

Type: Qualified

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

NUMBER of Sales:	217	MEDIAN:	99	COV:	26.67	95% Median C.I.:	98.12 to 99.09	(! : Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	96	STD:	26.50	95% Wgt. Mean C.I.:	92.16 to 98.91	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	99	AVG.ABS.DEV:	11.85	95% Mean C.I.:	95.85 to 102.91	
TOTAL Assessed Value:	19,301,298							
AVG. Adj. Sales Price:	93,103	COD:	12.00	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	88,946	PRD:	104.02	MIN Sales Ratio:	20.62			

Printed: 04/18/2006 14:40:42

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	23	98.63	100.53	98.99	9.01	101.56	67.73	148.64	95.85 to 105.38	112,497	111,359
10/01/03 TO 12/31/03	19	99.26	107.18	97.00	15.59	110.50	70.36	250.74	96.17 to 109.97	115,136	111,679
01/01/04 TO 03/31/04	31	99.16	100.88	101.43	5.96	99.46	82.75	135.22	97.36 to 100.72	84,250	85,456
04/01/04 TO 06/30/04	27	98.68	104.44	96.02	19.53	108.76	35.20	234.96	94.70 to 99.96	102,046	97,989
07/01/04 TO 09/30/04	39	98.80	96.89	93.91	15.03	103.17	20.62	261.62	95.56 to 99.46	68,202	64,047
10/01/04 TO 12/31/04	19	98.19	95.96	93.15	7.66	103.01	58.36	128.32	92.86 to 99.00	89,773	83,625
01/01/05 TO 03/31/05	25	98.74	96.15	95.79	4.56	100.38	75.34	105.99	97.37 to 99.87	78,013	74,730
04/01/05 TO 06/30/05	34	98.79	96.00	89.93	15.79	106.74	58.71	246.56	92.95 to 99.98	110,157	99,065
____Study Years____											
07/01/03 TO 06/30/04	100	98.83	102.96	98.38	12.18	104.65	35.20	250.74	98.06 to 99.48	101,420	99,780
07/01/04 TO 06/30/05	117	98.53	96.32	92.66	11.86	103.95	20.62	261.62	97.37 to 99.04	85,994	79,685
____Calendar Yrs____											
01/01/04 TO 12/31/04	116	98.72	99.56	96.39	12.48	103.29	20.62	261.62	97.74 to 99.12	83,901	80,875
____ALL____											
	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	30	96.13	101.37	96.96	21.25	104.55	60.43	261.62	89.71 to 99.26	55,618	53,929
BRANDTS	2	104.64	104.64	97.61	11.38	107.20	92.73	116.55	N/A	424,500	414,347
CRANEVIEW	3	91.36	86.85	84.77	10.38	102.45	70.36	98.82	N/A	222,300	188,443
EL CHARMAN	5	93.35	94.84	94.59	5.32	100.27	88.46	101.85	N/A	115,920	109,645
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
MINDEN	123	98.92	100.77	99.65	5.28	101.13	73.54	250.74	98.53 to 99.30	75,716	75,451
RURAL 1	30	95.68	93.64	89.17	29.12	105.01	20.62	174.39	75.33 to 113.16	147,156	131,213
SOUTH KEARNEY	1	97.27	97.27	97.27			97.27	97.27	N/A	7,500	7,295
SUMMERHAVEN	10	94.68	101.41	92.94	32.63	109.12	48.03	246.56	59.29 to 109.57	204,576	190,132
WILCOX	9	99.04	99.98	100.12	3.43	99.86	92.83	109.97	96.57 to 106.29	37,946	37,991
____ALL____											
	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

Type: Qualified

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AVG. Adj. Sales Price:	93,103	COD:	12.00	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	88,946	PRD:	104.02	MIN Sales Ratio:	20.62			

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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	164	98.83	100.81	99.26	8.01	101.55	60.43	261.62	98.35 to 99.16	69,319	68,808
2	6	110.79	110.67	101.49	13.94	109.04	84.54	148.64	84.54 to 148.64	251,416	255,171
3	47	92.95	92.96	88.52	25.73	105.01	20.62	246.56	83.47 to 99.30	155,882	137,992
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.38</u>	<u>95.54</u>	<u>12.00</u>	<u>104.02</u>	<u>20.62</u>	<u>261.62</u>	<u>98.12 to 99.09</u>	<u>93,103</u>	<u>88,946</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	195	98.83	98.91	95.75	9.04	103.29	35.20	234.96	98.37 to 99.24	101,378	97,071
2	18	96.69	99.20	62.59	35.63	158.51	20.62	261.62	60.43 to 98.82	9,047	5,662
3	4	89.38	123.26	99.48	53.33	123.90	67.73	246.56	N/A	67,940	67,587
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.38</u>	<u>95.54</u>	<u>12.00</u>	<u>104.02</u>	<u>20.62</u>	<u>261.62</u>	<u>98.12 to 99.09</u>	<u>93,103</u>	<u>88,946</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	98.75	99.59	96.82	11.86	102.86	20.62	261.62	98.12 to 99.06	90,344	87,475
06	1	58.71	58.71	58.71			58.71	58.71	N/A	652,500	383,074
07	4	103.03	98.24	93.88	11.17	104.64	73.08	113.82	N/A	99,450	93,364
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.38</u>	<u>95.54</u>	<u>12.00</u>	<u>104.02</u>	<u>20.62</u>	<u>261.62</u>	<u>98.12 to 99.09</u>	<u>93,103</u>	<u>88,946</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)											
01-0003	1	97.85	97.85	97.85			97.85	97.85	N/A	44,909	43,945
01-0011											
01-0123											
10-0002	6	97.17	98.33	96.93	8.10	101.45	88.46	115.77	88.46 to 115.77	108,600	105,263
10-0007	8	91.86	96.69	86.17	18.62	112.21	58.71	148.64	58.71 to 148.64	262,625	226,307
10-0019											
50-0001	10	99.36	101.78	104.48	4.98	97.41	92.83	117.91	96.57 to 109.97	45,251	47,279
50-0501	39	96.10	99.72	92.38	22.52	107.94	35.20	261.62	86.50 to 99.24	81,376	75,177
50-0503	153	98.88	99.33	97.32	9.68	102.06	20.62	250.74	98.37 to 99.30	90,063	87,650
NonValid School											
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.38</u>	<u>95.54</u>	<u>12.00</u>	<u>104.02</u>	<u>20.62</u>	<u>261.62</u>	<u>98.12 to 99.09</u>	<u>93,103</u>	<u>88,946</u>

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TOTAL Adj.Sales Price:	20,203,363	MEAN:	99	AVG.ABS.DEV:	11.85	95% Mean C.I.:	95.85 to 102.91	
TOTAL Assessed Value:	19,301,298							
AVG. Adj. Sales Price:	93,103	COD:	12.00	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	88,946	PRD:	104.02	MIN Sales Ratio:	20.62			

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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	93.64	94.46	64.56	36.04	146.32	20.62	261.62	60.43 to 98.33	52,730	34,044
Prior TO 1860	1	113.04	113.04	113.04			113.04	113.04	N/A	110,000	124,348
1860 TO 1899	9	94.70	84.53	74.68	21.00	113.20	35.20	125.96	48.13 to 99.36	74,611	55,716
1900 TO 1919	51	98.88	102.09	98.60	10.04	103.53	58.36	234.96	97.56 to 99.96	57,208	56,408
1920 TO 1939	18	99.13	99.43	98.73	2.54	100.71	83.84	119.85	98.53 to 99.57	64,166	63,354
1940 TO 1949	17	99.14	101.31	105.51	6.46	96.02	73.54	148.64	98.06 to 100.05	70,464	74,347
1950 TO 1959	29	98.03	100.31	99.21	6.25	101.11	84.54	169.63	95.65 to 99.87	84,839	84,168
1960 TO 1969	19	98.40	107.51	102.84	13.77	104.54	77.97	246.56	96.91 to 100.06	107,565	110,619
1970 TO 1979	27	98.37	96.56	95.11	12.78	101.52	59.29	174.39	87.83 to 101.76	156,771	149,109
1980 TO 1989	7	99.52	98.56	98.46	3.60	100.10	87.74	108.13	87.74 to 108.13	134,642	132,575
1990 TO 1994	3	84.85	86.08	85.95	8.93	100.15	75.33	98.06	N/A	104,293	89,644
1995 TO 1999	9	99.30	100.69	97.76	9.58	103.00	73.08	116.55	92.73 to 113.82	190,144	185,886
2000 TO Present	6	99.39	96.00	92.58	8.68	103.70	70.36	113.54	70.36 to 113.54	223,400	206,815
ALL	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

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	8	99.29	136.41	120.93	42.60	112.80	82.75	261.62	82.75 to 261.62	2,443	2,955
5000 TO 9999	7	60.43	75.63	75.58	25.15	100.07	60.43	97.27	60.43 to 97.27	6,900	5,215
Total \$											
1 TO 9999	15	96.80	108.05	88.65	34.06	121.89	60.43	261.62	60.43 to 99.75	4,523	4,009
10000 TO 29999	13	101.92	119.76	120.97	29.23	99.00	73.54	246.56	92.25 to 119.85	17,961	21,728
30000 TO 59999	49	98.90	96.88	96.87	7.20	100.01	20.62	128.32	97.85 to 99.39	43,449	42,089
60000 TO 99999	65	98.80	99.29	99.16	8.91	100.13	48.03	174.39	97.74 to 99.48	75,960	75,325
100000 TO 149999	47	98.12	95.76	95.31	10.89	100.47	35.20	148.64	95.51 to 99.30	119,455	113,851
150000 TO 249999	20	99.40	101.66	101.34	5.60	100.31	86.50	116.55	98.82 to 108.42	182,857	185,316
250000 TO 499999	5	84.54	81.54	83.09	15.11	98.14	59.29	100.56	N/A	309,600	257,231
500000 +	3	92.73	81.83	82.17	12.71	99.59	58.71	94.07	N/A	672,000	552,214
ALL	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

Type: Qualified

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TOTAL Sales Price:	20,218,963	WGT. MEAN:	96	STD:	26.50	95% Wgt. Mean C.I.:	92.16 to 98.91	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	99	AVG.ABS.DEV:	11.85	95% Mean C.I.:	95.85 to 102.91	
TOTAL Assessed Value:	19,301,298							
AVG. Adj. Sales Price:	93,103	COD:	12.00	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	88,946	PRD:	104.02	MIN Sales Ratio:	20.62			

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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	11	96.57	97.40	77.63	30.68	125.46	60.43	250.74	60.43 to 102.71	4,122	3,200
5000 TO 9999	7	93.64	105.11	60.64	41.08	173.33	20.62	261.62	20.62 to 261.62	12,071	7,319
Total \$ _____											
1 TO 9999	18	95.10	100.40	66.57	34.94	150.81	20.62	261.62	60.43 to 98.82	7,213	4,802
10000 TO 29999	12	100.40	107.58	96.86	21.75	111.06	47.52	234.96	96.80 to 110.78	21,208	20,543
30000 TO 59999	57	98.19	93.54	88.61	8.85	105.56	35.20	125.96	96.08 to 99.15	51,044	45,231
60000 TO 99999	62	98.86	101.08	98.11	8.54	103.02	58.36	246.56	97.56 to 99.57	80,449	78,931
100000 TO 149999	42	99.05	103.13	101.67	9.04	101.44	81.61	174.39	98.12 to 99.94	119,904	121,903
150000 TO 249999	19	99.00	98.91	95.52	11.81	103.55	59.29	148.64	91.00 to 108.42	192,271	183,650
250000 TO 499999	5	100.56	94.27	86.33	13.42	109.20	58.71	109.57	N/A	373,800	322,705
500000 +	2	93.40	93.40	93.40	0.72	99.99	92.73	94.07	N/A	681,750	636,785
ALL											
	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	94.46	64.56	36.04	146.32	20.62	261.62	60.43 to 98.33	52,730	34,044
20	84	98.71	97.55	92.73	9.75	105.20	35.20	246.56	98.06 to 99.06	58,589	54,327
30	106	99.15	102.07	99.83	9.38	102.24	58.36	234.96	98.44 to 99.57	115,316	115,121
40	6	92.84	94.77	93.28	5.76	101.60	84.54	108.42	84.54 to 108.42	325,166	303,327
ALL											
	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.10	96.79	65.94	34.86	146.79	20.62	261.62	60.43 to 98.33	51,117	33,704
100	9	100.39	98.01	97.40	13.19	100.63	73.08	117.91	75.34 to 113.82	91,255	88,882
101	137	98.88	99.66	99.85	7.16	99.81	58.36	174.39	98.40 to 99.30	90,292	90,158
102	11	94.16	104.99	86.06	26.68	122.00	59.29	234.96	70.36 to 134.74	148,809	128,064
103	5	98.75	101.86	102.75	4.42	99.13	96.30	116.26	N/A	121,176	124,512
104	32	99.09	100.42	93.62	13.17	107.26	35.20	246.56	97.56 to 100.05	105,947	99,189
106	1	48.03	48.03	48.03			48.03	48.03	N/A	85,000	40,825
111	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
ALL											
	217	98.75	99.38	95.54	12.00	104.02	20.62	261.62	98.12 to 99.09	93,103	88,946

PA&T 2006 R&O Statistics

Query: 5077

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	94.46	64.56	36.04	146.32	20.62	261.62	60.43 to 98.33	52,730	34,044
10	1	110.78	110.78	110.78			110.78	110.78	N/A	12,200	13,515
20	12	99.46	111.39	104.53	30.81	106.57	48.13	234.96	74.07 to 125.96	54,200	56,654
30	166	98.82	99.23	97.22	8.15	102.07	35.20	246.56	98.19 to 99.16	101,056	98,247
40	16	98.91	97.67	95.30	7.79	102.48	73.08	121.40	89.71 to 100.35	98,012	93,405
50	1	99.48	99.48	99.48			99.48	99.48	N/A	89,900	89,435
<u>ALL</u>	<u>217</u>	<u>98.75</u>	<u>99.38</u>	<u>95.54</u>	<u>12.00</u>	<u>104.02</u>	<u>20.62</u>	<u>261.62</u>	<u>98.12 to 99.09</u>	<u>93,103</u>	<u>88,946</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5077

What If ID: 4503

Desc: New Whatif for Query ID: 5077

<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	Rural 1	Total	Increase	12.000	A	1
