

PA&T 2006 R&O Statistics

What If ID: 4551

Query: 4896

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

Printed: 04/19/2006 11:10:21

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>											
07/01/03 TO 09/30/03	71	98.16	108.11	95.80	25.64	112.85	37.94	252.63	96.00 to 100.12	47,985	45,971
10/01/03 TO 12/31/03	53	96.33	108.77	95.14	34.78	114.32	27.93	355.60	89.52 to 102.21	29,424	27,994
01/01/04 TO 03/31/04	45	96.47	110.02	99.41	33.48	110.67	15.50	296.00	91.23 to 100.36	31,252	31,067
04/01/04 TO 06/30/04	69	98.17	134.35	96.94	52.31	138.60	36.60	798.40	95.58 to 100.00	40,138	38,909
07/01/04 TO 09/30/04	61	98.38	103.71	97.07	18.10	106.84	31.71	240.33	95.47 to 103.00	39,757	38,592
10/01/04 TO 12/31/04	44	94.96	97.22	90.60	26.67	107.31	28.75	219.26	84.62 to 99.77	41,769	37,844
01/01/05 TO 03/31/05	39	95.42	118.81	88.13	45.74	134.82	44.26	914.00	80.48 to 100.13	54,589	48,109
04/01/05 TO 06/30/05	57	93.24	104.09	83.67	34.08	124.40	10.59	534.00	83.84 to 97.01	49,443	41,369
<u>Study Years</u>											
07/01/03 TO 06/30/04	238	97.54	116.23	96.59	36.91	120.33	15.50	798.40	96.33 to 98.72	38,413	37,102
07/01/04 TO 06/30/05	201	95.86	105.33	89.61	29.85	117.54	10.59	914.00	93.85 to 97.62	45,822	41,062
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	219	97.47	113.36	96.01	33.80	118.07	15.50	798.40	95.73 to 98.79	38,533	36,995
<u>ALL</u>											
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ANSELMO	9	102.60	96.04	103.90	20.51	92.44	39.00	136.53	72.66 to 124.36	11,094	11,527
ANSLEY	36	95.24	118.75	83.33	50.83	142.51	40.02	914.00	79.76 to 109.71	27,426	22,854
ARNOLD	40	97.98	115.00	93.57	38.93	122.91	34.79	452.10	86.31 to 116.58	31,331	29,315
BERWYN	4	70.93	103.52	85.00	51.20	121.78	67.20	205.00	N/A	2,250	1,912
BROKEN BOW	176	97.54	102.56	93.83	18.42	109.31	15.50	355.60	96.50 to 98.39	55,822	52,375
CALLAWAY	50	93.63	99.75	90.95	26.62	109.68	10.59	511.24	88.31 to 97.39	45,774	41,631
COMSTOCK	12	101.11	174.24	88.21	95.93	197.53	27.93	798.40	84.20 to 197.04	16,317	14,393
MASON CITY	6	75.48	71.06	68.76	16.32	103.35	44.47	91.41	44.47 to 91.41	18,416	12,663
MERNA	26	96.52	102.98	95.56	13.13	107.76	68.58	178.07	93.41 to 100.54	38,300	36,600
OCONTO	6	83.63	226.95	80.02	194.18	283.59	61.00	538.00	61.00 to 538.00	8,687	6,952
RURAL RES	34	97.47	123.86	101.70	47.51	121.80	41.37	695.20	91.23 to 111.10	49,292	50,128
SARGENT	40	98.39	121.81	85.09	51.46	143.17	36.60	296.00	81.94 to 130.67	21,485	18,280
<u>ALL</u>											
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

PA&T 2006 R&O Statistics

What If ID: 4551

Query: 4896

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

Printed: 04/19/2006 11:10:22

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	375	96.82	111.30	92.88	32.83	119.83	10.59	914.00	95.82 to 98.12	39,537	36,722
2	30	96.00	96.13	86.97	29.17	110.53	28.75	181.62	83.65 to 102.69	61,668	53,630
3	34	97.47	123.86	101.70	47.51	121.80	41.37	695.20	91.23 to 111.10	49,292	50,128
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

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	388	97.05	111.11	93.31	29.83	119.08	34.79	914.00	95.94 to 98.16	46,070	42,986
2	51	87.50	112.19	84.93	68.77	132.10	10.59	695.20	67.20 to 102.67	9,359	7,948
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	430	96.80	110.39	93.14	32.73	118.51	10.59	914.00	95.82 to 98.11	42,082	39,197
06											
07	9	99.19	151.81	89.18	79.36	170.23	37.94	452.10	75.25 to 181.62	28,555	25,465
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

PA&T 2006 R&O Statistics

Query: 4896

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

Printed: 04/19/2006 11:10:22

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0015	36	96.69	100.54	96.02	14.53	104.70	39.00	178.07	93.41 to 102.60	32,462	31,171
21-0025	183	97.21	101.40	93.82	18.95	108.08	15.50	355.60	96.33 to 98.38	55,416	51,991
21-0044	39	97.11	122.10	84.43	51.23	144.61	40.02	914.00	82.80 to 117.00	26,034	21,981
21-0075											
21-0084	42	98.39	122.57	89.87	50.99	136.39	36.60	296.00	87.69 to 130.67	24,176	21,727
21-0089	44	99.20	115.66	95.80	37.32	120.73	34.79	452.10	87.93 to 118.71	31,631	30,301
21-0153											
21-0164											
21-0169	7	74.60	71.36	71.08	14.43	100.40	44.47	91.41	44.47 to 91.41	33,642	23,911
21-0180	62	94.45	112.68	95.38	36.84	118.13	10.59	695.20	89.33 to 98.77	47,923	45,709
21-0234	5	74.67	101.18	88.22	43.51	114.69	67.20	205.00	N/A	3,400	2,999
21-0256	7	71.26	203.11	74.80	197.57	271.52	60.09	538.00	60.09 to 538.00	10,089	7,547
21-0523	1	95.47	95.47	95.47			95.47	95.47	N/A	70,000	66,826
24-0020											
24-0081											
24-0101											
58-0025											
82-0015	1	59.43	59.43	59.43			59.43	59.43	N/A	60,000	35,657
88-0005	12	101.11	174.24	88.21	95.93	197.53	27.93	798.40	84.20 to 197.04	16,317	14,393
88-0021											
88-0026											
NonValid School											
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

Printed: 04/19/2006 11:10:22

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	94	96.56	116.46	96.04	54.13	121.26	10.59	695.20	85.90 to 103.00	24,689	23,712
Prior TO 1860											
1860 TO 1899	11	99.05	176.65	99.56	83.07	177.43	82.01	798.40	95.42 to 243.52	38,604	38,435
1900 TO 1919	67	96.00	115.04	89.48	37.80	128.56	34.79	538.00	93.41 to 100.13	28,248	25,276
1920 TO 1939	113	97.09	112.14	94.85	32.66	118.23	40.02	914.00	94.21 to 99.16	30,596	29,021
1940 TO 1949	22	97.33	98.67	92.55	14.15	106.62	62.76	149.29	85.58 to 103.02	40,035	37,053
1950 TO 1959	46	97.54	103.04	94.94	18.22	108.53	59.41	252.63	94.53 to 102.10	52,920	50,243
1960 TO 1969	25	97.76	116.78	98.17	25.17	118.96	74.17	452.10	94.37 to 100.92	54,724	53,723
1970 TO 1979	30	96.49	95.85	86.81	17.26	110.41	54.13	191.47	89.26 to 98.38	77,995	67,710
1980 TO 1989	18	95.71	91.74	91.25	8.54	100.54	73.62	106.93	81.62 to 98.45	108,472	98,984
1990 TO 1994	5	99.19	99.01	98.06	5.01	100.97	88.72	111.10	N/A	96,600	94,723
1995 TO 1999	4	92.11	93.06	92.53	4.10	100.56	89.23	98.77	N/A	111,750	103,406
2000 TO Present	4	85.00	84.58	82.43	16.32	102.61	66.17	102.15	N/A	87,875	72,434
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

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	53	126.88	195.62	160.46	89.61	121.91	27.93	914.00	103.00 to 180.84	1,976	3,171
5000 TO 9999	38	101.27	125.96	125.89	49.78	100.05	15.50	511.24	91.41 to 139.17	7,108	8,948
Total \$											
1 TO 9999	91	120.20	166.53	135.55	73.23	122.86	15.50	914.00	102.60 to 144.26	4,119	5,583
10000 TO 29999	129	100.38	104.63	103.06	26.29	101.52	10.59	257.28	97.47 to 104.80	19,084	19,668
30000 TO 59999	102	95.47	94.76	94.15	13.77	100.64	44.21	178.78	93.41 to 96.75	43,340	40,806
60000 TO 99999	78	95.37	91.84	92.07	9.85	99.75	44.26	156.43	93.62 to 97.11	75,891	69,869
100000 TO 149999	31	89.23	87.01	86.91	12.06	100.11	63.38	121.73	79.99 to 96.48	122,722	106,660
150000 TO 249999	8	85.49	81.95	81.69	12.90	100.31	54.13	98.16	54.13 to 98.16	171,400	140,022
ALL	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

Type: Qualified

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

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

(!: AVTot=0)

(!: Derived)

Printed: 04/19/2006 11:10:22

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	54	102.83	139.98	93.00	76.27	150.52	10.59	798.40	84.13 to 120.20	2,748	2,556
5000 TO 9999	39	91.84	136.10	90.25	72.97	150.79	28.75	695.20	82.80 to 139.17	8,091	7,303
Total \$ _____											
1 TO 9999	93	99.94	138.35	91.13	73.98	151.81	10.59	798.40	87.69 to 111.50	4,989	4,546
10000 TO 29999	132	100.46	113.09	96.36	31.81	117.37	40.02	914.00	97.62 to 104.80	20,654	19,902
30000 TO 59999	111	95.53	101.70	93.70	20.24	108.54	59.43	511.24	93.49 to 97.09	45,882	42,992
60000 TO 99999	75	96.49	94.80	91.85	10.11	103.21	63.38	178.78	94.21 to 98.12	83,692	76,871
100000 TO 149999	24	93.18	93.00	90.39	10.86	102.88	54.13	156.43	86.31 to 97.21	129,562	117,113
150000 TO 249999	4	98.16	101.83	100.46	8.26	101.37	89.28	121.73	N/A	170,700	171,477
ALL _____											
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	86	95.73	113.80	95.69	53.13	118.93	10.59	695.20	85.90 to 100.36	25,818	24,706
10	2	100.49	100.49	103.11	4.30	97.45	96.17	104.80	N/A	15,854	16,347
20	170	98.14	122.09	96.25	41.12	126.84	34.79	914.00	96.33 to 101.06	26,955	25,945
30	179	96.00	99.96	91.09	17.86	109.75	40.02	452.10	94.75 to 97.29	62,404	56,841
40	2	98.16	98.16	98.16	0.00	100.00	98.16	98.16	N/A	173,900	170,694
ALL _____											
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	80	95.73	114.96	95.20	54.22	120.76	10.59	695.20	84.99 to 102.67	26,228	24,967
100	8	136.19	165.83	93.50	59.56	177.35	73.62	452.10	73.62 to 452.10	25,750	24,077
101	264	97.12	111.03	93.36	29.06	118.92	34.79	914.00	96.33 to 98.21	45,936	42,886
102	9	82.37	92.01	86.55	20.10	106.31	62.40	136.92	76.36 to 123.50	48,255	41,764
103	1	98.36	98.36	98.36			98.36	98.36	N/A	83,000	81,641
104	71	95.86	106.12	91.45	25.31	116.04	40.02	511.24	93.54 to 99.16	45,567	41,671
106	5	85.90	88.27	81.08	36.77	108.88	37.94	130.67	N/A	7,930	6,429
301	1	95.82	95.82	95.82			95.82	95.82	N/A	129,000	123,607
ALL _____											
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12	41,805	38,916

PA&T 2006 R&O Statistics

What If ID: 4551

Query: 4896

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	439	MEDIAN:	97	COV:	72.47	95% Median C.I.:	95.82 to 98.12
TOTAL Sales Price:	18,210,499	WGT. MEAN:	93	STD:	80.62	95% Wgt. Mean C.I.:	90.77 to 95.40
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.65	95% Mean C.I.:	103.69 to 118.78
TOTAL Assessed Value:	17,084,152						
AVG. Adj. Sales Price:	41,805	COD:	33.73	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,916	PRD:	119.50	MIN Sales Ratio:	10.59		

Printed: 04/19/2006 11:10:22

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	87	96.00	114.00	95.74	52.79	119.07	10.59	695.20	85.90 to 102.67		25,556	24,467
10	10	125.69	163.91	96.49	67.13	169.88	62.76	452.10	67.20 to 250.29		14,425	13,918
20	15	123.50	142.32	123.51	45.65	115.23	34.79	511.24	91.41 to 163.00		12,893	15,924
30	295	96.74	109.13	93.30	26.94	116.97	40.02	914.00	95.60 to 97.76		43,787	40,852
40	29	95.86	91.41	86.96	15.85	105.12	54.13	140.99	77.20 to 98.38		91,958	79,968
50	2	97.25	97.25	98.22	1.35	99.01	95.94	98.57	N/A		64,750	63,598
60	1	102.15	102.15	102.15			102.15	102.15	N/A		78,000	79,680
<u>ALL</u>												
	439	96.82	111.24	93.09	33.73	119.50	10.59	914.00	95.82 to 98.12		41,805	38,916

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4896

What If ID: 4551

Desc: New Whatif for Query ID: 4896

<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>
Locations: Urban, Suburban	2	Total	Increase	7.300	A	1
