

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	27	MEDIAN:	97	COV:	71.58	95% Median C.I.:	82.02 to 111.93
TOTAL Sales Price:	1,340,900	WGT. MEAN:	94	STD:	82.20	95% Wgt. Mean C.I.:	83.51 to 103.70
TOTAL Adj.Sales Price:	1,289,475	MEAN:	115	AVG.ABS.DEV:	37.36	95% Mean C.I.:	82.31 to 147.36
TOTAL Assessed Value:	1,206,960						
AVG. Adj. Sales Price:	47,758	COD:	38.60	MAX Sales Ratio:	488.15		
AVG. Assessed Value:	44,702	PRD:	122.69	MIN Sales Ratio:	55.33		

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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	2	103.01	103.01	104.05	6.03	99.00	96.80	109.22	N/A	62,500	65,034
10/01/02 TO 12/31/02	3	95.72	83.70	81.58	15.58	102.60	55.33	100.06	N/A	28,333	23,114
01/01/03 TO 03/31/03	1	82.77	82.77	82.77			82.77	82.77	N/A	55,000	45,526
<u>Study Years</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	74.66	81.95	83.73	22.00	97.87	62.56	111.70	62.56 to 111.70	54,916	45,981
01/01/04 TO 03/31/04	1	79.36	79.36	79.36			79.36	79.36	N/A	30,000	23,808
04/01/04 TO 06/30/04	2	301.10	301.10	121.39	62.12	248.05	114.06	488.15	N/A	51,000	61,909
07/01/04 TO 09/30/04	3	157.13	168.64	140.95	21.58	119.65	123.55	225.26	N/A	37,000	52,150
10/01/04 TO 12/31/04	2	131.21	131.21	130.40	2.86	100.62	127.46	134.97	N/A	7,400	9,649
01/01/05 TO 03/31/05	6	89.73	89.38	83.05	14.42	107.61	64.44	111.93	64.44 to 111.93	47,862	39,750
04/01/05 TO 06/30/05	1	82.84	82.84	82.84			82.84	82.84	N/A	150,000	124,255
<u>Calendar Yrs</u>											
07/01/02 TO 06/30/03	6	96.26	89.98	92.43	12.51	97.35	55.33	109.22	55.33 to 109.22	44,166	40,823
07/01/03 TO 06/30/04	9	82.02	130.36	91.77	73.06	142.05	62.56	488.15	66.72 to 114.06	51,277	47,057
07/01/04 TO 06/30/05	12	106.68	115.62	95.65	29.15	120.87	64.44	225.26	82.84 to 134.97	46,914	44,875
<u>ALL</u>											
	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	16	96.00	96.91	92.10	27.96	105.22	55.33	157.13	66.72 to 123.55	51,018	46,986
HAY SPRINGS	3	96.80	97.53	97.93	1.50	99.59	95.72	100.06	N/A	34,333	33,622
RURAL	2	89.73	89.73	87.09	4.31	103.03	85.86	93.59	N/A	61,587	53,638
RUSHVILLE	6	101.40	179.67	100.02	90.66	179.65	79.00	488.15	79.00 to 488.15	41,166	41,173
<u>ALL</u>											
	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

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	24	98.43	116.57	91.84	40.97	126.92	55.33	488.15	79.36 to 111.93	44,845	41,187
2	1	123.55	123.55	123.55			123.55	123.55	N/A	90,000	111,191
3	2	89.73	89.73	87.09	4.31	103.03	85.86	93.59	N/A	61,587	53,638
<u>ALL</u>											
	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

PA&T 2006 R&O Statistics

Type: Qualified

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TOTAL Assessed Value:	1,206,960						
AVG. Adj. Sales Price:	47,758	COD:	38.60	MAX Sales Ratio:	488.15		
AVG. Assessed Value:	44,702	PRD:	122.69	MIN Sales Ratio:	55.33		

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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	26	96.26	113.21	93.45	37.90	121.14	55.33	488.15	82.02 to 111.70	49,479	46,240
2	1	157.13	157.13	157.13			157.13	157.13	N/A	3,000	4,714
<u>ALL</u>	<u>27</u>	<u>96.80</u>	<u>114.84</u>	<u>93.60</u>	<u>38.60</u>	<u>122.69</u>	<u>55.33</u>	<u>488.15</u>	<u>82.02 to 111.93</u>	<u>47,758</u>	<u>44,702</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)											
07-0006											
07-0010											
23-0002											
23-0044											
38-0007											
38-0011											
81-0003	3	96.80	97.53	97.93	1.50	99.59	95.72	100.06	N/A	34,333	33,622
81-0004											
81-0006											
81-0012	23	101.38	118.02	93.22	42.74	126.60	55.33	488.15	79.36 to 114.06	50,734	47,294
81-0022											
81-0026											
81-0030	1	93.59	93.59	93.59			93.59	93.59	N/A	19,575	18,321
81-0035											
81-0083											
81-0091											
81-0119											
81-0129											
81-0131											
81-0132											
81-0133											
85-0070											
NonValid School											
<u>ALL</u>	<u>27</u>	<u>96.80</u>	<u>114.84</u>	<u>93.60</u>	<u>38.60</u>	<u>122.69</u>	<u>55.33</u>	<u>488.15</u>	<u>82.02 to 111.93</u>	<u>47,758</u>	<u>44,702</u>

PA&T 2006 R&O Statistics

What If ID: 4528

Query: 5328

Type: Qualified

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

(!: AVTot=0)

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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	5	127.46	131.43	119.95	8.55	109.57	114.06	157.13	N/A	41,560	49,851
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	101.42	101.42	101.42			101.42	101.42	N/A	13,000	13,185
1920 TO 1939	7	79.00	134.90	77.70	86.20	173.62	62.56	488.15	62.56 to 488.15	40,214	31,245
1940 TO 1949	1	66.72	66.72	66.72			66.72	66.72	N/A	36,000	24,019
1950 TO 1959	4	95.64	117.97	104.63	52.93	112.75	55.33	225.26	N/A	29,500	30,864
1960 TO 1969	2	84.35	84.35	84.07	1.79	100.33	82.84	85.86	N/A	126,800	106,605
1970 TO 1979	1	82.02	82.02	82.02			82.02	82.02	N/A	134,500	110,322
1980 TO 1989	3	101.38	102.11	105.49	4.44	96.80	95.72	109.22	N/A	41,166	43,426
1990 TO 1994											
1995 TO 1999	3	96.80	100.70	102.41	6.24	98.33	93.59	111.70	N/A	40,525	41,502
2000 TO Present											
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

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	322.64	322.64	289.54	51.30	111.43	157.13	488.15	N/A	2,500	7,238
5000 TO 9999	2	131.21	131.21	130.40	2.86	100.62	127.46	134.97	N/A	7,400	9,649
Total \$											
1 TO 9999	4	146.05	226.93	170.59	65.54	133.03	127.46	488.15	N/A	4,950	8,444
10000 TO 29999	6	94.66	109.59	107.70	32.97	101.76	62.56	225.26	62.56 to 225.26	17,845	19,220
30000 TO 59999	10	89.79	87.33	88.10	18.98	99.13	55.33	111.93	66.72 to 111.70	42,150	37,135
60000 TO 99999	3	109.22	99.07	98.39	18.04	100.69	64.44	123.55	N/A	84,333	82,974
100000 TO 149999	3	85.86	93.98	92.67	12.43	101.41	82.02	114.06	N/A	112,700	104,444
150000 TO 249999	1	82.84	82.84	82.84			82.84	82.84	N/A	150,000	124,255
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

PA&T 2006 R&O Statistics

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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 \$											
5000 TO 9999	3	157.13	260.08	206.53	74.92	125.93	134.97	488.15	N/A	3,600	7,435
Total \$											
1 TO 9999	3	157.13	260.08	206.53	74.92	125.93	134.97	488.15	N/A	3,600	7,435
10000 TO 29999	9	79.36	84.57	77.19	21.64	109.57	55.33	127.46	62.56 to 101.42	22,008	16,987
30000 TO 59999	7	100.06	112.21	99.97	27.37	112.25	67.29	225.26	67.29 to 225.26	41,357	41,344
60000 TO 99999	4	97.54	92.81	89.24	18.10	104.00	64.44	111.70	N/A	79,150	70,634
100000 TO 149999	4	98.45	100.62	96.91	18.47	103.83	82.02	123.55	N/A	118,625	114,955
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	127.46	131.43	119.95	8.55	109.57	114.06	157.13	N/A	41,560	49,851
10	12	95.20	132.60	91.08	57.39	145.59	62.56	488.15	79.36 to 111.70	47,681	43,426
15	1	82.84	82.84	82.84			82.84	82.84	N/A	150,000	124,255
20	8	89.25	86.30	87.47	20.47	98.66	55.33	111.93	55.33 to 111.93	41,812	36,571
30	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

PA&T 2006 R&O Statistics

What If ID: 4528

Query: 5328

Type: Qualified

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

(!: AVTot=0)

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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)	5	134.97	153.67	139.71	19.47	110.00	123.55	225.26	N/A	25,160	35,150
306	1	82.84	82.84	82.84			82.84	82.84	N/A	150,000	124,255
314	1	85.86	85.86	85.86			85.86	85.86	N/A	103,600	88,955
317	1	114.06	114.06	114.06			114.06	114.06	N/A	100,000	114,055
325	1	95.72	95.72	95.72			95.72	95.72	N/A	11,500	11,008
339	1	79.00	79.00	79.00			79.00	79.00	N/A	25,000	19,750
344	3	67.29	77.08	78.62	19.23	98.04	62.56	101.38	N/A	36,333	28,565
349	1	109.22	109.22	109.22			109.22	109.22	N/A	73,000	79,733
353	4	73.04	174.67	73.16	149.35	238.76	64.44	488.15	N/A	39,500	28,897
380	1	82.02	82.02	82.02			82.02	82.02	N/A	134,500	110,322
386	1	96.80	96.80	96.80			96.80	96.80	N/A	52,000	50,335
406	2	111.81	111.81	111.80	0.10	100.02	111.70	111.93	N/A	43,000	48,072
442	2	100.74	100.74	100.40	0.67	100.34	100.06	101.42	N/A	26,250	26,355
526	1	82.77	82.77	82.77			82.77	82.77	N/A	55,000	45,526
554	2	74.46	74.46	69.31	25.70	107.43	55.33	93.59	N/A	26,787	18,566
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702
04											
ALL	27	96.80	114.84	93.60	38.60	122.69	55.33	488.15	82.02 to 111.93	47,758	44,702

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5328

What If ID: 4528

Desc: New Whatif for Query ID: 5328

<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	Gordon	Total	Decrease	12.890	A	1
