.40	116.54	23.43	714.06	80.44 to 101.21	136,804	124,721
07/01/04 TO 06/30/05	51	95.71	96.57	94.44	33.25	102.25	4.45	216.63	79.51 to 103.89	203,461	192,154
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	38	100.00	124.85	89.19	65.91	139.97	23.94	714.06	63.70 to 113.00	101,864	90,856
01/01/04 TO 12/31/04	63	87.66	88.60	92.24	32.06	96.06	4.45	216.19	78.75 to 98.58	191,921	177,028
<u>ALL</u>	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AYR	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
HASTINGS	90	99.18	98.25	96.26	28.93	102.06	4.45	256.88	93.56 to 102.36	171,585	165,175
HOLSTEIN	2	62.67	62.67	62.56	0.82	100.17	62.15	63.18	N/A	24,975	15,625
JUNIATA	1	60.86	60.86	60.86			60.86	60.86	N/A	45,000	27,385
KENESAW	8	62.84	86.99	71.93	72.70	120.94	34.10	216.63	34.10 to 216.63	274,100	197,160
PROSSER	1	23.43	23.43	23.43			23.43	23.43	N/A	3,500	820
ROSELAND	2	145.16	145.16	147.94	4.19	98.12	139.08	151.24	N/A	35,000	51,777
RURAL	23	95.71	153.48	90.99	87.30	168.68	44.83	714.06	66.06 to 117.73	62,812	57,150
SUBURBAN	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
<u>ALL</u>	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

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TOTAL Assessed Value:	18,014,608						
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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	106	96.30	95.32	93.12	33.33	102.37	4.45	256.88	84.46 to 100.00	168,378	156,788
2	2	57.94	57.94	61.94	89.79	93.54	5.92	109.96	N/A	65,000	40,260
3	23	95.71	153.48	90.99	87.30	168.68	44.83	714.06	66.06 to 117.73	62,812	57,150
<u>ALL</u>	<u>131</u>	<u>96.04</u>	<u>104.96</u>	<u>92.75</u>	<u>43.15</u>	<u>113.17</u>	<u>4.45</u>	<u>714.06</u>	<u>85.48 to 100.00</u>	<u>148,266</u>	<u>137,516</u>

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	105	97.10	98.41	95.23	28.06	103.34	23.52	256.88	87.88 to 100.11	173,597	165,320
2	26	70.70	131.41	54.89	135.17	239.40	4.45	714.06	34.44 to 135.96	45,964	25,230
<u>ALL</u>	<u>131</u>	<u>96.04</u>	<u>104.96</u>	<u>92.75</u>	<u>43.15</u>	<u>113.17</u>	<u>4.45</u>	<u>714.06</u>	<u>85.48 to 100.00</u>	<u>148,266</u>	<u>137,516</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0001	6	73.89	82.23	86.69	25.64	94.86	60.86	121.81	60.86 to 121.81	168,833	146,357
01-0003	9	50.22	79.93	71.85	86.79	111.24	23.43	216.63	34.10 to 143.26	244,033	175,344
01-0011	3	63.18	279.80	67.44	343.93	414.87	62.15	714.06	N/A	16,775	11,314
01-0015	14	96.05	97.02	82.17	34.61	118.07	5.92	213.81	62.41 to 117.73	55,735	45,797
01-0018	88	99.89	99.62	97.27	28.20	102.41	23.52	256.88	94.54 to 103.34	168,857	164,246
01-0033	1	4.45	4.45	4.45			4.45	4.45	N/A	75,270	3,350
01-0053	2	33.03	33.03	30.68	26.70	107.67	24.21	41.85	N/A	22,100	6,780
01-0060	1	63.70	63.70	63.70			63.70	63.70	N/A	42,000	26,753
01-0090											
01-0123	4	145.16	271.28	98.08	111.16	276.60	80.77	714.06	N/A	71,344	69,973
10-0019											
18-0501											
40-0126	2	139.78	139.78	191.83	54.67	72.86	63.37	216.19	N/A	20,818	39,936
50-0503											
65-0071											
91-0074	1	74.64	74.64	74.64			74.64	74.64	N/A	35,000	26,124
NonValid School											
<u>ALL</u>	<u>131</u>	<u>96.04</u>	<u>104.96</u>	<u>92.75</u>	<u>43.15</u>	<u>113.17</u>	<u>4.45</u>	<u>714.06</u>	<u>85.48 to 100.00</u>	<u>148,266</u>	<u>137,516</u>

Type: Qualified

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TOTAL Adj.Sales Price:	19,422,853	MEAN:	105	AVG.ABS.DEV:	41.44	95% Mean C.I.:	89.87 to 120.06
TOTAL Assessed Value:	18,014,608						
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AVG. Assessed Value:	137,516	PRD:	113.17	MIN Sales Ratio:	4.45		

(!: AVTot=0)
(!: Derived)

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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	21	73.15	89.12	73.86	65.03	120.66	4.45	216.19	48.81 to 127.10	63,396	46,822
Prior TO 1860											
1860 TO 1899	11	95.71	110.31	100.12	36.55	110.17	54.24	256.88	60.18 to 166.34	44,500	44,555
1900 TO 1919	22	89.52	140.16	81.92	93.33	171.09	23.94	714.06	63.18 to 121.81	80,761	66,161
1920 TO 1939	4	113.20	131.36	104.23	44.33	126.04	65.27	233.79	N/A	96,062	100,123
1940 TO 1949	14	98.25	93.63	86.61	19.98	108.11	44.83	140.40	64.40 to 117.73	44,421	38,471
1950 TO 1959	13	100.00	96.76	96.71	32.25	100.05	24.21	163.82	62.15 to 138.06	63,053	60,980
1960 TO 1969	14	102.57	116.52	115.41	28.69	100.96	50.22	216.63	84.46 to 177.14	196,609	226,911
1970 TO 1979	18	87.47	94.02	97.89	30.14	96.05	39.97	151.24	68.78 to 122.04	373,154	365,269
1980 TO 1989	9	76.98	75.27	69.19	33.27	108.80	23.52	117.14	41.16 to 102.32	317,427	219,615
1990 TO 1994	1	115.36	115.36	115.36			115.36	115.36	N/A	166,000	191,500
1995 TO 1999	2	91.89	91.89	96.66	12.46	95.07	80.44	103.34	N/A	186,750	180,510
2000 TO Present	2	93.63	93.63	94.65	5.28	98.92	88.68	98.58	N/A	566,884	536,572
ALL	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

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	4	463.93	416.34	166.75	64.17	249.68	23.43	714.06	N/A	1,536	2,561
5000 TO 9999	5	95.36	112.17	120.66	56.75	92.96	34.10	216.63	N/A	6,227	7,514
Total \$											
1 TO 9999	9	151.42	247.36	128.26	120.51	192.86	23.43	714.06	34.10 to 714.06	4,142	5,312
10000 TO 29999	19	103.89	105.45	107.45	43.77	98.13	24.21	233.79	48.81 to 140.40	18,406	19,778
30000 TO 59999	35	95.71	99.35	97.04	30.05	102.39	26.63	256.88	78.75 to 101.21	41,161	39,941
60000 TO 99999	19	78.31	86.06	86.77	43.29	99.18	4.45	177.14	62.41 to 117.14	73,830	64,059
100000 TO 149999	11	84.46	94.05	93.85	29.41	100.21	60.18	145.35	62.93 to 137.27	127,319	119,492
150000 TO 249999	18	84.32	79.37	79.27	28.91	100.13	23.94	121.81	56.61 to 102.36	185,666	147,176
250000 TO 499999	13	102.32	102.47	101.71	20.00	100.74	41.16	189.06	85.48 to 122.04	335,181	340,923
500000 +	7	98.58	87.53	92.78	22.13	94.34	23.52	126.68	23.52 to 126.68	1,013,220	940,047
ALL	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

Type: Qualified

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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 \$											
1 TO 4999	9	44.83	202.00	16.89	405.83	1196.04	4.45	714.06	5.92 to 714.06	18,116	3,059
5000 TO 9999	6	42.96	63.92	41.43	76.87	154.29	24.21	151.42	24.21 to 151.42	17,450	7,230
Total \$											
1 TO 9999	15	44.07	146.77	26.49	277.78	554.13	4.45	714.06	24.21 to 151.42	17,850	4,727
10000 TO 29999	21	78.75	93.29	75.30	43.97	123.89	30.50	216.63	62.15 to 121.33	25,906	19,507
30000 TO 59999	32	95.71	90.75	75.02	22.80	120.98	23.94	163.82	73.15 to 101.21	56,614	42,469
60000 TO 99999	21	100.00	113.42	85.69	45.99	132.36	34.44	256.88	66.09 to 138.06	92,452	79,218
100000 TO 149999	11	87.88	100.10	90.82	27.38	110.22	65.27	177.14	66.75 to 144.91	135,592	123,145
150000 TO 249999	16	101.18	98.41	82.42	22.35	119.40	23.52	145.35	85.48 to 121.81	239,156	197,102
250000 TO 499999	8	102.83	100.98	98.77	7.59	102.25	81.72	122.04	81.72 to 122.04	363,668	359,182
500000 +	7	106.73	117.17	107.53	22.13	108.96	75.46	189.06	75.46 to 189.06	947,222	1,018,532
ALL	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	94.54	97.40	84.80	49.57	114.86	4.45	256.88	63.37 to 115.36	109,950	93,238
10	7	95.36	92.75	74.39	46.93	124.68	24.21	216.63	24.21 to 216.63	17,957	13,358
15	7	78.82	82.52	98.80	29.79	83.52	26.63	124.86	26.63 to 124.86	118,121	116,701
20	84	99.15	111.16	96.86	42.38	114.76	23.52	714.06	87.66 to 102.77	144,395	139,861
30	4	92.81	90.27	84.12	9.72	107.31	75.46	100.00	N/A	788,135	662,980
ALL	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

PA&T 2006 R&O Statistics

What If ID: 4614

Query: 5055

Type: Qualified

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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)	21	74.64	92.40	75.29	64.93	122.72	4.45	216.19	59.59 to 127.10	63,920	48,128
297	1	88.68	88.68	88.68			88.68	88.68	N/A	450,000	399,080
300	2	92.07	92.07	88.87	5.46	103.61	87.05	97.10	N/A	152,625	135,632
303	1	100.00	100.00	100.00			100.00	100.00	N/A	350,000	350,000
304	1	100.00	100.00	100.00			100.00	100.00	N/A	108,000	108,000
309	1	106.54	106.54	106.54			106.54	106.54	N/A	42,000	44,745
330	1	75.46	75.46	75.46			75.46	75.46	N/A	1,868,774	1,410,235
340	1	139.08	139.08	139.08			139.08	139.08	N/A	19,000	26,425
341	2	100.45	100.45	99.94	1.86	100.51	98.58	102.32	N/A	536,809	536,477
343	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	460,000	460,000
344	9	102.77	101.40	86.81	29.16	116.80	39.97	166.34	70.12 to 124.86	103,111	89,512
346	1	50.22	50.22	50.22			50.22	50.22	N/A	90,000	45,195
350	3	117.01	107.27	90.82	35.00	118.11	40.96	163.82	N/A	38,333	34,813
352	2	111.06	111.06	84.33	26.42	131.70	81.72	140.40	N/A	264,250	222,845
353	11	76.90	82.56	45.49	49.63	181.52	23.52	256.88	26.63 to 98.52	139,727	63,556
386	3	137.27	132.66	131.19	7.28	101.12	115.36	145.35	N/A	142,833	187,380
406	25	95.62	85.88	90.23	20.82	95.18	24.21	129.30	66.06 to 101.21	64,292	58,012
419	2	109.04	109.04	110.48	11.92	98.69	96.04	122.04	N/A	225,000	248,585
442	2	120.16	120.16	150.38	47.42	79.91	63.18	177.14	N/A	42,475	63,872
444	1	99.77	99.77	99.77			99.77	99.77	N/A	128,400	128,110
446	1	189.06	189.06	189.06			189.06	189.06	N/A	318,015	601,250
450	13	85.48	176.05	79.44	142.78	221.61	23.94	714.06	44.07 to 151.42	97,431	77,400
451	9	105.68	117.93	117.06	28.99	100.74	65.27	233.79	84.46 to 138.06	352,679	412,848
455	1	78.31	78.31	78.31			78.31	78.31	N/A	90,000	70,480
472	1	63.70	63.70	63.70			63.70	63.70	N/A	42,000	26,753
494	2	69.57	69.57	74.86	10.66	92.92	62.15	76.98	N/A	105,000	78,607
528	9	78.82	92.19	84.81	35.08	108.71	50.19	151.24	65.99 to 144.91	100,833	85,512
532	1	216.63	216.63	216.63			216.63	216.63	N/A	8,000	17,330
544	2	115.19	115.19	113.71	7.34	101.30	106.73	123.64	N/A	515,000	585,600
ALL	131	96.04	104.96	92.75	43.15	113.17	4.45	714.06	85.48 to 100.00	148,266	137,516

PA&T 2006 R&O Statistics

What If ID: 4614

Query: 5055

Type: Qualified

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

NUMBER of Sales:	131	MEDIAN:	96	COV:	83.97	95% Median C.I.:	85.48 to 100.00
TOTAL Sales Price:	18,781,885	WGT. MEAN:	93	STD:	88.14	95% Wgt. Mean C.I.:	82.06 to 103.44
TOTAL Adj.Sales Price:	19,422,853	MEAN:	105	AVG.ABS.DEV:	41.44	95% Mean C.I.:	89.87 to 120.06
TOTAL Assessed Value:	18,014,608						
AVG. Adj. Sales Price:	148,266	COD:	43.15	MAX Sales Ratio:	714.06		
AVG. Assessed Value:	137,516	PRD:	113.17	MIN Sales Ratio:	4.45		

(!: AVTot=0)
(!: Derived)

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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
02	10	96.83	110.93	90.60	28.12	122.44	65.27	233.79	81.72 to 140.40	146,075	132,338
03	119	95.71	105.32	93.15	44.39	113.07	5.92	714.06	80.77 to 100.00	148,086	137,937
04	2	53.90	53.90	81.43	91.74	66.18	4.45	103.34	N/A	169,885	138,342
<u>ALL</u>	<u>131</u>	<u>96.04</u>	<u>104.96</u>	<u>92.75</u>	<u>43.15</u>	<u>113.17</u>	<u>4.45</u>	<u>714.06</u>	<u>85.48 to 100.00</u>	<u>148,266</u>	<u>137,516</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5055

What If ID: 4614

Desc: New Whatif for Query ID: 5055

<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>
Locations: Urban, Suburban	3	Total	Increase	21.000	A	1
