

PA&T 2006 R&O Statistics

What If ID: 4566

Query: 5116

Type: Qualified

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

NUMBER of Sales:	102	MEDIAN:	76	COV:	25.50	95% Median C.I.:	72.48 to 80.13	(! : Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.97	95% Wgt. Mean C.I.:	71.40 to 79.41	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	13.97	95% Mean C.I.:	74.43 to 82.18	
(AgLand) TOTAL Assessed Value:	15,663,439							
AVG. Adj. Sales Price:	203,645	COD:	18.27	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	153,563	PRD:	103.85	MIN Sales Ratio:	35.39			

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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	5	68.78	64.21	62.35	21.81	102.98	35.39	85.57	N/A	76,914	47,954
10/01/02 TO 12/31/02	5	84.70	89.41	95.01	13.82	94.10	71.63	124.50	N/A	293,952	279,295
01/01/03 TO 03/31/03	17	82.86	83.80	80.94	13.71	103.54	62.72	123.67	66.52 to 96.17	145,061	117,405
04/01/03 TO 06/30/03	4	99.73	96.33	94.66	6.06	101.76	83.11	102.74	N/A	94,638	89,587
07/01/03 TO 09/30/03	7	75.19	84.06	86.20	30.69	97.51	45.15	126.91	45.15 to 126.91	147,942	127,526
10/01/03 TO 12/31/03	6	78.30	76.87	74.20	7.19	103.60	62.86	86.58	62.86 to 86.58	118,525	87,948
01/01/04 TO 03/31/04	15	76.21	77.66	76.66	18.79	101.30	46.59	119.76	64.69 to 88.93	272,677	209,040
04/01/04 TO 06/30/04	10	81.00	81.86	79.40	15.59	103.09	59.20	102.56	61.92 to 102.34	140,240	111,353
07/01/04 TO 09/30/04	2	62.17	62.17	60.71	15.05	102.40	52.81	71.52	N/A	443,885	269,482
10/01/04 TO 12/31/04	8	72.81	70.95	67.92	10.36	104.46	45.78	86.18	45.78 to 86.18	264,868	179,905
01/01/05 TO 03/31/05	17	72.48	71.55	69.81	11.61	102.49	44.71	104.12	61.78 to 77.20	277,956	194,027
04/01/05 TO 06/30/05	6	62.32	78.00	65.97	33.35	118.23	53.67	170.69	53.67 to 170.69	183,598	121,122
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	83.11	83.16	84.92	15.75	97.92	35.39	124.50	76.99 to 85.57	151,578	128,725
07/01/03 TO 06/30/04	38	78.20	79.82	78.32	18.23	101.92	45.15	126.91	72.30 to 87.68	190,508	149,197
07/01/04 TO 06/30/05	33	71.52	72.01	67.96	16.26	105.95	44.71	170.69	62.96 to 75.70	267,683	181,921
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	82.81	84.10	82.21	16.32	102.30	45.15	126.91	76.01 to 86.58	135,039	111,018
01/01/04 TO 12/31/04	35	75.93	76.44	73.27	16.66	104.33	45.78	119.76	69.29 to 85.18	242,836	177,924
<u>ALL</u>											
	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1521	2	85.12	85.12	85.68	20.22	99.35	67.91	102.34	N/A	179,200	153,540	
1529	1	68.09	68.09	68.09			68.09	68.09	N/A	449,840	306,285	
1531	5	83.35	99.32	86.13	31.98	115.31	61.94	170.69	N/A	106,645	91,857	
1533	4	81.56	78.96	80.94	6.73	97.55	66.14	86.58	N/A	151,250	122,427	
1535	5	66.52	69.28	54.26	29.74	127.68	44.71	113.39	N/A	238,868	129,614	
1797	8	71.55	77.29	75.01	22.98	103.04	53.24	119.76	53.24 to 119.76	249,575	187,204	
1799	14	76.83	82.15	79.97	10.13	102.73	71.87	123.67	73.74 to 87.68	259,346	207,387	
1801	9	75.19	74.40	71.43	13.47	104.16	53.67	96.97	59.20 to 85.57	152,195	108,716	
1803	10	76.74	81.58	91.42	23.78	89.24	56.03	124.50	57.09 to 102.74	158,703	145,083	
1811	2	74.26	74.26	72.49	2.63	102.43	72.30	76.21	N/A	428,160	310,392	
1813	6	74.07	82.45	72.26	27.31	114.10	52.81	126.91	52.81 to 126.91	244,729	176,829	
1815	7	71.96	64.90	68.86	18.97	94.25	35.39	87.88	35.39 to 87.88	181,871	125,241	
1817	13	76.47	71.45	68.67	12.46	104.04	56.05	88.93	56.05 to 80.27	157,407	108,093	
1819	6	82.81	79.08	78.84	7.95	100.31	62.96	91.03	62.96 to 91.03	194,102	153,035	
2083	5	96.17	92.52	89.69	4.35	103.15	85.05	97.46	N/A	162,375	145,632	
2085	3	71.52	68.97	68.64	5.37	100.48	61.92	73.45	N/A	350,250	240,403	
2087	2	83.00	83.00	77.63	43.87	106.92	46.59	119.42	N/A	187,704	145,712	
ALL												
	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	46	76.11	80.26	75.17	22.84	106.77	44.71	170.69	68.63 to 83.56	191,254	143,758	
2	56	76.77	76.71	75.58	14.54	101.48	35.39	123.67	73.45 to 80.27	213,823	161,616	
ALL												
	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563	
ALL												
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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)											
11-0001	40	74.40	78.21	76.96	20.11	101.62	45.15	126.91	69.45 to 84.70	201,893	155,374
11-0014	38	77.33	79.57	77.42	17.03	102.78	35.39	170.69	72.48 to 82.86	200,884	155,517
11-0020	20	77.03	76.39	69.70	16.82	109.60	44.71	113.39	66.52 to 83.35	214,390	149,425
11-0031	1	61.94	61.94	61.94			61.94	61.94	N/A	185,000	114,590
20-0020											
27-0594	3	87.69	81.88	73.90	13.08	110.81	61.78	96.17	N/A	196,550	145,240
NonValid School											
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10.01 TO 30.00	3	76.21	80.95	71.47	26.31	113.26	53.24	113.39	N/A	35,540	25,401
30.01 TO 50.00	18	78.05	80.94	80.22	13.23	100.89	57.09	123.67	71.96 to 86.58	77,243	61,964
50.01 TO 100.00	36	76.50	76.01	73.87	18.12	102.90	35.39	170.69	69.45 to 80.27	151,977	112,258
100.01 TO 180.00	34	73.53	77.71	73.84	20.27	105.24	44.71	126.91	64.74 to 85.22	264,200	195,089
180.01 TO 330.00	8	74.97	76.25	73.75	14.11	103.39	52.81	102.34	52.81 to 102.34	438,027	323,046
330.01 TO 650.00	2	98.40	98.40	92.11	26.52	106.84	72.30	124.50	N/A	656,040	604,255
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	58	76.07	75.51	73.17	14.90	103.20	44.71	126.91	71.77 to 78.35	201,053	147,109
DRY-N/A	26	82.94	87.53	82.42	21.35	106.20	46.59	170.69	76.01 to 96.97	203,802	167,968
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	4	79.44	83.58	76.29	24.44	109.56	56.03	119.42	N/A	318,805	243,220
IRRGTD-N/A	6	74.84	83.08	76.54	16.41	108.55	68.78	123.67	68.78 to 123.67	248,795	190,417
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	73	76.21	76.15	73.54	15.43	103.55	44.71	126.91	71.87 to 78.35	203,933	149,972
DRY-N/A	11	96.97	99.65	94.15	21.36	105.84	61.92	170.69	76.99 to 124.50	188,434	177,415
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	8	81.21	86.61	77.34	21.07	111.99	56.03	123.67	56.03 to 123.67	299,421	231,563
IRRGTD-N/A	2	69.96	69.96	70.55	1.69	99.16	68.78	71.14	N/A	186,312	131,441
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	84	77.03	79.23	76.06	17.64	104.17	44.71	170.69	74.41 to 82.32	201,904	153,566
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	10	74.84	83.28	76.42	20.22	108.97	56.03	123.67	68.78 to 119.42	276,799	211,538
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

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	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
Total \$											
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10000 TO 29999	1	113.39	113.39	113.39			113.39	113.39	N/A	16,275	18,455
30000 TO 59999	4	71.17	69.78	69.51	14.20	100.39	53.24	83.56	N/A	48,961	34,034
60000 TO 99999	20	79.43	85.88	84.78	20.05	101.29	57.09	170.69	71.96 to 88.93	74,718	63,349
100000 TO 149999	14	80.20	81.13	81.69	19.57	99.31	35.39	126.91	69.45 to 102.74	122,953	100,445
150000 TO 249999	36	76.35	76.75	76.32	16.04	100.56	46.59	119.76	67.91 to 82.86	189,459	144,592
250000 TO 499999	22	71.33	72.41	72.90	16.57	99.33	44.71	124.50	61.92 to 82.32	362,885	264,557
500000 +	4	72.39	70.69	71.21	11.24	99.28	52.81	85.18	N/A	633,865	451,347
ALL	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

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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	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
Total \$ _____											
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10000 TO 29999	2	83.32	83.32	68.39	36.10	121.82	53.24	113.39	N/A	32,310	22,097
30000 TO 59999	12	68.71	68.06	65.81	13.53	103.41	35.39	85.57	59.20 to 78.05	69,903	46,005
60000 TO 99999	15	80.80	83.80	80.42	15.33	104.20	45.15	123.67	75.19 to 96.17	87,775	70,590
100000 TO 149999	36	75.85	76.41	73.10	17.34	104.53	46.59	170.69	66.52 to 80.13	172,544	126,132
150000 TO 249999	20	84.02	82.33	75.63	21.28	108.86	44.71	126.91	64.69 to 91.03	253,951	192,066
250000 TO 499999	14	74.20	75.01	74.24	10.49	101.04	52.81	87.68	68.09 to 85.18	424,607	315,220
500000 +	2	98.40	98.40	92.11	26.52	106.84	72.30	124.50	N/A	656,040	604,255
ALL											
	102	76.47	78.31	75.41	18.27	103.85	35.39	170.69	72.48 to 80.13	203,645	153,563

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5116

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Desc: New Whatif for Query ID: 5116

<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>
Geo Code / Township #	1799	Total	Increase	13.000	A	1
Geo Code / Township #	1803	Total	Increase	8.500	B	1
Geo Code / Township #	1817	Total	Decrease	16.000	C	1