

Type: Qualified

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

| | | | | | | | | |
|------------------------|-------------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 2227 | MEDIAN: | 97 | COV: | 13.43 | 95% Median C.I.: | 97.18 to 97.73 | (! : Derived) |
| TOTAL Sales Price: | 236,607,208 | WGT. MEAN: | 96 | STD: | 13.23 | 95% Wgt. Mean C.I.: | 95.80 to 96.76 | |
| TOTAL Adj.Sales Price: | 237,081,208 | MEAN: | 99 | AVG.ABS.DEV: | 6.90 | 95% Mean C.I.: | 97.97 to 99.07 | |
| TOTAL Assessed Value: | 228,265,056 | | | | | | | |
| AVG. Adj. Sales Price: | 106,457 | COD: | 7.08 | MAX Sales Ratio: | 253.83 | | | |
| AVG. Assessed Value: | 102,498 | PRD: | 102.33 | MIN Sales Ratio: | 36.67 | | | |

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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> | | | | | | | | | | | |
| 07/01/03 TO 09/30/03 | 299 | 98.79 | 101.41 | 98.67 | 6.81 | 102.77 | 72.64 | 203.00 | 98.16 to 99.71 | 94,957 | 93,697 |
| 10/01/03 TO 12/31/03 | 251 | 99.58 | 101.89 | 100.01 | 5.75 | 101.89 | 80.69 | 192.20 | 98.84 to 99.94 | 92,960 | 92,967 |
| 01/01/04 TO 03/31/04 | 248 | 98.48 | 100.41 | 98.04 | 7.02 | 102.41 | 50.32 | 253.83 | 97.77 to 99.16 | 105,122 | 103,064 |
| 04/01/04 TO 06/30/04 | 313 | 97.12 | 97.70 | 96.47 | 5.30 | 101.27 | 64.80 | 174.12 | 96.29 to 97.76 | 117,388 | 113,247 |
| 07/01/04 TO 09/30/04 | 315 | 96.41 | 97.97 | 96.13 | 6.95 | 101.91 | 48.13 | 208.92 | 95.67 to 97.08 | 107,893 | 103,723 |
| 10/01/04 TO 12/31/04 | 229 | 96.73 | 98.84 | 96.10 | 7.71 | 102.85 | 63.44 | 189.90 | 96.17 to 97.70 | 109,438 | 105,174 |
| 01/01/05 TO 03/31/05 | 249 | 96.00 | 95.62 | 93.88 | 7.30 | 101.85 | 36.67 | 190.60 | 94.90 to 96.94 | 106,416 | 99,906 |
| 04/01/05 TO 06/30/05 | 323 | 95.93 | 95.14 | 92.64 | 8.81 | 102.70 | 52.86 | 164.85 | 94.63 to 96.85 | 114,542 | 106,110 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/03 TO 06/30/04 | 1111 | 98.54 | 100.25 | 98.10 | 6.26 | 102.20 | 50.32 | 253.83 | 98.22 to 98.85 | 103,094 | 101,131 |
| 07/01/04 TO 06/30/05 | 1116 | 96.31 | 96.80 | 94.59 | 7.72 | 102.35 | 36.67 | 208.92 | 95.93 to 96.70 | 109,805 | 103,860 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/04 TO 12/31/04 | 1105 | 97.17 | 98.62 | 96.64 | 6.71 | 102.05 | 48.13 | 253.83 | 96.73 to 97.48 | 110,281 | 106,574 |
| <u>ALL</u> | | | | | | | | | | | |
| | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

ASSESSOR LOCATION

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| AMHERST | 11 | 96.57 | 106.10 | 100.35 | 13.82 | 105.72 | 86.51 | 190.60 | 88.49 to 122.43 | 83,572 | 83,865 |
| ELM CREEK | 44 | 96.80 | 100.51 | 96.08 | 9.73 | 104.61 | 78.84 | 189.90 | 94.30 to 98.95 | 61,378 | 58,973 |
| GIBBON | 78 | 97.77 | 100.71 | 98.73 | 8.11 | 102.01 | 64.78 | 203.00 | 95.88 to 98.84 | 64,578 | 63,756 |
| KEARNEY | 1516 | 97.48 | 98.13 | 96.96 | 6.09 | 101.21 | 63.54 | 207.14 | 97.22 to 97.85 | 118,284 | 114,688 |
| KEARNEY SUB | 135 | 95.92 | 94.93 | 93.15 | 6.59 | 101.91 | 59.47 | 172.53 | 95.05 to 96.34 | 134,555 | 125,336 |
| MILLER | 13 | 96.00 | 92.47 | 78.54 | 13.49 | 117.74 | 48.13 | 116.58 | 82.01 to 104.40 | 20,342 | 15,975 |
| ODESSA | 3 | 94.05 | 93.96 | 94.14 | 3.71 | 99.81 | 88.68 | 99.14 | N/A | 49,583 | 46,678 |
| PLEASANTON | 20 | 99.77 | 101.89 | 97.96 | 8.16 | 104.02 | 83.70 | 120.00 | 95.01 to 106.93 | 45,922 | 44,984 |
| RAVENNA | 84 | 99.20 | 105.23 | 96.96 | 14.73 | 108.53 | 64.08 | 253.83 | 97.30 to 100.10 | 44,962 | 43,593 |
| RIVERDALE | 7 | 99.38 | 98.44 | 97.15 | 3.78 | 101.33 | 93.00 | 103.02 | 93.00 to 103.02 | 67,395 | 65,475 |
| RURAL | 246 | 98.22 | 98.52 | 92.30 | 8.28 | 106.74 | 36.67 | 144.75 | 96.97 to 99.22 | 84,150 | 77,669 |
| SHELTON | 48 | 100.40 | 103.91 | 97.71 | 11.68 | 106.35 | 66.72 | 156.73 | 95.00 to 107.00 | 62,435 | 61,004 |
| SUBURBAN | 22 | 96.95 | 95.82 | 95.36 | 3.66 | 100.48 | 74.82 | 103.80 | 94.20 to 98.96 | 75,498 | 71,993 |
| <u>ALL</u> | | | | | | | | | | | |
| | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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| TOTAL Sales Price: | 236,607,208 | WGT. MEAN: | 96 | STD: | 13.23 | 95% Wgt. Mean C.I.: | 95.80 to 96.76 | |
| TOTAL Adj.Sales Price: | 237,081,208 | MEAN: | 99 | AVG.ABS.DEV: | 6.90 | 95% Mean C.I.: | 97.97 to 99.07 | |
| TOTAL Assessed Value: | 228,265,056 | | | | | | | |
| AVG. Adj. Sales Price: | 106,457 | COD: | 7.08 | MAX Sales Ratio: | 253.83 | | | |
| AVG. Assessed Value: | 102,498 | PRD: | 102.33 | MIN Sales Ratio: | 36.67 | | | |

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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 | 1824 | 97.53 | 98.82 | 97.00 | 6.96 | 101.88 | 48.13 | 253.83 | 97.27 to 97.89 | 107,759 | 104,525 |
| 2 | 155 | 95.93 | 95.17 | 93.50 | 6.11 | 101.79 | 59.47 | 172.53 | 95.13 to 96.58 | 126,115 | 117,912 |
| 3 | 248 | 98.22 | 98.42 | 92.16 | 8.31 | 106.79 | 36.67 | 144.75 | 96.97 to 99.18 | 84,593 | 77,961 |
| ALL | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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 | 1744 | 96.67 | 97.93 | 96.20 | 7.29 | 101.80 | 48.13 | 253.83 | 96.41 to 96.96 | 126,297 | 121,497 |
| 2 | 483 | 99.73 | 100.67 | 97.36 | 5.73 | 103.40 | 36.67 | 203.00 | 99.22 to 100.12 | 34,820 | 33,900 |
| ALL | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 2213 | 97.44 | 98.60 | 96.52 | 6.98 | 102.15 | 48.13 | 253.83 | 97.22 to 97.76 | 106,199 | 102,501 |
| 06 | 11 | 92.49 | 79.20 | 68.41 | 19.91 | 115.76 | 36.67 | 102.00 | 50.32 to 98.40 | 181,181 | 123,947 |
| 07 | 3 | 108.68 | 115.25 | 93.85 | 28.69 | 122.81 | 71.78 | 165.31 | N/A | 23,116 | 21,694 |
| ALL | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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|------------------------|-------------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
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| TOTAL Sales Price: | 236,607,208 | WGT. MEAN: | 96 | STD: | 13.23 | 95% Wgt. Mean C.I.: | 95.80 to 96.76 | |
| TOTAL Adj.Sales Price: | 237,081,208 | MEAN: | 99 | AVG.ABS.DEV: | 6.90 | 95% Mean C.I.: | 97.97 to 99.07 | |
| TOTAL Assessed Value: | 228,265,056 | | | | | | | |
| AVG. Adj. Sales Price: | 106,457 | COD: | 7.08 | MAX Sales Ratio: | 253.83 | | | |
| AVG. Assessed Value: | 102,498 | PRD: | 102.33 | MIN Sales Ratio: | 36.67 | | | |

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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) | | | | | | | | | | | |
| 10-0002 | 132 | 97.94 | 99.29 | 93.55 | 8.73 | 106.14 | 36.67 | 203.00 | 96.49 to 98.92 | 70,594 | 66,039 |
| 10-0007 | 1700 | 97.37 | 97.95 | 96.54 | 6.25 | 101.46 | 52.86 | 207.14 | 97.11 to 97.70 | 118,368 | 114,270 |
| 10-0009 | 57 | 96.85 | 99.73 | 95.06 | 8.78 | 104.91 | 78.84 | 189.90 | 94.78 to 98.95 | 70,672 | 67,184 |
| 10-0012 | 31 | 98.59 | 96.95 | 93.35 | 4.62 | 103.86 | 65.03 | 108.22 | 96.08 to 100.45 | 75,665 | 70,632 |
| 10-0015 | 40 | 97.75 | 99.83 | 93.06 | 8.90 | 107.27 | 73.50 | 134.78 | 94.90 to 100.38 | 90,138 | 83,885 |
| 10-0016 | 16 | 95.79 | 95.30 | 96.12 | 2.75 | 99.14 | 85.42 | 107.56 | 93.80 to 96.45 | 102,496 | 98,520 |
| 10-0019 | 55 | 99.35 | 103.99 | 97.87 | 11.36 | 106.26 | 66.72 | 156.73 | 96.74 to 103.50 | 67,603 | 66,161 |
| 10-0028 | 9 | 98.30 | 99.79 | 96.54 | 10.30 | 103.37 | 72.72 | 124.99 | 89.74 to 113.04 | 73,738 | 71,187 |
| 10-0036 | 2 | 79.86 | 79.86 | 79.71 | 3.16 | 100.18 | 77.33 | 82.38 | N/A | 217,500 | 173,370 |
| 10-0065 | | | | | | | | | | | |
| 10-0069 | 95 | 99.23 | 104.33 | 96.54 | 13.49 | 108.07 | 64.08 | 253.83 | 97.30 to 100.07 | 47,867 | 46,212 |
| 10-0105 | 42 | 96.58 | 99.19 | 97.13 | 7.19 | 102.13 | 74.82 | 130.81 | 95.55 to 99.57 | 60,618 | 58,878 |
| 10-0119 | 32 | 96.90 | 100.92 | 96.76 | 9.87 | 104.30 | 61.59 | 190.60 | 95.64 to 98.85 | 77,675 | 75,159 |
| 21-0044 | | | | | | | | | | | |
| 24-0101 | 13 | 96.00 | 92.47 | 78.54 | 13.49 | 117.74 | 48.13 | 116.58 | 82.01 to 104.40 | 20,342 | 15,975 |
| 47-0100 | 3 | 99.64 | 97.70 | 91.61 | 9.50 | 106.65 | 82.53 | 110.93 | N/A | 85,333 | 78,176 |
| NonValid School | | | | | | | | | | | |
| ALL | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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 | 506 | 99.75 | 101.02 | 98.50 | 6.01 | 102.56 | 36.67 | 206.60 | 99.33 to 100.13 | 39,150 | 38,563 |
| Prior TO 1860 | | | | | | | | | | | |
| 1860 TO 1899 | 22 | 96.88 | 101.05 | 97.46 | 11.38 | 103.69 | 63.54 | 174.12 | 93.08 to 102.42 | 80,802 | 78,745 |
| 1900 TO 1919 | 82 | 98.41 | 102.86 | 97.35 | 11.23 | 105.66 | 64.78 | 191.09 | 96.77 to 99.65 | 60,625 | 59,021 |
| 1920 TO 1939 | 174 | 97.45 | 102.49 | 96.35 | 13.39 | 106.37 | 48.13 | 253.83 | 96.27 to 98.83 | 66,684 | 64,253 |
| 1940 TO 1949 | 142 | 95.25 | 96.39 | 94.35 | 8.04 | 102.17 | 61.59 | 187.33 | 94.01 to 96.57 | 77,397 | 73,022 |
| 1950 TO 1959 | 150 | 94.88 | 95.94 | 93.77 | 7.45 | 102.31 | 63.44 | 165.31 | 93.81 to 95.63 | 92,337 | 86,583 |
| 1960 TO 1969 | 164 | 94.81 | 94.84 | 93.74 | 5.94 | 101.17 | 65.85 | 149.98 | 94.22 to 95.59 | 110,702 | 103,778 |
| 1970 TO 1979 | 258 | 95.90 | 96.00 | 94.04 | 7.47 | 102.09 | 52.86 | 207.14 | 94.95 to 96.24 | 128,360 | 120,709 |
| 1980 TO 1989 | 137 | 95.61 | 96.03 | 95.49 | 5.23 | 100.56 | 74.32 | 136.37 | 94.85 to 96.65 | 132,374 | 126,410 |
| 1990 TO 1994 | 94 | 95.71 | 96.74 | 96.10 | 4.42 | 100.67 | 78.78 | 184.08 | 94.78 to 96.53 | 157,373 | 151,229 |
| 1995 TO 1999 | 154 | 95.69 | 96.51 | 95.41 | 5.62 | 101.15 | 64.80 | 144.86 | 95.02 to 96.61 | 171,244 | 163,387 |
| 2000 TO Present | 344 | 99.34 | 99.67 | 98.86 | 3.52 | 100.82 | 80.24 | 183.94 | 99.16 to 99.60 | 184,609 | 182,513 |
| ALL | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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| TOTAL Adj.Sales Price: | 237,081,208 | MEAN: | 99 | AVG.ABS.DEV: | 6.90 | 95% Mean C.I.: | 97.97 to 99.07 | |
| TOTAL Assessed Value: | 228,265,056 | | | | | | | |
| AVG. Adj. Sales Price: | 106,457 | COD: | 7.08 | MAX Sales Ratio: | 253.83 | | | |
| AVG. Assessed Value: | 102,498 | PRD: | 102.33 | MIN Sales Ratio: | 36.67 | | | |

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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 | 29 | 99.33 | 105.77 | 103.08 | 10.76 | 102.61 | 84.80 | 203.00 | 97.00 to 103.45 | 2,459 | 2,535 |
| 5000 TO 9999 | 30 | 101.86 | 103.65 | 103.20 | 7.52 | 100.43 | 82.01 | 165.31 | 98.59 to 104.64 | 6,795 | 7,012 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 59 | 100.07 | 104.69 | 103.17 | 9.25 | 101.47 | 82.01 | 203.00 | 98.59 to 102.86 | 4,664 | 4,812 |
| 10000 TO 29999 | 275 | 100.59 | 107.57 | 106.78 | 9.83 | 100.74 | 86.40 | 253.83 | 100.10 to 102.03 | 20,815 | 22,227 |
| 30000 TO 59999 | 344 | 99.92 | 102.82 | 102.85 | 8.98 | 99.98 | 59.47 | 207.14 | 98.99 to 100.83 | 40,449 | 41,601 |
| 60000 TO 99999 | 441 | 96.01 | 96.78 | 96.62 | 6.67 | 100.17 | 48.13 | 184.08 | 95.61 to 96.57 | 81,621 | 78,865 |
| 100000 TO 149999 | 572 | 95.03 | 94.48 | 94.53 | 5.51 | 99.94 | 53.19 | 139.10 | 94.63 to 95.55 | 123,560 | 116,803 |
| 150000 TO 249999 | 451 | 97.72 | 96.59 | 96.59 | 4.15 | 100.01 | 65.85 | 120.14 | 97.22 to 98.48 | 183,496 | 177,230 |
| 250000 TO 499999 | 82 | 96.69 | 94.29 | 94.34 | 6.18 | 99.95 | 36.67 | 127.75 | 95.86 to 97.64 | 315,508 | 297,648 |
| 500000 + | 3 | 80.69 | 87.46 | 87.25 | 13.20 | 100.24 | 74.87 | 106.82 | N/A | 622,166 | 542,870 |
| ALL | | | | | | | | | | | |
| | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

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 | 29 | 99.33 | 105.77 | 103.08 | 10.76 | 102.61 | 84.80 | 203.00 | 97.00 to 103.45 | 2,459 | 2,535 |
| 5000 TO 9999 | 34 | 99.75 | 100.75 | 100.18 | 5.56 | 100.57 | 82.01 | 125.82 | 97.07 to 103.11 | 7,275 | 7,288 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 63 | 99.44 | 103.06 | 100.83 | 7.96 | 102.22 | 82.01 | 203.00 | 98.30 to 102.02 | 5,058 | 5,100 |
| 10000 TO 29999 | 264 | 99.91 | 103.37 | 101.05 | 8.05 | 102.29 | 59.47 | 191.09 | 99.37 to 100.13 | 21,409 | 21,635 |
| 30000 TO 59999 | 369 | 99.81 | 102.14 | 99.32 | 8.98 | 102.84 | 48.13 | 253.83 | 98.99 to 100.76 | 41,900 | 41,615 |
| 60000 TO 99999 | 507 | 95.41 | 96.32 | 94.74 | 7.93 | 101.67 | 61.59 | 207.14 | 94.82 to 95.89 | 86,720 | 82,158 |
| 100000 TO 149999 | 537 | 95.67 | 96.13 | 95.20 | 5.80 | 100.98 | 36.67 | 206.60 | 95.09 to 96.04 | 129,036 | 122,839 |
| 150000 TO 249999 | 417 | 98.59 | 97.53 | 96.98 | 3.82 | 100.57 | 50.32 | 139.10 | 97.97 to 98.92 | 189,039 | 183,335 |
| 250000 TO 499999 | 67 | 97.41 | 97.08 | 96.63 | 3.87 | 100.47 | 80.24 | 120.14 | 96.18 to 98.49 | 325,706 | 314,734 |
| 500000 + | 3 | 106.82 | 103.15 | 98.88 | 16.50 | 104.32 | 74.87 | 127.75 | N/A | 579,217 | 572,703 |
| ALL | | | | | | | | | | | |
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QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 512 | 99.74 | 101.00 | 98.52 | 5.97 | 102.51 | 36.67 | 206.60 | 99.33 to 100.13 | 39,791 | 39,204 |
| 10 | 1 | 91.79 | 91.79 | 91.79 | | | 91.79 | 91.79 | N/A | 100,000 | 91,785 |
| 20 | 66 | 100.88 | 108.79 | 99.46 | 17.56 | 109.38 | 63.44 | 191.09 | 97.82 to 108.25 | 45,664 | 45,416 |
| 25 | 19 | 97.30 | 98.92 | 98.09 | 6.23 | 100.84 | 82.68 | 117.29 | 95.33 to 105.19 | 68,836 | 67,522 |
| 30 | 779 | 95.72 | 97.91 | 95.34 | 8.90 | 102.69 | 48.13 | 253.83 | 95.23 to 96.09 | 91,743 | 87,469 |
| 35 | 48 | 98.34 | 98.36 | 98.01 | 4.86 | 100.36 | 72.64 | 138.16 | 96.41 to 99.84 | 125,162 | 122,669 |
| 40 | 699 | 97.15 | 96.66 | 96.23 | 4.93 | 100.44 | 52.86 | 184.08 | 96.65 to 97.64 | 153,089 | 147,319 |
| 45 | 5 | 99.97 | 99.26 | 99.19 | 1.02 | 100.07 | 97.12 | 100.44 | N/A | 225,233 | 223,417 |
| 50 | 90 | 97.45 | 97.05 | 96.59 | 3.09 | 100.47 | 80.24 | 110.37 | 96.60 to 98.31 | 263,203 | 254,235 |
| 55 | 3 | 94.45 | 90.83 | 89.07 | 5.88 | 101.98 | 80.69 | 97.36 | N/A | 398,333 | 354,801 |
| 60 | 5 | 97.69 | 98.07 | 97.90 | 1.54 | 100.17 | 96.01 | 101.62 | N/A | 358,290 | 350,778 |
| <u>ALL</u> | | | | | | | | | | | |
| | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

STYLE

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 505 | 99.75 | 101.09 | 98.63 | 5.96 | 102.49 | 36.67 | 206.60 | 99.33 to 100.13 | 39,050 | 38,514 |
| 100 | 12 | 96.53 | 101.28 | 94.06 | 14.99 | 107.68 | 71.78 | 165.31 | 85.90 to 108.68 | 52,429 | 49,316 |
| 101 | 1468 | 96.50 | 97.75 | 96.13 | 7.16 | 101.68 | 48.13 | 253.83 | 96.22 to 96.86 | 125,841 | 120,977 |
| 102 | 86 | 97.57 | 97.72 | 95.35 | 6.86 | 102.49 | 52.86 | 189.90 | 95.77 to 98.51 | 162,799 | 155,222 |
| 104 | 105 | 96.20 | 97.96 | 95.08 | 8.56 | 103.03 | 61.59 | 158.42 | 95.28 to 96.73 | 106,318 | 101,086 |
| 106 | 6 | 96.10 | 92.51 | 92.62 | 5.30 | 99.88 | 70.62 | 99.96 | 70.62 to 99.96 | 80,566 | 74,617 |
| 111 | 1 | 76.13 | 76.13 | 76.13 | | | 76.13 | 76.13 | N/A | 102,500 | 78,030 |
| 301 | 31 | 99.66 | 99.56 | 99.47 | 2.06 | 100.09 | 88.67 | 106.34 | 98.59 to 100.75 | 141,165 | 140,414 |
| 302 | 6 | 99.10 | 99.27 | 99.21 | 3.81 | 100.06 | 93.60 | 108.43 | 93.60 to 108.43 | 111,650 | 110,764 |
| 304 | 6 | 94.48 | 92.92 | 93.27 | 8.00 | 99.63 | 78.78 | 105.09 | 78.78 to 105.09 | 184,958 | 172,511 |
| 305 | 1 | 96.54 | 96.54 | 96.54 | | | 96.54 | 96.54 | N/A | 90,500 | 87,365 |
| <u>ALL</u> | | | | | | | | | | | |
| | 2227 | 97.43 | 98.52 | 96.28 | 7.08 | 102.33 | 36.67 | 253.83 | 97.18 to 97.73 | 106,457 | 102,498 |

PA&T 2006 R&O Statistics

Query: 5052

Type: Qualified

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

| | | | | | | | | |
|------------------------|-------------|----------------|-----------|------------------|--------|---------------------|----------------|---------------|
| NUMBER of Sales: | 2227 | MEDIAN: | 97 | COV: | 13.43 | 95% Median C.I.: | 97.18 to 97.73 | (! : Derived) |
| TOTAL Sales Price: | 236,607,208 | WGT. MEAN: | 96 | STD: | 13.23 | 95% Wgt. Mean C.I.: | 95.80 to 96.76 | |
| TOTAL Adj.Sales Price: | 237,081,208 | MEAN: | 99 | AVG.ABS.DEV: | 6.90 | 95% Mean C.I.: | 97.97 to 99.07 | |
| TOTAL Assessed Value: | 228,265,056 | | | | | | | |
| AVG. Adj. Sales Price: | 106,457 | COD: | 7.08 | MAX Sales Ratio: | 253.83 | | | |
| AVG. Assessed Value: | 102,498 | PRD: | 102.33 | MIN Sales Ratio: | 36.67 | | | |

Printed: 04/19/2006 12:50:02

| CONDITION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|-------------|--------------|--------------|--------------|-------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| RANGE | | | | | | | | | | | |
| (blank) | 508 | 99.74 | 101.01 | 98.50 | 6.00 | 102.55 | 36.67 | 206.60 | 99.33 to 100.13 | 39,115 | 38,530 |
| 10 | 11 | 94.83 | 90.52 | 90.83 | 7.26 | 99.66 | 63.54 | 100.71 | 78.07 to 99.14 | 72,136 | 65,519 |
| 20 | 34 | 102.21 | 108.09 | 102.94 | 13.14 | 105.00 | 78.69 | 187.33 | 96.58 to 111.93 | 48,316 | 49,738 |
| 25 | 5 | 102.20 | 102.99 | 102.65 | 4.18 | 100.33 | 95.89 | 110.13 | N/A | 50,000 | 51,324 |
| 30 | 410 | 96.72 | 99.92 | 95.75 | 11.12 | 104.36 | 61.59 | 207.14 | 96.03 to 97.60 | 89,087 | 85,303 |
| 35 | 33 | 96.65 | 95.94 | 95.62 | 3.36 | 100.34 | 75.73 | 105.15 | 95.38 to 97.67 | 110,354 | 105,518 |
| 40 | 1217 | 96.50 | 96.87 | 96.09 | 5.82 | 100.82 | 48.13 | 253.83 | 96.18 to 96.84 | 141,664 | 136,120 |
| 50 | 9 | 97.69 | 97.87 | 97.81 | 1.35 | 100.06 | 94.46 | 100.33 | 96.22 to 99.84 | 216,718 | 211,976 |
| <u>ALL</u> | <u>2227</u> | <u>97.43</u> | <u>98.52</u> | <u>96.28</u> | <u>7.08</u> | <u>102.33</u> | <u>36.67</u> | <u>253.83</u> | <u>97.18 to 97.73</u> | <u>106,457</u> | <u>102,498</u> |

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5052

What If ID: 4625

Desc: New Whatif for Query ID: 5052

| <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 | Miller | Land | Decrease | 13.000 | A | 1 |
