

**PA&T 2006 Recapture Value Statistics**

What If ID: 4499

Query: 5092

Type: Qualified

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

NUMBER of Sales:	105	<b>MEDIAN:</b>	<b>77</b>	COV:	69.43	95% Median C.I.:	67.02 to 85.20	(!: Derived)
(AgLand) TOTAL Sales Price:	11,340,996	WGT. MEAN:	80	STD:	66.21	95% Wgt. Mean C.I.:	72.37 to 86.87	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	95	AVG.ABS.DEV:	37.77	95% Mean C.I.:	82.70 to 108.03	
(AgLand) TOTAL Assessed Value:	9,029,453							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	534.99			
AVG. Assessed Value:	85,994	PRD:	119.78	MIN Sales Ratio:	11.87			

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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	90.84	160.97	99.96	103.23	161.03	54.28	534.99	54.28 to 534.99	115,333	115,289
10/01/02 TO 12/31/02	3	103.34	98.20	91.76	6.74	107.03	85.20	106.08	N/A	75,266	69,062
01/01/03 TO 03/31/03	7	68.85	75.08	71.11	18.10	105.58	59.26	100.24	59.26 to 100.24	167,142	118,858
04/01/03 TO 06/30/03	7	67.89	78.73	75.28	35.03	104.58	34.78	168.64	34.78 to 168.64	119,571	90,007
07/01/03 TO 09/30/03	7	97.14	114.19	114.97	41.55	99.32	36.86	194.18	36.86 to 194.18	62,200	71,508
10/01/03 TO 12/31/03	8	79.54	96.21	81.67	34.77	117.80	56.42	178.04	56.42 to 178.04	72,062	58,852
01/01/04 TO 03/31/04	11	67.02	91.72	84.40	46.40	108.67	53.72	167.28	55.42 to 141.87	94,090	79,417
04/01/04 TO 06/30/04	10	63.22	79.13	64.48	55.18	122.73	35.87	166.88	40.20 to 145.96	161,168	103,917
07/01/04 TO 09/30/04	6	98.26	144.31	81.26	101.19	177.59	11.87	334.65	11.87 to 334.65	70,975	57,674
10/01/04 TO 12/31/04	12	66.24	76.01	79.01	39.75	96.21	22.29	184.52	51.71 to 96.68	108,833	85,987
01/01/05 TO 03/31/05	16	71.81	88.14	77.93	41.52	113.11	39.34	160.56	56.70 to 126.47	126,463	98,547
04/01/05 TO 06/30/05	12	76.41	93.23	82.77	40.06	112.63	47.05	218.08	64.46 to 113.72	83,529	69,139
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	79.19	101.61	80.72	49.98	125.88	34.78	534.99	63.15 to 97.04	127,165	102,651
07/01/03 TO 06/30/04	36	81.47	93.59	78.83	42.79	118.72	35.87	194.18	65.14 to 99.42	101,627	80,115
07/01/04 TO 06/30/05	46	69.72	93.63	79.54	55.06	117.71	11.87	334.65	64.77 to 96.68	103,426	82,267
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	79.19	91.23	80.61	36.17	113.18	34.78	194.18	67.89 to 91.41	104,100	83,911
01/01/04 TO 12/31/04	39	66.31	91.75	75.15	62.04	122.08	11.87	334.65	61.19 to 96.68	112,270	84,375
<u>ALL</u>											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1653	1	187.50	187.50	187.50			187.50	187.50	N/A	1,400	2,625	
1655	2	65.51	65.51	64.16	25.10	102.10	49.06	81.95	N/A	194,100	124,532	
1657	10	61.39	83.07	67.16	61.62	123.69	22.29	178.04	35.87 to 148.45	64,690	43,445	
1659	8	81.28	100.39	97.23	46.33	103.25	61.19	218.08	61.19 to 218.08	87,175	84,760	
1661	5	85.20	175.01	89.65	113.48	195.23	68.58	534.99	N/A	156,000	139,846	
1663	5	81.68	82.59	84.46	17.01	97.78	54.28	103.34	N/A	73,000	61,658	
1665	3	65.52	60.44	54.97	9.26	109.96	48.80	67.00	N/A	382,488	210,246	
1667	4	114.94	109.68	114.72	40.91	95.60	40.20	168.64	N/A	60,812	69,766	
1669	4	79.08	93.10	102.62	30.10	90.72	68.27	145.96	N/A	65,250	66,957	
1671	7	65.14	74.62	75.75	19.21	98.52	56.64	132.21	56.64 to 132.21	147,001	111,349	
1673	3	60.43	60.68	60.49	5.94	100.31	55.42	66.18	N/A	85,000	51,416	
1675	10	57.16	66.85	80.72	59.64	82.81	11.87	184.52	33.00 to 86.51	64,600	52,147	
1677	8	87.93	102.96	85.57	38.51	120.32	64.47	167.28	64.47 to 167.28	138,812	118,786	
1679	1	131.01	131.01	131.01			131.01	131.01	N/A	35,000	45,852	
1937	1	90.21	90.21	90.21			90.21	90.21	N/A	67,500	60,889	
1939	8	60.24	82.91	61.33	47.69	135.20	47.05	166.88	47.05 to 166.88	173,750	106,552	
1941	10	87.87	131.74	96.04	66.67	137.17	57.25	334.65	70.86 to 265.56	80,498	77,309	
1943	6	69.84	90.56	95.14	46.13	95.18	51.71	194.18	51.71 to 194.18	92,666	88,164	
1945	1	65.19	65.19	65.19			65.19	65.19	N/A	77,000	50,198	
1947	1	126.47	126.47	126.47			126.47	126.47	N/A	35,000	44,263	
1949	3	100.24	97.12	90.84	10.04	106.92	80.47	110.66	N/A	99,194	90,106	
1959	1	132.91	132.91	132.91			132.91	132.91	N/A	141,500	188,072	
1961	3	77.39	74.27	71.31	28.75	104.14	39.34	106.08	N/A	121,766	86,837	
ALL	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	4	71.48	94.88	59.84	59.87	158.56	49.06	187.50	N/A	106,225	63,563	
2	44	75.66	86.35	83.74	40.46	103.12	22.29	184.52	64.84 to 98.22	81,854	68,541	
3	36	79.75	100.35	87.34	50.32	114.90	11.87	334.65	65.14 to 99.42	96,048	83,884	
4	19	68.58	103.24	67.08	65.17	153.91	48.80	534.99	56.70 to 97.04	195,619	131,224	
5	2	130.18	130.18	175.89	49.16	74.01	66.18	194.18	N/A	70,000	123,126	
ALL	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994	

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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	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994
ALL	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

**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	218.08	218.08	218.08			218.08	218.08	N/A	25,000	54,521
62-0021	7	77.39	81.55	65.67	33.75	124.18	39.34	141.87	39.34 to 141.87	199,685	131,135
79-0002	2	114.04	114.04	86.82	46.33	131.35	61.21	166.88	N/A	41,250	35,814
79-0005	10	74.92	88.63	77.58	40.00	114.24	47.05	157.46	49.06 to 131.01	146,970	114,026
79-0011	16	79.15	88.61	74.27	34.41	119.31	40.20	168.64	65.52 to 103.34	126,075	93,633
79-0013	3	110.66	105.86	92.33	13.86	114.66	80.47	126.47	N/A	79,194	73,117
79-0016	12	87.87	124.85	94.32	63.62	132.37	53.72	334.65	70.86 to 160.56	89,082	84,021
79-0020	4	64.43	64.21	67.27	6.27	95.45	56.64	71.36	N/A	172,502	116,049
79-0031	14	86.52	119.99	93.04	57.94	128.96	55.42	534.99	64.46 to 122.60	126,135	117,359
79-0032	7	63.15	73.58	58.96	41.84	124.79	11.87	187.50	11.87 to 187.50	57,700	34,022
79-0060	8	71.10	86.38	90.32	37.02	95.63	51.71	194.18	51.71 to 194.18	91,000	82,191
79-0064	7	80.32	99.66	93.52	46.05	106.56	33.00	184.52	33.00 to 184.52	85,571	80,030
79-0065	14	56.45	74.01	65.02	58.06	113.82	22.29	178.04	35.87 to 113.50	61,100	39,729
NonValid School											
ALL	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

**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	81.66	81.66	81.05	18.95	100.74	66.18	97.14	N/A	19,250	15,603
0.01 TO 10.00	4	56.33	97.52	45.71	113.40	213.36	11.87	265.56	N/A	14,518	6,636
10.01 TO 30.00	12	61.94	71.53	58.20	46.40	122.92	33.00	187.50	35.87 to 98.22	27,908	16,241
30.01 TO 50.00	11	68.27	133.02	88.41	124.21	150.46	22.29	534.99	36.86 to 218.08	31,945	28,242
50.01 TO 100.00	26	67.80	87.59	71.93	42.63	121.77	39.34	334.65	64.46 to 86.51	85,854	61,756
100.01 TO 180.00	25	85.20	102.65	88.14	36.64	116.46	59.26	194.18	77.01 to 125.90	124,444	109,680
180.01 TO 330.00	18	88.02	97.13	82.75	31.19	117.37	48.80	184.52	70.86 to 122.60	199,288	164,917
330.01 TO 650.00	6	82.40	82.90	73.85	22.82	112.25	55.11	132.91	55.11 to 132.91	236,264	174,483
650.01 +	1	49.06	49.06	49.06			49.06	49.06	N/A	210,000	103,033
ALL	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

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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	66.18	67.84	72.63	28.68	93.40	40.20	97.14	N/A	16,166	11,742
DRY	4	90.76	94.71	86.59	26.28	109.38	70.86	126.47	N/A	56,250	48,705
DRY-N/A	2	72.44	72.44	74.06	5.76	97.81	68.27	76.61	N/A	27,000	19,996
GRASS	24	100.19	135.53	92.22	73.94	146.97	34.78	534.99	61.21 to 167.28	55,927	51,575
GRASS-N/A	13	56.70	61.85	62.19	29.65	99.46	22.29	101.64	47.30 to 84.64	248,773	154,704
IRRGTD	20	62.78	66.39	70.79	25.43	93.78	11.87	194.18	57.25 to 66.31	99,306	70,301
IRRGTD-N/A	39	86.31	100.04	92.21	32.22	108.49	39.34	184.52	80.32 to 106.08	114,129	105,241
<u>ALL</u>											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

**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	66.18	67.84	72.63	28.68	93.40	40.20	97.14	N/A	16,166	11,742
DRY	6	73.74	87.29	84.16	23.45	103.71	68.27	126.47	68.27 to 126.47	46,500	39,135
GRASS	26	92.44	130.88	86.55	75.80	151.22	34.78	534.99	63.15 to 148.45	76,639	66,332
GRASS-N/A	11	56.42	59.44	59.00	29.25	100.75	22.29	101.64	35.87 to 91.41	234,880	138,575
IRRGTD	39	67.89	79.82	79.52	32.49	100.37	11.87	194.18	64.47 to 81.68	117,250	93,237
IRRGTD-N/A	20	93.38	105.83	100.53	36.58	105.28	39.34	184.52	81.95 to 141.87	93,220	93,709
<u>ALL</u>											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

**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	66.18	67.84	72.63	28.68	93.40	40.20	97.14	N/A	16,166	11,742
DRY	6	73.74	87.29	84.16	23.45	103.71	68.27	126.47	68.27 to 126.47	46,500	39,135
GRASS	36	72.60	110.15	70.28	81.19	156.73	22.29	534.99	56.42 to 103.34	122,814	86,313
GRASS-N/A	1	91.41	91.41	91.41			91.41	91.41	N/A	155,000	141,679
IRRGTD	56	78.29	86.64	84.76	33.86	102.22	11.87	194.18	67.00 to 85.20	111,467	94,476
IRRGTD-N/A	3	145.96	125.87	112.72	23.32	111.67	64.77	166.88	N/A	65,000	73,265
<u>ALL</u>											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

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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 \$ _____											
1 TO 4999	2	226.53	226.53	240.44	17.23	94.22	187.50	265.56	N/A	2,175	5,229
5000 TO 9999	2	85.37	85.37	82.02	32.95	104.09	57.25	113.50	N/A	6,812	5,587
Total \$ _____											
1 TO 9999	4	150.50	155.95	120.36	46.90	129.57	57.25	265.56	N/A	4,493	5,408
10000 TO 29999	17	97.14	135.36	122.88	84.72	110.16	11.87	534.99	55.42 to 178.04	19,288	23,701
30000 TO 59999	19	76.61	91.76	94.66	55.66	96.93	22.29	168.64	51.71 to 141.87	45,260	42,845
60000 TO 99999	24	76.27	87.47	87.76	30.47	99.67	47.30	184.52	65.19 to 90.21	81,104	71,174
100000 TO 149999	16	74.58	89.34	90.97	41.57	98.21	39.34	194.18	61.86 to 122.60	120,000	109,164
150000 TO 249999	17	77.39	75.34	75.13	16.41	100.29	49.06	97.78	60.43 to 91.41	181,452	136,324
250000 TO 499999	6	68.44	71.66	71.73	12.35	99.90	59.26	84.64	59.26 to 84.64	300,394	215,484
500000 +	2	52.75	52.75	52.52	7.49	100.44	48.80	56.70	N/A	690,800	362,797
ALL											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

**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	4	48.72	74.20	30.68	98.87	241.88	11.87	187.50	N/A	11,631	3,568
5000 TO 9999	3	113.50	137.94	74.61	67.78	184.89	34.78	265.56	N/A	9,650	7,199
Total \$ _____											
1 TO 9999	7	57.25	101.52	47.53	119.71	213.60	11.87	265.56	11.87 to 265.56	10,782	5,124
10000 TO 29999	17	61.19	66.67	57.52	36.56	115.89	22.29	167.28	36.86 to 97.14	30,611	17,609
30000 TO 59999	21	70.86	112.59	78.38	73.04	143.63	39.34	534.99	64.77 to 126.47	58,190	45,612
60000 TO 99999	24	86.41	104.51	87.23	42.51	119.81	47.05	334.65	65.14 to 125.90	84,665	73,851
100000 TO 149999	18	79.83	85.78	78.86	26.33	108.78	49.06	157.46	66.31 to 100.24	151,060	119,126
150000 TO 249999	14	96.86	106.52	94.90	31.80	112.24	59.26	194.18	65.52 to 132.91	191,926	182,132
250000 TO 499999	4	64.03	65.38	60.90	19.72	107.35	48.80	84.64	N/A	521,275	317,444
ALL											
	105	77.01	95.37	79.62	49.04	119.78	11.87	534.99	67.02 to 85.20	108,009	85,994

### SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5092

What If ID: 4499

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>
All Ag-Un	All Ag-Un	Land	Decrease	5.420	A	1