

PA&T 2006 R&O Statistics

What If ID: 4626

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:	72.19	95% Median C.I.:	95.52 to 97.47
TOTAL Sales Price:	18,210,499	WGT. MEAN:	92	STD:	79.81	95% Wgt. Mean C.I.:	90.09 to 94.80
TOTAL Adj.Sales Price:	18,352,624	MEAN:	111	AVG.ABS.DEV:	32.47	95% Mean C.I.:	103.08 to 118.01
TOTAL Assessed Value:	16,965,967						
AVG. Adj. Sales Price:	41,805	COD:	33.65	MAX Sales Ratio:	914.00		
AVG. Assessed Value:	38,646	PRD:	119.58	MIN Sales Ratio:	10.59		

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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	71	97.76	107.29	94.95	25.60	113.00	35.36	252.63	95.82 to 99.95	47,985	45,562
10/01/03 TO 12/31/03	53	95.78	108.03	94.69	34.45	114.10	26.50	355.60	89.52 to 102.21	29,424	27,860
01/01/04 TO 03/31/04	45	95.53	109.05	98.20	33.46	111.05	15.50	296.00	90.50 to 99.41	31,252	30,690
04/01/04 TO 06/30/04	69	97.47	132.84	96.24	52.08	138.03	34.13	758.00	95.27 to 99.25	40,138	38,630
07/01/04 TO 09/30/04	61	98.38	103.51	96.68	18.12	107.06	31.71	240.33	95.31 to 103.00	39,757	38,438
10/01/04 TO 12/31/04	44	94.96	96.66	89.77	27.26	107.68	26.80	219.26	79.76 to 99.77	41,769	37,495
01/01/05 TO 03/31/05	39	95.42	118.51	87.82	45.43	134.95	44.26	914.00	80.48 to 100.13	54,589	47,941
04/01/05 TO 06/30/05	57	93.24	103.94	83.16	34.23	125.00	10.59	534.00	83.84 to 97.01	49,443	41,115
<u>Study Years</u>											
07/01/03 TO 06/30/04	238	96.99	115.20	95.80	36.74	120.25	15.50	758.00	95.77 to 98.31	38,413	36,798
07/01/04 TO 06/30/05	201	95.73	105.04	89.12	29.99	117.87	10.59	914.00	93.62 to 97.62	45,822	40,835
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	219	96.97	112.51	95.29	33.84	118.08	15.50	758.00	95.47 to 98.39	38,533	36,717
<u>ALL</u>											
	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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	95.11	102.99	19.59	92.34	39.00	136.53	72.66 to 115.91	11,094	11,426
ANSLEY	36	93.22	118.57	82.73	51.97	143.33	40.02	914.00	79.76 to 109.71	27,426	22,689
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	97.10	101.88	92.99	18.63	109.57	15.50	355.60	95.86 to 98.31	55,822	51,908
CALLAWAY	50	92.77	99.54	90.53	27.03	109.96	10.59	511.24	88.31 to 97.39	45,774	41,438
COMSTOCK	12	96.00	165.44	83.75	95.91	197.53	26.50	758.00	79.95 to 187.08	16,317	13,666
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	102.39	94.95	12.98	107.84	68.58	178.07	93.41 to 100.54	38,300	36,364
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	97.30	120.92	84.56	51.46	143.00	34.13	296.00	81.94 to 130.67	21,485	18,167
<u>ALL</u>											
	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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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	375	96.58	111.02	92.82	32.71	119.61	10.59	914.00	95.78 to 97.76	39,537	36,699
2	30	89.47	89.59	81.05	29.17	110.53	26.80	169.27	77.96 to 95.70	61,668	49,981
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	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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	96.66	110.53	92.71	29.80	119.22	34.13	914.00	95.78 to 97.76	46,070	42,713
2	51	83.13	110.69	82.35	71.47	134.41	10.59	695.20	67.20 to 102.67	9,359	7,708
ALL	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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	96.49	109.72	92.50	32.67	118.61	10.59	914.00	95.52 to 97.43	42,082	38,928
06											
07	9	99.19	150.15	88.24	78.26	170.15	35.36	452.10	75.25 to 180.84	28,555	25,198
ALL	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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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)											
05-0071											
21-0015	36	96.69	99.88	95.42	14.18	104.67	39.00	178.07	93.41 to 102.60	32,462	30,976
21-0025	183	97.00	100.74	93.01	19.10	108.32	15.50	355.60	95.77 to 98.16	55,416	51,541
21-0044	39	96.17	121.93	83.85	51.88	145.42	40.02	914.00	82.80 to 117.00	26,034	21,829
21-0075											
21-0084	42	97.30	121.72	89.43	51.01	136.11	34.13	296.00	87.69 to 130.67	24,176	21,619
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	94.15	112.51	95.06	37.12	118.36	10.59	695.20	89.26 to 98.77	47,923	45,553
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	96.00	165.44	83.75	95.91	197.53	26.50	758.00	79.95 to 187.08	16,317	13,666
88-0021											
88-0026											
NonValid School											
ALL	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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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	94	92.77	115.06	93.80	56.12	122.66	10.59	695.20	84.13 to 102.67	24,689	23,159
Prior TO 1860											
1860 TO 1899	11	99.05	171.86	99.43	78.23	172.85	82.01	758.00	95.42 to 231.21	38,604	38,384
1900 TO 1919	67	95.52	114.55	89.12	37.84	128.54	34.79	538.00	92.40 to 100.13	28,248	25,173
1920 TO 1939	113	96.58	111.82	94.56	32.54	118.25	40.02	914.00	94.21 to 99.02	30,596	28,933
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	102.71	94.63	18.14	108.54	59.41	252.63	94.53 to 102.10	52,920	50,078
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	96.09	94.97	85.30	17.82	111.34	50.44	191.47	89.26 to 98.12	77,995	66,529
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	89.28	91.44	91.23	2.92	100.23	88.44	98.77	N/A	111,750	101,953
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	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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	193.62	159.02	88.75	121.76	26.50	914.00	103.00 to 180.84	1,976	3,142
5000 TO 9999	38	101.27	125.69	125.67	49.65	100.02	15.50	511.24	91.41 to 139.17	7,108	8,932
Total \$											
1 TO 9999	91	120.20	165.26	134.99	72.79	122.43	15.50	914.00	102.60 to 144.26	4,119	5,560
10000 TO 29999	129	99.16	104.00	102.50	26.39	101.47	10.59	257.28	96.33 to 104.80	19,084	19,561
30000 TO 59999	102	95.47	94.59	93.94	13.71	100.69	44.21	178.78	93.41 to 96.75	43,340	40,713
60000 TO 99999	78	95.12	91.19	91.38	10.22	99.79	44.26	156.43	92.29 to 96.55	75,891	69,350
100000 TO 149999	31	89.23	86.05	85.92	12.65	100.16	63.38	121.73	77.62 to 95.82	122,722	105,442
150000 TO 249999	8	85.49	80.91	80.64	14.11	100.34	50.44	98.16	50.44 to 98.16	171,400	138,212
ALL	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

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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 \$ _____											
1 TO 4999	54	102.67	138.20	92.10	75.34	150.05	10.59	758.00	83.13 to 120.20	2,748	2,531
5000 TO 9999	39	91.84	135.54	89.88	72.47	150.79	26.80	695.20	82.80 to 139.17	8,091	7,272
Total \$ _____											
1 TO 9999	93	99.30	137.08	90.59	73.63	151.32	10.59	758.00	87.69 to 111.50	4,989	4,519
10000 TO 29999	132	99.17	112.59	95.94	32.09	117.35	40.02	914.00	96.51 to 104.80	20,654	19,817
30000 TO 59999	111	95.53	101.47	93.49	20.25	108.54	55.99	511.24	93.49 to 97.09	45,882	42,894
60000 TO 99999	75	95.60	93.93	90.98	10.49	103.25	63.09	178.78	93.32 to 97.39	83,692	76,141
100000 TO 149999	24	91.22	91.85	89.15	11.86	103.04	50.44	156.43	84.67 to 96.78	129,562	115,498
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	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	86	91.84	112.14	93.15	55.01	120.39	10.59	695.20	83.13 to 99.41	25,818	24,049
10	2	100.49	100.49	103.11	4.30	97.45	96.17	104.80	N/A	15,854	16,347
20	170	97.88	121.35	95.76	40.60	126.72	34.79	914.00	95.94 to 100.74	26,955	25,813
30	179	95.86	99.78	90.74	18.02	109.96	40.02	452.10	94.75 to 97.00	62,404	56,622
40	2	98.16	98.16	98.16	0.00	100.00	98.16	98.16	N/A	173,900	170,694
ALL _____											
	439	96.50	110.55	92.44	33.65	119.58	10.59	914.00	95.52 to 97.47	41,805	38,646

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	80	91.92	113.44	92.83	56.29	122.20	10.59	695.20	80.67 to 99.94	26,228	24,348
100	8	134.23	164.28	92.42	59.28	177.75	73.62	452.10	73.62 to 452.10	25,750	23,799
101	264	97.01	110.45	92.91	28.77	118.89	34.79	914.00	95.94 to 98.16	45,936	42,677
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	105.92	91.11	25.37	116.25	40.02	511.24	93.54 to 99.05	45,567	41,517
106	5	85.90	87.76	80.62	37.37	108.85	35.36	130.67	N/A	7,930	6,393
301	1	95.82	95.82	95.82			95.82	95.82	N/A	129,000	123,607
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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	87	91.84	112.36	93.20	54.86	120.56	10.59	695.20	83.13 to 99.94	25,556	23,818
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	141.75	123.46	45.19	114.81	34.79	511.24	91.41 to 161.40	12,893	15,919
30	295	96.56	108.66	92.89	26.75	116.99	40.02	914.00	95.60 to 97.62	43,787	40,672
40	29	95.86	90.96	86.64	15.63	104.98	50.44	140.99	77.20 to 98.38	91,958	79,673
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>	<u>439</u>	<u>96.50</u>	<u>110.55</u>	<u>92.44</u>	<u>33.65</u>	<u>119.58</u>	<u>10.59</u>	<u>914.00</u>	<u>95.52 to 97.47</u>	<u>41,805</u>	<u>38,646</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 4896

What If ID: 4626

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>
Assessor Location	Comstock	Total	Decrease	5.050	A	1
