

PA&T 2006 R&O Statistics

What If ID: 4547

Query: 5299

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1520	MEDIAN:	97	COV:	39.84	95% Median C.I.:	96.56 to 97.95
TOTAL Sales Price:	122,139,338	WGT. MEAN:	97	STD:	41.91	95% Wgt. Mean C.I.:	96.13 to 98.25
TOTAL Adj.Sales Price:	122,158,338	MEAN:	105	AVG.ABS.DEV:	20.59	95% Mean C.I.:	103.09 to 107.31
TOTAL Assessed Value:	118,725,443						
AVG. Adj. Sales Price:	80,367	COD:	21.20	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	78,108	PRD:	108.24	MIN Sales Ratio:	10.00		

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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	210	100.15	108.53	101.96	19.94	106.44	39.73	353.84	97.95 to 102.12	80,926	82,516
10/01/03 TO 12/31/03	164	98.89	112.55	100.22	25.18	112.31	34.63	372.75	96.62 to 101.86	72,335	72,494
01/01/04 TO 03/31/04	150	97.84	106.28	100.64	19.85	105.60	48.28	887.45	95.17 to 101.07	80,490	81,008
04/01/04 TO 06/30/04	193	96.56	104.64	96.51	19.84	108.42	38.84	334.87	93.82 to 99.00	81,083	78,256
07/01/04 TO 09/30/04	206	95.28	101.25	94.86	19.02	106.74	47.66	273.40	91.78 to 97.56	84,582	80,232
10/01/04 TO 12/31/04	211	97.41	108.86	98.45	25.47	110.58	22.32	379.50	95.07 to 99.73	72,371	71,250
01/01/05 TO 03/31/05	157	97.70	102.89	95.08	20.76	108.21	10.00	339.77	92.37 to 100.07	79,200	75,307
04/01/05 TO 06/30/05	229	93.00	98.39	92.27	19.07	106.64	12.01	271.95	90.66 to 95.70	89,296	82,393
____Study Years____											
07/01/03 TO 06/30/04	717	98.40	107.93	99.81	21.16	108.14	34.63	887.45	97.27 to 99.89	78,912	78,762
07/01/04 TO 06/30/05	803	95.83	102.76	94.93	21.18	108.25	10.00	379.50	94.30 to 97.02	81,666	77,525
____Calendar Yrs____											
01/01/04 TO 12/31/04	760	96.93	105.22	97.35	21.18	108.08	22.32	887.45	95.29 to 97.73	79,496	77,390
____ALL____											
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	172.32	172.32	67.59	61.26	254.96	66.75	277.88	N/A	170,676	115,355
GERING	451	96.48	100.39	96.72	15.76	103.79	47.66	353.84	94.89 to 98.31	88,362	85,465
HENRY	1	153.11	153.11	153.11			153.11	153.11	N/A	87,000	133,203
MINATARE	40	98.30	120.30	103.42	38.80	116.31	46.24	372.75	88.46 to 119.83	32,998	34,127
MITCHELL	90	98.08	111.95	101.22	27.92	110.60	54.28	344.43	94.84 to 106.01	54,607	55,273
MORRILL	55	99.85	115.80	102.07	28.11	113.45	53.88	330.00	93.67 to 111.73	57,800	58,996
RURAL	105	98.27	118.53	100.18	39.71	118.32	22.32	887.45	94.60 to 105.41	71,601	71,730
SCOTTSBLUFF	593	97.55	102.99	97.11	17.01	106.05	10.00	379.50	96.59 to 98.44	84,093	81,659
SMTWNS	47	94.44	104.97	90.01	34.90	116.63	29.75	339.77	81.71 to 100.47	28,743	25,870
SUBURBAN	136	96.12	106.07	95.13	23.86	111.49	12.01	269.51	92.91 to 98.38	100,942	96,029
____ALL____											
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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	1277	97.28	103.91	97.35	19.21	106.74	10.00	379.50	96.56 to 98.11	78,755	76,666
2	138	95.71	105.59	94.66	23.96	111.54	12.01	269.51	92.45 to 98.38	101,957	96,516
3	105	98.65	120.42	99.81	41.11	120.66	22.32	887.45	94.95 to 105.96	71,595	71,458
____ALL____											
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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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	1339	97.17	103.61	97.49	18.41	106.28	34.63	372.75	96.59 to 97.99	88,095	85,885
2	171	96.33	117.88	89.84	43.26	131.21	10.00	887.45	92.44 to 100.37	20,385	18,314
3	10	96.44	101.26	83.23	22.50	121.66	47.66	178.17	74.37 to 124.14	71,291	59,339
ALL	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1493	97.06	105.23	97.31	21.14	108.15	10.00	887.45	96.55 to 97.78	81,048	78,864
06											
07	27	98.46	103.24	85.02	24.75	121.44	47.66	178.17	89.09 to 114.77	42,700	36,302
ALL	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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	1	104.66	104.66	104.66			104.66	104.66	N/A	50,000	52,328
62-0021	21	96.33	116.89	91.22	46.69	128.14	39.73	339.77	72.94 to 144.17	35,869	32,720
79-0002	38	98.30	117.67	102.54	36.22	114.75	46.24	372.75	88.46 to 119.83	34,061	34,926
79-0005	2	129.80	129.80	126.79	2.72	102.37	126.26	133.33	N/A	59,500	75,443
79-0011	94	98.43	112.41	101.12	29.38	111.17	29.75	336.48	94.24 to 103.93	48,639	49,184
79-0013											
79-0016	500	96.45	101.08	96.81	16.47	104.42	47.66	353.84	94.87 to 98.29	86,729	83,960
79-0020	7	90.85	93.09	91.16	38.89	102.11	22.32	171.06	22.32 to 171.06	123,772	112,832
79-0031	120	98.40	113.78	99.22	29.86	114.67	47.24	344.43	95.04 to 104.73	64,166	63,665
79-0032	689	97.20	103.70	96.78	18.73	107.14	10.00	379.50	96.56 to 98.11	87,024	84,226
79-0060	18	96.31	106.52	106.21	27.46	100.29	46.67	201.76	89.88 to 122.46	95,466	101,393
79-0064	19	94.95	139.76	87.12	62.15	160.41	63.54	887.45	82.90 to 114.77	58,326	50,816
79-0065	11	93.85	107.29	99.93	31.05	107.36	73.76	247.42	74.25 to 120.05	59,272	59,230
NonValid School											
ALL	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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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	213	98.07	115.95	96.68	38.35	119.94	10.00	887.45	94.33 to 100.82	38,365	37,090
Prior TO 1860											
1860 TO 1899	1	84.87	84.87	84.87			84.87	84.87	N/A	78,000	66,196
1900 TO 1919	141	102.08	112.05	100.82	26.31	111.14	46.24	339.77	98.47 to 106.88	50,151	50,563
1920 TO 1939	253	97.48	110.23	99.20	26.58	111.12	34.63	353.84	94.95 to 102.32	55,123	54,684
1940 TO 1949	152	95.18	98.48	93.37	17.14	105.47	38.84	231.97	93.01 to 97.69	65,056	60,743
1950 TO 1959	181	94.66	97.58	94.54	13.51	103.21	51.90	192.39	92.76 to 97.36	84,143	79,549
1960 TO 1969	129	94.57	101.42	95.04	16.86	106.71	56.03	372.75	92.45 to 97.33	95,198	90,480
1970 TO 1979	229	98.32	101.99	98.07	13.80	104.00	66.83	260.89	96.42 to 99.51	103,424	101,425
1980 TO 1989	52	96.89	96.56	97.09	10.53	99.45	52.58	141.82	91.80 to 99.89	129,347	125,588
1990 TO 1994	18	97.95	96.16	98.44	7.42	97.68	61.52	113.23	95.30 to 100.33	201,636	198,497
1995 TO 1999	59	95.70	105.68	97.49	20.55	108.40	59.32	208.18	91.92 to 98.90	134,781	131,401
2000 TO Present	92	100.46	101.91	99.32	10.32	102.61	77.44	269.51	96.59 to 102.61	146,738	145,743
ALL	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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	39	124.50	177.41	148.19	69.89	119.72	29.75	887.45	103.45 to 195.00	2,291	3,395
5000 TO 9999	51	111.11	133.68	131.34	47.95	101.78	22.32	353.84	92.14 to 130.14	6,950	9,128
Total \$											
1 TO 9999	90	114.66	152.63	134.74	59.58	113.28	22.32	887.45	101.86 to 136.10	4,931	6,644
10000 TO 29999	227	106.07	122.03	120.65	32.25	101.15	34.63	344.43	100.75 to 111.80	19,663	23,724
30000 TO 59999	299	99.02	107.10	105.54	24.08	101.48	46.24	319.21	96.12 to 104.14	44,432	46,893
60000 TO 99999	463	96.48	97.02	96.92	11.13	100.10	47.24	153.11	94.99 to 97.27	78,540	76,118
100000 TO 149999	258	92.83	94.33	94.09	11.27	100.25	51.90	164.31	91.03 to 95.65	123,237	115,956
150000 TO 249999	162	96.06	94.28	94.23	11.25	100.04	10.00	147.42	93.26 to 98.31	180,303	169,906
250000 TO 499999	21	95.08	91.05	91.50	9.43	99.51	54.88	112.50	88.58 to 99.46	314,138	287,440
ALL	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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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	44	99.20	122.94	90.98	52.78	135.14	22.32	379.50	89.97 to 113.08	3,337	3,036
5000 TO 9999	35	94.44	138.05	92.71	65.80	148.90	34.63	887.45	84.40 to 113.84	7,883	7,308
Total \$											
1 TO 9999	79	98.00	129.63	92.11	57.95	140.74	22.32	887.45	91.00 to 104.71	5,351	4,929
10000 TO 29999	223	98.07	108.06	88.80	29.28	121.69	10.00	353.84	94.87 to 100.47	22,387	19,880
30000 TO 59999	338	96.88	107.35	97.73	25.36	109.85	47.24	344.43	93.04 to 99.51	46,879	45,813
60000 TO 99999	468	97.03	103.37	97.99	16.09	105.49	51.90	340.02	95.93 to 98.12	80,402	78,787
100000 TO 149999	253	95.48	97.68	94.77	12.85	103.07	56.03	319.21	92.21 to 96.99	126,281	119,683
150000 TO 249999	141	101.11	102.01	99.93	10.30	102.08	54.88	164.31	98.65 to 102.47	182,827	182,701
250000 TO 499999	18	97.44	100.23	99.33	6.87	100.91	88.58	143.74	93.95 to 100.31	307,855	305,789
ALL											
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	215	98.07	115.76	96.71	38.04	119.70	10.00	887.45	94.33 to 100.44	38,892	37,611
10	11	104.71	103.61	99.01	21.86	104.65	48.77	153.76	54.28 to 145.05	31,809	31,493
20	90	96.50	108.50	102.90	27.22	105.44	34.63	260.89	92.79 to 104.94	47,415	48,791
30	962	96.94	103.88	96.82	19.26	107.29	46.24	372.75	95.61 to 97.78	75,430	73,032
35	5	102.81	104.81	102.40	8.59	102.35	91.96	118.63	N/A	134,030	137,250
40	208	97.64	100.39	97.54	11.85	102.92	59.32	331.35	96.60 to 99.43	140,177	136,728
50	26	93.00	94.81	94.68	7.98	100.14	79.56	113.27	88.68 to 101.76	217,888	206,289
60	3	99.46	101.97	102.78	6.22	99.21	93.95	112.50	N/A	374,333	384,747
ALL											
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95	80,367	78,108

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STYLE											Avg. Adj.	Avg.
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(blank)	213	98.07	115.95	96.68	38.35	119.94	10.00	887.45	94.33 to 100.82		38,365	37,090
100	30	103.45	119.91	100.69	33.67	119.09	52.58	372.75	98.34 to 116.73		32,797	33,024
101	1083	96.93	103.05	97.13	18.25	106.10	34.63	353.84	95.83 to 97.72		85,113	82,671
102	18	98.88	112.53	99.91	19.42	112.63	85.59	208.18	93.95 to 109.47		148,281	148,153
103	30	97.76	98.99	97.46	12.19	101.58	69.95	133.91	94.57 to 105.70		121,730	118,634
104	66	101.22	110.72	103.29	22.92	107.19	46.24	331.35	96.07 to 105.96		75,614	78,098
106	3	101.64	114.74	102.01	28.65	112.48	77.61	164.97	N/A		88,000	89,766
111	38	95.87	96.14	94.55	8.91	101.68	76.92	134.62	89.34 to 99.59		110,484	104,462
301	12	92.08	90.74	90.52	5.41	100.25	74.99	102.61	85.10 to 96.37		145,535	131,732
302	5	97.95	94.20	92.98	5.34	101.31	84.40	101.68	N/A		101,500	94,378
304	22	97.85	97.25	94.03	10.96	103.43	74.02	128.44	90.01 to 103.41		127,108	119,514
<u>ALL</u>												
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95		80,367	78,108

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	211	98.07	115.81	96.58	38.00	119.91	10.00	887.45	94.33 to 100.82		38,828	37,501
10	16	103.45	108.15	103.47	29.04	104.52	38.84	273.40	75.83 to 129.61		30,151	31,197
20	45	106.93	117.38	112.04	32.03	104.77	34.63	319.21	94.95 to 120.05		38,111	42,700
30	812	97.66	105.20	97.89	19.24	107.47	46.24	372.75	96.63 to 98.65		84,156	82,382
35	1	88.05	88.05	88.05			88.05	88.05	N/A		179,500	158,052
40	304	95.69	98.73	95.32	14.53	103.58	53.63	260.89	93.84 to 97.27		105,729	100,779
50	85	95.48	99.24	95.84	14.75	103.55	47.66	231.97	91.68 to 98.22		89,205	85,497
60	46	94.28	97.61	97.30	13.94	100.32	72.63	143.24	89.09 to 100.53		76,734	74,665
<u>ALL</u>												
	1520	97.11	105.20	97.19	21.20	108.24	10.00	887.45	96.56 to 97.95		80,367	78,108

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5299

What If ID: 4547

Desc: New Whatif for Query ID: 5299

<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>
Status: Improved,	3	Total	Increase	11.550	A	1
