

PA&T 2006 Recapture Value Statistics

What If ID: 4497

Query: 5092

Type: Qualified

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

NUMBER of Sales:	105	MEDIAN:	75	COV:	69.75	95% Median C.I.:	70.11 to 89.49	(!: Derived)
(AgLand) TOTAL Sales Price:	11,340,996	WGT. MEAN:	82	STD:	68.05	95% Wgt. Mean C.I.:	74.40 to 88.89	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	98	AVG.ABS.DEV:	38.41	95% Mean C.I.:	84.54 to 110.57	
(AgLand) TOTAL Assessed Value:	9,259,533							
AVG. Adj. Sales Price:	108,009	COD:	50.90	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	88,186	PRD:	119.49	MIN Sales Ratio:	11.42			

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DATE OF SALE *	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	96.05	168.10	103.24	101.05	162.83	57.39	565.65	57.39 to 565.65	115,333	119,065
10/01/02 TO 12/31/02	3	109.26	103.83	97.02	6.74	107.03	90.08	112.16	N/A	75,266	73,020
01/01/03 TO 03/31/03	7	68.55	77.35	73.84	18.11	104.77	62.66	105.99	62.66 to 105.99	167,142	123,411
04/01/03 TO 06/30/03	7	65.32	76.22	72.50	34.31	105.12	36.77	162.26	36.77 to 162.26	119,571	86,695
07/01/03 TO 09/30/03	7	102.70	120.72	121.55	41.54	99.32	38.97	205.31	38.97 to 205.31	62,200	75,606
10/01/03 TO 12/31/03	8	80.17	100.74	85.06	35.76	118.44	59.65	188.24	59.65 to 188.24	72,062	61,293
01/01/04 TO 03/31/04	11	70.86	92.84	84.02	43.72	110.50	56.80	176.87	58.59 to 136.50	94,090	79,056
04/01/04 TO 06/30/04	10	63.17	80.40	66.60	53.22	120.71	37.93	160.56	42.50 to 154.33	161,168	107,346
07/01/04 TO 09/30/04	6	103.89	141.97	84.08	93.08	168.84	11.42	321.99	11.42 to 321.99	70,975	59,677
10/01/04 TO 12/31/04	12	70.04	78.93	81.59	39.61	96.74	23.56	195.10	49.75 to 93.02	108,833	88,791
01/01/05 TO 03/31/05	16	72.28	89.60	80.53	40.60	111.26	41.59	154.49	59.51 to 133.71	126,463	101,846
04/01/05 TO 06/30/05	12	78.98	94.95	83.76	38.63	113.36	45.27	230.58	62.02 to 109.42	83,529	69,963
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	76.19	104.14	82.20	54.69	126.69	36.77	565.65	65.32 to 102.60	127,165	104,530
07/01/03 TO 06/30/04	36	81.07	96.56	80.98	44.26	119.24	37.93	205.31	64.70 to 102.70	101,627	82,296
07/01/04 TO 06/30/05	46	73.11	95.04	81.82	52.29	116.16	11.42	321.99	68.48 to 93.02	103,426	84,623
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	77.28	94.00	82.49	39.59	113.95	36.77	205.31	66.24 to 96.64	104,100	85,873
01/01/04 TO 12/31/04	39	70.11	92.93	76.89	58.19	120.86	11.42	321.99	62.03 to 93.02	112,270	86,324
<u>ALL</u>											
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1653	1	198.21	198.21	198.21			198.21	198.21	N/A	1,400	2,775
1655	2	69.26	69.26	67.84	25.10	102.10	51.87	86.64	N/A	194,100	131,668
1657	10	64.91	87.83	71.01	61.62	123.69	23.56	188.24	37.93 to 156.95	64,690	45,934
1659	8	85.93	101.85	97.90	44.79	104.03	59.51	230.58	59.51 to 230.58	87,175	85,347
1661	5	90.08	185.04	94.78	113.48	195.23	72.51	565.65	N/A	156,000	147,860
1663	5	86.36	87.32	89.30	17.01	97.78	57.39	109.26	N/A	73,000	65,191
1665	3	69.28	63.91	58.12	9.26	109.96	51.60	70.84	N/A	382,488	222,294
1667	4	114.64	108.51	114.70	36.86	94.60	42.50	162.26	N/A	60,812	69,751
1669	4	83.61	98.43	108.50	30.10	90.72	72.18	154.33	N/A	65,250	70,794
1671	7	66.24	73.64	76.13	19.59	96.72	54.49	127.21	54.49 to 127.21	147,001	111,918
1673	3	58.59	62.24	59.11	6.73	105.29	58.15	69.97	N/A	85,000	50,241
1675	10	60.43	68.67	82.77	57.72	82.96	11.42	195.10	31.75 to 91.47	64,600	53,469
1677	8	84.61	103.32	84.76	41.72	121.91	62.03	176.87	62.03 to 176.87	138,812	117,652
1679	1	138.51	138.51	138.51			138.51	138.51	N/A	35,000	48,480
1937	1	86.79	86.79	86.79			86.79	86.79	N/A	67,500	58,584
1939	8	63.69	82.52	63.53	41.37	129.90	45.27	160.56	45.27 to 160.56	173,750	110,376
1941	10	88.40	128.97	95.33	63.22	135.28	55.08	321.99	74.92 to 255.53	80,498	76,743
1943	6	70.18	93.71	98.00	47.96	95.62	49.75	205.31	49.75 to 205.31	92,666	90,812
1945	1	68.93	68.93	68.93			68.93	68.93	N/A	77,000	53,075
1947	1	133.71	133.71	133.71			133.71	133.71	N/A	35,000	46,800
1949	3	105.99	102.69	96.04	10.04	106.92	85.08	117.00	N/A	99,194	95,270
1959	1	140.53	140.53	140.53			140.53	140.53	N/A	141,500	198,850
1961	3	74.46	76.07	71.17	31.59	106.89	41.59	112.16	N/A	121,766	86,658
ALL	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	75.57	100.31	63.27	59.86	158.55	51.87	198.21	N/A	106,225	67,205
2	44	80.00	91.29	88.54	40.45	103.12	23.56	195.10	68.55 to 103.85	81,854	72,469
3	36	76.73	96.55	84.03	50.32	114.90	11.42	321.99	62.67 to 95.66	96,048	80,709
4	19	72.51	109.16	70.93	65.17	153.91	51.60	565.65	59.95 to 102.60	195,619	138,744
5	2	137.64	137.64	185.97	49.16	74.01	69.97	205.31	N/A	70,000	130,181
ALL	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

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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
2	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186
ALL	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

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	230.58	230.58	230.58			230.58	230.58	N/A	25,000	57,645
62-0021	7	74.46	82.02	67.43	32.86	121.63	41.59	136.50	41.59 to 136.50	199,685	134,649
79-0002	2	112.64	112.64	87.95	42.55	128.07	64.71	160.56	N/A	41,250	36,279
79-0005	10	77.60	89.58	78.21	39.92	114.54	45.27	151.49	51.87 to 138.51	146,970	114,951
79-0011	16	83.68	91.83	77.73	32.19	118.14	42.50	162.26	69.28 to 109.26	126,075	97,996
79-0013	3	117.00	111.93	97.62	13.86	114.66	85.08	133.71	N/A	79,194	77,308
79-0016	12	88.40	123.45	95.49	61.11	129.28	55.08	321.99	73.71 to 154.49	89,082	85,065
79-0020	4	65.02	64.99	69.58	9.86	93.41	54.49	75.45	N/A	172,502	120,028
79-0031	14	91.48	123.03	94.81	56.65	129.77	58.59	565.65	62.02 to 117.96	126,135	119,588
79-0032	7	64.70	75.96	58.91	45.56	128.94	11.42	198.21	11.42 to 198.21	57,700	33,989
79-0060	8	71.51	88.82	92.49	37.12	96.03	49.75	205.31	49.75 to 205.31	91,000	84,166
79-0064	7	77.28	101.58	93.98	51.06	108.09	31.75	195.10	31.75 to 195.10	85,571	80,417
79-0065	14	59.68	78.25	68.75	58.06	113.82	23.56	188.24	37.93 to 120.00	61,100	42,006
NonValid School											
ALL	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	2	86.34	86.34	85.70	18.96	100.74	69.97	102.70	N/A	19,250	16,497
0.01 TO 10.00	4	56.84	95.15	45.80	108.92	207.78	11.42	255.53	N/A	14,518	6,649
10.01 TO 30.00	12	62.74	74.46	60.16	49.76	123.77	31.75	198.21	37.93 to 103.85	27,908	16,789
30.01 TO 50.00	11	72.18	138.54	91.79	121.29	150.92	23.56	565.65	38.97 to 230.58	31,945	29,323
50.01 TO 100.00	26	70.85	88.00	72.39	40.84	121.56	41.59	321.99	62.03 to 86.79	85,854	62,150
100.01 TO 180.00	25	90.08	104.29	89.85	35.04	116.08	58.15	205.31	74.09 to 133.11	124,444	111,812
180.01 TO 330.00	18	91.26	100.43	85.55	30.22	117.39	51.60	195.10	74.92 to 117.96	199,288	170,496
330.01 TO 650.00	6	83.11	86.31	76.67	23.89	112.57	58.27	140.53	58.27 to 140.53	236,264	181,138
650.01 +	1	51.87	51.87	51.87			51.87	51.87	N/A	210,000	108,937
ALL	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	4	95.96	100.14	91.55	26.28	109.38	74.92	133.71	N/A	56,250	51,496
DRY-N/A	2	72.95	72.95	73.24	1.05	99.59	72.18	73.71	N/A	27,000	19,775
GRASS	24	105.93	140.46	96.74	72.12	145.19	36.77	565.65	60.76 to 176.87	55,927	54,103
GRASS-N/A	13	59.95	65.39	65.75	29.65	99.46	23.56	107.47	50.01 to 89.49	248,773	163,569
IRRGTD	20	62.35	66.57	71.09	27.04	93.65	11.42	205.31	57.39 to 67.36	99,306	70,595
IRRGTD-N/A	39	90.08	100.75	93.01	30.04	108.32	41.59	195.10	77.28 to 109.42	114,129	106,152
<u>ALL</u>											
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	6	74.92	91.08	88.01	23.32	103.49	72.18	133.71	72.18 to 133.71	46,500	40,922
GRASS	26	97.74	135.76	91.00	73.98	149.19	36.77	565.65	64.71 to 156.95	76,639	69,738
GRASS-N/A	11	59.65	62.85	62.38	29.25	100.75	23.56	107.47	37.93 to 96.64	234,880	146,516
IRRGTD	39	70.84	79.82	79.73	30.83	100.12	11.42	205.31	64.70 to 79.35	117,250	93,479
IRRGTD-N/A	20	98.73	107.39	102.24	32.83	105.03	41.59	195.10	81.14 to 136.50	93,220	95,308
<u>ALL</u>											
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	6	74.92	91.08	88.01	23.32	103.49	72.18	133.71	72.18 to 133.71	46,500	40,922
GRASS	36	76.76	114.57	74.08	79.51	154.67	23.56	565.65	59.65 to 109.26	122,814	90,974
GRASS-N/A	1	96.64	96.64	96.64			96.64	96.64	N/A	155,000	149,798
IRRGTD	56	75.82	87.09	85.27	34.66	102.14	11.42	205.31	68.93 to 86.79	111,467	95,047
IRRGTD-N/A	3	154.33	127.79	117.55	19.89	108.71	68.48	160.56	N/A	65,000	76,405
<u>ALL</u>											
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	2	226.87	226.87	237.08	12.63	95.69	198.21	255.53	N/A	2,175	5,156	
5000 TO 9999	2	87.54	87.54	83.67	37.08	104.63	55.08	120.00	N/A	6,812	5,700	
<u>Total \$</u>												
1 TO 9999	4	159.11	157.21	120.80	43.78	130.14	55.08	255.53	N/A	4,493	5,428	
10000 TO 29999	17	102.70	139.89	126.55	82.39	110.54	11.42	565.65	58.59 to 188.24	19,288	24,411	
30000 TO 59999	19	81.00	93.12	95.76	52.85	97.25	23.56	162.26	49.75 to 138.51	45,260	43,339	
60000 TO 99999	24	77.14	89.70	90.08	30.16	99.58	50.01	195.10	68.93 to 92.88	81,104	73,056	
100000 TO 149999	16	73.69	90.35	92.15	42.81	98.05	41.59	205.31	59.51 to 117.96	120,000	110,575	
150000 TO 249999	17	74.46	77.09	76.59	18.26	100.65	51.87	103.38	59.65 to 93.02	181,452	138,982	
250000 TO 499999	6	72.36	74.43	74.73	10.50	99.59	62.66	89.49	62.66 to 89.49	300,394	224,489	
500000 +	2	55.77	55.77	55.53	7.49	100.44	51.60	59.95	N/A	690,800	383,588	
<u>ALL</u>												
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	4	48.79	76.80	30.88	102.16	248.75	11.42	198.21	N/A	11,631	3,591	
5000 TO 9999	3	120.00	137.43	76.31	60.77	180.09	36.77	255.53	N/A	9,650	7,364	
<u>Total \$</u>												
1 TO 9999	7	55.08	102.79	48.30	125.28	212.79	11.42	255.53	11.42 to 255.53	10,782	5,208	
10000 TO 29999	17	60.76	69.66	59.94	39.51	116.22	23.56	176.87	38.97 to 102.70	30,611	18,348	
30000 TO 59999	21	74.34	117.39	81.58	72.99	143.89	41.59	565.65	68.48 to 133.71	58,190	47,471	
60000 TO 99999	24	86.58	103.77	87.13	42.18	119.11	45.27	321.99	66.24 to 133.11	84,665	73,764	
100000 TO 149999	18	80.63	87.76	80.73	27.65	108.70	51.87	154.33	65.32 to 105.99	151,060	121,952	
150000 TO 249999	14	97.81	109.13	96.99	33.32	112.51	62.66	205.31	69.28 to 140.53	191,926	186,158	
250000 TO 499999	4	67.70	69.12	64.39	19.72	107.35	51.60	89.49	N/A	521,275	335,635	
<u>ALL</u>												
	105	75.45	97.56	81.65	50.90	119.49	11.42	565.65	70.11 to 89.49	108,009	88,186	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5092

What If ID: 4497

Desc: New Whatif for Query ID: 5092

<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>
Area (market)	3	Land	Decrease	9.000	A	1
