

PA&T 2006 R&O Statistics

What If ID: 4623

Query: 5071

Type: Qualified

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

NUMBER of Sales:	35	MEDIAN:	77	COV:	20.37	95% Median C.I.:	73.52 to 80.89	(!: Derived)
(AgLand) TOTAL Sales Price:	5,631,550	WGT. MEAN:	79	STD:	16.15	95% Wgt. Mean C.I.:	72.69 to 84.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,616,050	MEAN:	79	AVG.ABS.DEV:	11.15	95% Mean C.I.:	73.93 to 84.63	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,421,742							
AVG. Adj. Sales Price:	160,458	COD:	14.41	MAX Sales Ratio:	131.38			
AVG. Assessed Value:	126,335	PRD:	100.69	MIN Sales Ratio:	54.74			

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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	1	74.86	74.86	74.86			74.86	74.86	N/A	89,000	66,625
10/01/02 TO 12/31/02	2	87.57	87.57	87.73	8.96	99.81	79.72	95.41	N/A	212,950	186,827
01/01/03 TO 03/31/03	7	85.79	92.07	96.51	18.68	95.40	69.60	131.38	69.60 to 131.38	129,857	125,327
<u>04/01/03 TO 06/30/03</u>											
07/01/03 TO 09/30/03	1	72.36	72.36	72.36			72.36	72.36	N/A	117,940	85,345
10/01/03 TO 12/31/03	3	64.47	64.27	64.11	1.94	100.24	62.29	66.04	N/A	80,583	51,665
01/01/04 TO 03/31/04	5	60.47	65.82	65.00	16.19	101.27	54.74	82.16	N/A	148,326	96,408
04/01/04 TO 06/30/04	5	80.66	84.56	85.62	6.20	98.77	77.94	102.67	N/A	110,066	94,236
<u>07/01/04 TO 09/30/04</u>											
10/01/04 TO 12/31/04	4	75.26	79.02	73.77	16.39	107.11	65.25	100.29	N/A	273,625	201,851
01/01/05 TO 03/31/05	2	83.05	83.05	80.81	11.47	102.77	73.52	92.58	N/A	196,000	158,395
04/01/05 TO 06/30/05	5	76.07	76.21	74.61	6.91	102.15	64.49	88.27	N/A	210,800	157,281
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	82.76	89.45	92.53	16.77	96.66	69.60	131.38	74.74 to 118.19	142,390	131,757
07/01/03 TO 06/30/04	14	74.50	72.65	72.27	14.01	100.53	54.74	102.67	60.47 to 80.89	117,975	85,254
07/01/04 TO 06/30/05	11	76.07	78.48	75.21	11.32	104.35	64.49	100.29	65.25 to 92.58	230,954	173,691
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	74.74	82.69	88.09	20.11	93.87	62.29	131.38	64.47 to 118.19	115,335	101,603
01/01/04 TO 12/31/04	14	79.29	76.29	73.78	13.65	103.40	54.74	102.67	60.47 to 82.42	170,461	125,759
<u>ALL</u>											
	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

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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	
3637	3	78.90	74.37	77.64	6.44	95.78	64.47	79.72	N/A	153,300	119,025	
3639	3	88.27	92.27	91.52	6.34	100.82	85.88	102.67	N/A	172,110	157,517	
3641	3	73.52	70.14	72.82	12.43	96.32	54.74	82.16	N/A	116,666	84,954	
3789	1	76.65	76.65	76.65			76.65	76.65	N/A	217,000	166,321	
3791	1	118.19	118.19	118.19			118.19	118.19	N/A	265,000	313,199	
3793	1	66.04	66.04	66.04			66.04	66.04	N/A	87,250	57,620	
3871	1	77.38	77.38	77.38			77.38	77.38	N/A	77,000	59,580	
3873	2	62.48	62.48	63.16	3.21	98.92	60.47	64.49	N/A	259,815	164,109	
3875	5	76.07	83.48	76.77	22.68	108.74	62.29	131.38	N/A	229,500	176,188	
4025	2	86.74	86.74	89.09	6.74	97.36	80.89	92.58	N/A	107,000	95,321	
4027	1	55.10	55.10	55.10			55.10	55.10	N/A	245,000	134,986	
4029	6	80.32	83.22	81.24	13.21	102.44	68.11	100.29	68.11 to 100.29	158,750	128,963	
4031	6	76.34	75.99	76.46	4.92	99.38	69.60	80.66	69.60 to 80.66	94,156	71,993	
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	13	78.90	80.71	82.12	14.51	98.28	54.74	118.19	65.25 to 88.27	196,717	161,538	
3	1	79.72	79.72	79.72			79.72	79.72	N/A	208,400	166,141	
4	21	74.86	78.38	75.63	14.94	103.64	55.10	131.38	68.11 to 80.89	135,729	102,647	
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335	
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335	

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
24-0001											
24-0015	1	73.52	73.52	73.52			73.52	73.52	N/A	242,000	177,920
32-0095	1	79.72	79.72	79.72			79.72	79.72	N/A	208,400	166,141
33-0018	14	74.86	76.77	74.16	11.10	103.52	55.10	100.29	68.11 to 85.79	150,745	111,796
33-0021											
33-0540	1	92.58	92.58	92.58			92.58	92.58	N/A	150,000	138,871
37-0030	7	78.90	80.52	83.76	12.48	96.13	64.47	102.67	64.47 to 102.67	133,154	111,526
69-0054	11	76.65	80.96	80.73	20.90	100.28	54.74	131.38	60.47 to 118.19	179,375	144,815
NonValid School											
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	5	69.60	68.89	69.78	10.47	98.72	54.74	80.89	N/A	52,800	36,846
100.01 TO 180.00	16	77.01	76.30	73.88	8.70	103.27	55.10	92.58	73.52 to 82.16	167,976	124,109
180.01 TO 330.00	9	82.42	85.61	89.52	17.63	95.63	62.29	118.19	66.04 to 102.67	161,224	144,331
330.01 TO 650.00	4	87.57	93.65	84.16	22.54	111.28	68.11	131.38	N/A	216,350	182,089
650.01 +	1	64.49	64.49	64.49			64.49	64.49	N/A	348,000	224,425
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

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
DRY	1	69.60	69.60	69.60			69.60	69.60	N/A	60,000	41,758
DRY-N/A	9	77.38	76.41	77.02	4.66	99.20	64.47	82.16	74.74 to 80.66	84,333	64,957
GRASS	3	62.29	61.03	62.30	6.04	97.95	54.74	66.04	N/A	77,583	48,337
GRASS-N/A	9	88.27	91.15	86.12	16.04	105.85	64.49	131.38	72.36 to 102.67	170,407	146,754
IRRGTD	5	76.07	82.39	80.96	15.33	101.76	65.25	118.19	N/A	284,900	230,656
IRRGTD-N/A	8	78.77	75.26	73.24	12.92	102.76	55.10	92.58	55.10 to 92.58	200,766	147,036
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

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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
DRY	7	74.86	74.26	75.13	5.22	98.84	64.47	80.66	64.47 to 80.66	72,500	54,470
DRY-N/A	3	77.94	79.16	78.68	2.04	100.61	77.38	82.16	N/A	103,833	81,694
GRASS	4	64.17	78.61	81.18	31.32	96.84	54.74	131.38	N/A	80,062	64,991
GRASS-N/A	8	87.03	86.13	83.38	12.10	103.29	64.49	102.67	64.49 to 102.67	180,771	150,728
IRRGTD	10	76.36	77.76	76.98	15.30	101.02	55.10	118.19	60.47 to 92.58	227,213	174,902
IRRGTD-N/A	3	82.42	78.80	76.54	7.19	102.96	68.11	85.88	N/A	252,833	193,515
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

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
DRY	10	76.12	75.73	76.48	5.29	99.02	64.47	82.16	69.60 to 80.66	81,900	62,637
GRASS	10	76.04	82.94	82.09	24.93	101.04	54.74	131.38	62.29 to 102.67	147,642	121,192
GRASS-N/A	2	87.03	87.03	87.54	1.42	99.41	85.79	88.27	N/A	145,000	126,935
IRRGTD	13	76.65	78.00	76.87	14.08	101.48	55.10	118.19	65.25 to 85.88	233,125	179,197
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	3	64.47	64.65	64.79	10.34	99.80	54.74	74.74	N/A	46,666	30,233
60000 TO 99999	11	80.64	82.20	82.67	11.06	99.44	66.04	131.38	69.60 to 85.79	79,659	65,853
100000 TO 149999	4	86.33	84.41	86.17	19.78	97.95	62.29	102.67	N/A	121,192	104,433
150000 TO 249999	12	79.31	78.90	78.40	10.69	100.64	55.10	95.41	73.52 to 88.27	202,669	158,900
250000 TO 499999	5	68.11	78.42	76.18	18.94	102.94	64.49	118.19	N/A	336,600	256,424
ALL	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

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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 \$ _____											
_____ Total \$ _____											
10000 TO 29999	1	54.74	54.74	54.74			54.74	54.74	N/A	43,000	23,540
30000 TO 59999	8	72.17	72.20	71.49	9.14	100.99	62.29	82.16	62.29 to 82.16	69,093	49,392
60000 TO 99999	7	74.86	75.66	73.71	7.52	102.65	60.47	85.79	60.47 to 85.79	103,581	76,347
100000 TO 149999	7	92.58	92.26	86.11	17.81	107.14	55.10	131.38	55.10 to 131.38	154,761	133,266
150000 TO 249999	11	76.65	77.16	75.42	9.17	102.31	64.49	95.41	65.25 to 88.27	267,900	202,051
250000 TO 499999	1	118.19	118.19	118.19			118.19	118.19	N/A	265,000	313,199
_____ ALL _____											
	35	77.38	79.28	78.73	14.41	100.69	54.74	131.38	73.52 to 80.89	160,458	126,335

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5071

What If ID: 4623

Desc: New Whatif for Query ID: 5071

<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>
School District	69-0054	Land	Increase	10.000	A	1