

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>95</b>	COV:	45.86	95% Median C.I.:	90.66 to 99.38
TOTAL Sales Price:	2,173,590	WGT. MEAN:	90	STD:	48.38	95% Wgt. Mean C.I.:	76.52 to 103.55
TOTAL Adj.Sales Price:	2,049,590	MEAN:	106	AVG.ABS.DEV:	27.66	95% Mean C.I.:	91.95 to 119.04
TOTAL Assessed Value:	1,845,297						
AVG. Adj. Sales Price:	41,828	COD:	29.11	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,659	PRD:	117.18	MIN Sales Ratio:	33.25		

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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	9	92.50	97.59	82.63	30.40	118.10	53.20	189.50	63.53 to 125.10	25,722	21,254
10/01/02 TO 12/31/02	2	128.30	128.30	141.90	25.95	90.41	95.00	161.60	N/A	3,550	5,037
01/01/03 TO 03/31/03	1	86.21	86.21	86.21			86.21	86.21	N/A	45,000	38,795
04/01/03 TO 06/30/03	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
07/01/03 TO 09/30/03	7	96.43	94.82	95.23	13.23	99.58	72.21	123.75	72.21 to 123.75	38,971	37,111
10/01/03 TO 12/31/03	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
01/01/04 TO 03/31/04	9	98.67	114.13	97.72	20.00	116.80	91.15	198.00	94.75 to 150.02	35,928	35,109
04/01/04 TO 06/30/04	1	69.80	69.80	69.80			69.80	69.80	N/A	10,000	6,980
07/01/04 TO 09/30/04	5	81.04	69.32	57.11	23.61	121.37	39.23	90.36	N/A	78,926	45,076
10/01/04 TO 12/31/04	3	96.75	94.23	95.76	4.66	98.41	86.21	99.74	N/A	76,000	72,775
01/01/05 TO 03/31/05	1	128.12	128.12	128.12			128.12	128.12	N/A	45,000	57,655
04/01/05 TO 06/30/05	9	99.76	143.13	111.75	51.19	128.08	82.88	280.00	87.47 to 280.00	32,466	36,282
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	93.78	102.28	93.62	28.36	109.25	53.20	189.50	66.50 to 125.10	34,892	32,667
07/01/03 TO 06/30/04	18	95.61	99.67	93.17	20.86	106.97	33.25	198.00	90.66 to 105.17	35,342	32,928
07/01/04 TO 06/30/05	18	96.59	113.65	86.26	37.18	131.76	39.23	280.00	86.21 to 112.69	53,323	45,994
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	93.54	89.18	95.22	18.68	93.65	33.25	123.75	72.21 to 108.54	51,780	49,306
01/01/04 TO 12/31/04	18	94.75	95.91	80.20	20.48	119.59	39.23	198.00	86.21 to 98.68	53,110	42,592
<u>ALL</u>	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CRAIG	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
DECATUR	3	112.69	99.09	119.46	34.92	82.95	33.25	151.32	N/A	44,333	52,961
LYONS	11	99.38	100.46	91.04	20.82	110.34	63.53	161.60	69.80 to 125.10	30,772	28,015
LYONS V	2	280.00	280.00	280.00	0.00	100.00	280.00	280.00	N/A	500	1,400
OAKLAND	12	96.22	106.84	69.91	24.86	152.83	39.23	198.00	90.66 to 128.12	38,325	26,793
OAKLAND V	1	95.00	95.00	95.00			95.00	95.00	N/A	2,100	1,995
RURAL	1	45.71	45.71	45.71			45.71	45.71	N/A	15,750	7,200
RURAL V	1	189.50	189.50	189.50			189.50	189.50	N/A	2,000	3,790
TEKAMAH	16	94.75	90.33	95.07	9.39	95.01	53.20	108.54	86.21 to 97.66	67,646	64,312
TEKAMAH V	1	82.88	82.88	82.88			82.88	82.88	N/A	12,000	9,945
<u>ALL</u>	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

Type: Qualified

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TOTAL Adj.Sales Price:	2,049,590	MEAN:	106	AVG.ABS.DEV:	27.66	95% Mean C.I.:	91.95 to 119.04
TOTAL Assessed Value:	1,845,297						
AVG. Adj. Sales Price:	41,828	COD:	29.11	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,659	PRD:	117.18	MIN Sales Ratio:	33.25		

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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	47	95.00	104.98	90.28	27.13	116.29	33.25	280.00	90.66 to 99.38	43,230	39,027
3	2	117.61	117.61	61.92	61.13	189.95	45.71	189.50	N/A	8,875	5,495
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**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	41	94.76	95.09	90.14	18.57	105.50	33.25	161.60	90.25 to 98.68	49,132	44,287
2	8	144.44	158.81	83.91	54.05	189.26	45.71	280.00	45.71 to 280.00	4,393	3,686
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	17	94.75	89.89	94.94	9.58	94.69	53.20	108.54	82.88 to 97.66	64,372	61,114
11-0014	14	94.39	103.12	70.00	23.88	147.31	39.23	198.00	90.25 to 128.12	33,214	23,250
11-0020	18	103.07	122.08	98.08	46.53	124.47	33.25	280.00	76.16 to 151.32	27,236	26,713
11-0031											
20-0020											
27-0594											
NonValid School											
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**PA&T 2006 R&O Statistics**

Query: 5106

Type: Qualified

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

(!: AVTot=0)

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TOTAL Sales Price:	2,173,590	WGT. MEAN:	90	STD:	48.38	95% Wgt. Mean C.I.:	76.52 to 103.55
TOTAL Adj.Sales Price:	2,049,590	MEAN:	106	AVG.ABS.DEV:	27.66	95% Mean C.I.:	91.95 to 119.04
TOTAL Assessed Value:	1,845,297						
AVG. Adj. Sales Price:	41,828	COD:	29.11	MAX Sales Ratio:	280.00		
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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	11	99.38	139.93	90.37	62.26	154.83	45.71	280.00	63.53 to 280.00	6,650	6,009
Prior TO 1860											
1860 TO 1899	1	53.20	53.20	53.20			53.20	53.20	N/A	30,000	15,960
1900 TO 1919	10	98.17	105.64	94.23	16.40	112.11	72.21	161.60	90.25 to 150.02	28,317	26,682
1920 TO 1939	3	93.78	73.94	70.47	21.87	104.92	33.25	94.78	N/A	25,363	17,873
1940 TO 1949	1	83.12	83.12	83.12			83.12	83.12	N/A	156,000	129,665
1950 TO 1959	11	94.75	94.25	85.22	24.69	110.59	39.23	151.32	66.50 to 128.12	65,402	55,738
1960 TO 1969	3	111.08	110.87	100.92	8.60	109.85	96.43	125.10	N/A	28,833	29,100
1970 TO 1979	4	88.29	92.83	99.26	7.50	93.52	86.21	108.54	N/A	76,312	75,750
1980 TO 1989	5	94.76	94.97	96.78	9.09	98.13	81.04	106.39	N/A	64,000	61,938
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**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	8	144.44	162.77	125.67	51.31	129.52	66.50	280.00	66.50 to 280.00	1,800	2,262
5000 TO 9999	6	117.42	118.29	113.58	22.85	104.15	63.53	161.60	63.53 to 161.60	6,616	7,515
Total \$											
1 TO 9999	14	117.42	143.71	116.80	45.86	123.04	63.53	280.00	93.78 to 198.00	3,864	4,513
10000 TO 29999	10	91.58	89.28	88.46	17.74	100.93	45.71	125.10	69.80 to 112.69	16,252	14,377
30000 TO 59999	13	90.25	85.45	88.04	16.74	97.06	33.25	128.12	72.21 to 97.66	41,426	36,472
60000 TO 99999	6	96.43	104.36	106.50	11.90	97.99	87.47	151.32	87.47 to 151.32	70,500	75,079
100000 TO 149999	3	96.75	98.89	99.09	3.59	99.80	94.75	105.17	N/A	103,333	102,395
150000 TO 249999	3	83.12	76.96	72.41	27.80	106.29	39.23	108.54	N/A	187,143	135,511
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

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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	9	99.38	151.74	104.39	70.29	145.36	63.53	280.00	66.50 to 280.00	2,433	2,540
5000 TO 9999	9	99.76	97.54	74.46	35.06	130.99	33.25	161.60	45.71 to 150.02	11,105	8,269
Total \$ _____											
1 TO 9999	18	99.57	124.64	79.84	52.67	156.11	33.25	280.00	69.80 to 161.60	6,769	5,404
10000 TO 29999	9	92.50	91.10	84.84	17.17	107.37	53.20	125.10	72.21 to 112.69	20,974	17,795
30000 TO 59999	12	90.76	91.89	91.96	5.47	99.92	81.04	106.39	86.21 to 96.43	48,711	44,797
60000 TO 99999	6	96.59	92.50	77.64	16.26	119.14	39.23	128.12	39.23 to 128.12	105,571	81,964
100000 TO 149999	3	105.17	113.20	106.55	21.62	106.25	83.12	151.32	N/A	117,000	124,660
150000 TO 249999	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
ALL _____											
	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.38	139.93	90.37	62.26	154.83	45.71	280.00	63.53 to 280.00	6,650	6,009
10	3	76.16	89.25	87.99	25.64	101.44	66.50	125.10	N/A	13,666	12,025
20	34	94.77	94.44	87.25	16.64	108.24	33.25	161.60	90.25 to 98.68	54,424	47,485
30	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
ALL _____											
	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**PA&T 2006 R&O Statistics**

Query: 5106

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.38	139.93	90.37	62.26	154.83	45.71	280.00	63.53 to 280.00	6,650	6,009
108	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
300	1	98.67	98.67	98.67			98.67	98.67	N/A	15,200	14,998
306	1	97.66	97.66	97.66			97.66	97.66	N/A	43,000	41,995
325	4	96.59	102.99	102.02	9.78	100.95	90.66	128.12	N/A	59,375	60,574
326	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
340	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
342	1	96.43	96.43	96.43			96.43	96.43	N/A	60,000	57,855
343	1	94.75	94.75	94.75			94.75	94.75	N/A	100,000	94,750
344	3	99.76	92.38	97.52	11.02	94.73	72.21	105.17	N/A	50,733	49,473
352	1	90.25	90.25	90.25			90.25	90.25	N/A	58,200	52,527
353	6	92.97	87.54	88.48	13.35	98.93	53.20	106.39	53.20 to 106.39	35,276	31,214
406	11	93.78	106.28	92.99	22.80	114.29	69.80	161.60	86.21 to 150.02	27,522	25,594
408	1	99.74	99.74	99.74			99.74	99.74	N/A	83,000	82,785
410	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
419	2	61.17	61.17	56.72	35.88	107.85	39.23	83.12	N/A	195,715	111,007
437	2	93.62	93.62	82.42	18.65	113.60	76.16	111.08	N/A	16,750	13,805
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659
04											
ALL	49	95.00	105.50	90.03	29.11	117.18	33.25	280.00	90.66 to 99.38	41,828	37,659

### SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5106

What If ID: 4565

Desc: New Whatif for Query ID: 5106

<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	Oakland	Total	Decrease	6.000	A	1

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