

PA&T 2006 R&O Statistics

Query: 5077

Type: Qualified

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

NUMBER of Sales:	30	MEDIAN:	85	COV:	37.21	95% Median C.I.:	67.26 to 101.04	(! : Derived)
TOTAL Sales Price:	4,384,700	WGT. MEAN:	80	STD:	31.11	95% Wgt. Mean C.I.:	68.26 to 90.97	
TOTAL Adj.Sales Price:	4,414,700	MEAN:	84	AVG.ABS.DEV:	24.88	95% Mean C.I.:	71.99 to 95.22	
TOTAL Assessed Value:	3,514,650							
AVG. Adj. Sales Price:	147,156	COD:	29.12	MAX Sales Ratio:	155.70			
AVG. Assessed Value:	117,155	PRD:	105.01	MIN Sales Ratio:	18.41			

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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
____Qrtrs____											
07/01/03 TO 09/30/03	2	106.98	106.98	100.84	24.05	106.09	81.25	132.71	N/A	160,250	161,595
10/01/03 TO 12/31/03	2	89.43	89.43	81.23	15.59	110.09	75.48	103.37	N/A	174,750	141,945
01/01/04 TO 03/31/04	3	112.47	112.82	113.10	4.58	99.75	105.27	120.73	N/A	85,833	97,081
04/01/04 TO 06/30/04	4	92.85	93.21	82.25	48.24	113.32	31.43	155.70	N/A	92,075	75,733
07/01/04 TO 09/30/04	10	72.25	69.03	76.84	31.86	89.84	18.41	107.03	42.43 to 96.80	115,100	88,438
10/01/04 TO 12/31/04	3	65.25	72.80	69.76	24.99	104.35	52.11	101.04	N/A	124,966	87,181
01/01/05 TO 03/31/05	2	77.56	77.56	80.04	13.27	96.90	67.27	87.85	N/A	102,750	82,242
04/01/05 TO 06/30/05	4	91.96	85.04	72.29	18.84	117.64	52.42	103.80	N/A	346,875	250,743
____Study Years____											
07/01/03 TO 06/30/04	11	105.27	100.37	92.70	24.61	108.27	31.43	155.70	65.41 to 132.71	117,800	109,205
07/01/04 TO 06/30/05	19	77.23	73.89	74.17	26.75	99.62	18.41	107.03	52.42 to 96.80	164,152	121,757
____Calendar Yrs____											
01/01/04 TO 12/31/04	20	82.95	81.00	80.87	34.78	100.16	18.41	155.70	58.98 to 105.27	107,585	87,005
____ALL____											
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL 1	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155
____ALL____											
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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
2	4	98.92	101.51	95.08	15.53	106.76	75.48	132.71	N/A	164,875	156,771
3	26	82.12	80.85	76.90	30.78	105.14	18.41	155.70	65.25 to 103.37	144,430	111,060
____ALL____											
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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	28	88.26	87.40	80.52	25.55	108.55	31.43	155.70	67.27 to 103.37	154,810	124,654
2	2	30.42	30.42	30.42	39.47	100.00	18.41	42.43	N/A	40,000	12,167
____ALL____											
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	28	88.26	85.37	85.12	27.85	100.30	18.41	155.70	67.27 to 103.37	129,010	109,814
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	1	65.25	65.25	65.25			65.25	65.25	N/A	149,900	97,815
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0011											
01-0123											
10-0002	1	103.37	103.37	103.37			103.37	103.37	N/A	72,000	74,425
10-0007	3	81.25	88.79	68.37	32.94	129.88	52.42	132.71	N/A	324,333	221,740
10-0019											
50-0001	1	105.27	105.27	105.27			105.27	105.27	N/A	111,000	116,855
50-0501	6	82.54	87.42	79.75	35.67	109.61	31.43	155.70	31.43 to 155.70	139,700	111,414
50-0503	19	82.99	79.40	82.20	28.22	96.59	18.41	120.73	58.98 to 101.04	127,394	104,719
NonValid School											
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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	3	42.43	37.75	50.02	26.72	75.48	18.41	52.42	N/A	244,166	122,121
Prior TO 1860	1	100.93	100.93	100.93			100.93	100.93	N/A	110,000	111,025
1860 TO 1899	4	50.98	61.46	47.24	47.59	130.10	31.43	112.47	N/A	85,000	40,156
1900 TO 1919	6	96.95	89.79	85.27	21.08	105.30	52.11	120.30	52.11 to 120.30	91,416	77,950
1920 TO 1939											
1940 TO 1949	2	118.99	118.99	119.64	11.53	99.46	105.27	132.71	N/A	116,500	139,382
1950 TO 1959	2	89.64	89.64	85.42	15.79	104.94	75.48	103.80	N/A	213,750	182,582
1960 TO 1969	3	96.80	101.80	100.83	11.32	100.96	87.85	120.73	N/A	136,333	137,463
1970 TO 1979	5	81.25	96.50	90.09	27.63	107.12	67.27	155.70	N/A	141,460	127,439
1980 TO 1989											
1990 TO 1994	1	67.26	67.26	67.26			67.26	67.26	N/A	124,500	83,740
1995 TO 1999	2	76.96	76.96	77.25	15.21	99.63	65.25	88.66	N/A	153,700	118,727
2000 TO Present	1	82.99	82.99	82.99			82.99	82.99	N/A	475,000	394,220
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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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 \$ _____											
Total \$ _____											
30000 TO 59999	3	42.43	57.77	52.80	73.90	109.42	18.41	112.47	N/A	36,666	19,358
60000 TO 99999	8	102.20	97.39	98.52	23.69	98.85	58.98	155.70	58.98 to 155.70	76,662	75,526
100000 TO 149999	11	87.85	81.55	80.36	30.13	101.49	31.43	132.71	42.98 to 120.73	124,218	99,817
150000 TO 249999	5	88.66	89.55	87.90	9.50	101.88	77.23	103.80	N/A	184,000	161,731
250000 TO 499999	2	79.24	79.24	80.22	4.74	98.77	75.48	82.99	N/A	376,250	301,842
500000 +	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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 \$ _____											
5000 TO 9999	1	18.41	18.41	18.41			18.41	18.41	N/A	40,000	7,365
1 TO 9999	1	18.41	18.41	18.41			18.41	18.41	N/A	40,000	7,365
10000 TO 29999	1	42.43	42.43	42.43			42.43	42.43	N/A	40,000	16,970
30000 TO 59999	6	62.19	63.09	53.21	29.95	118.56	31.43	112.47	31.43 to 112.47	82,416	43,855
60000 TO 99999	7	101.04	88.05	81.18	20.65	108.46	52.11	120.30	52.11 to 120.30	101,628	82,502
100000 TO 149999	7	100.93	107.10	104.02	16.23	102.96	87.85	155.70	87.85 to 155.70	119,900	124,718
150000 TO 249999	6	89.03	94.55	89.53	18.60	105.60	75.48	132.71	75.48 to 132.71	193,666	173,398
250000 TO 499999	2	67.71	67.71	65.30	22.58	103.69	52.42	82.99	N/A	563,750	368,125
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	42.43	37.75	50.02	26.72	75.48	18.41	52.42	N/A	244,166	122,121
20	8	66.34	70.93	65.71	32.00	107.94	31.43	112.47	31.43 to 112.47	89,625	58,891
30	15	103.37	99.39	94.77	19.58	104.88	52.11	155.70	77.23 to 120.30	123,280	116,831
40	4	82.12	84.13	82.86	7.02	101.54	75.48	96.80	N/A	279,000	231,172
ALL	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	42.43	37.75	50.02	26.72	75.48	18.41	52.42	N/A	244,166	122,121	
100	4	84.10	84.68	84.24	21.90	100.52	65.25	105.27	N/A	112,225	94,541	
101	15	88.66	93.68	90.90	25.29	103.06	52.11	155.70	67.26 to 112.47	121,586	110,526	
102	3	90.53	95.44	85.42	16.50	111.73	75.48	120.30	N/A	155,833	133,113	
103	1	103.80	103.80	103.80			103.80	103.80	N/A	150,000	155,700	
104	4	62.98	65.19	70.35	44.44	92.66	31.43	103.37	N/A	198,000	139,297	
ALL												
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	42.43	37.75	50.02	26.72	75.48	18.41	52.42	N/A	244,166	122,121	
20	2	77.72	77.72	59.01	44.71	131.70	42.98	112.47	N/A	65,000	38,357	
30	22	89.60	90.68	87.69	24.05	103.41	31.43	155.70	67.27 to 105.27	135,218	118,572	
40	3	75.48	81.51	80.18	17.02	101.66	65.25	103.80	N/A	192,466	154,326	
ALL												
	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5077

What If ID: 4628 SUB STAT

Desc: New Whatif for Query ID: 5077

<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	Rural 1	Total	Increase	0.000	A	1
