

PA&T 2006 R&O Statistics

Query: 5106

(!: AVTot=0)

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	100	COV:	35.47	95% Median C.I.:	96.01 to 136.30
TOTAL Sales Price:	462,000	WGT. MEAN:	74	STD:	39.80	95% Wgt. Mean C.I.:	33.23 to 115.70
TOTAL Adj.Sales Price:	462,000	MEAN:	112	AVG.ABS.DEV:	23.86	95% Mean C.I.:	88.17 to 136.29
TOTAL Assessed Value:	344,035						
AVG. Adj. Sales Price:	35,538	COD:	23.92	MAX Sales Ratio:	210.67		
AVG. Assessed Value:	26,464	PRD:	150.71	MIN Sales Ratio:	41.73		

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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	3	99.75	105.44	103.91	6.61	101.47	98.40	118.17	N/A	7,500	7,793
10/01/02 TO 12/31/02	1	95.00	95.00	95.00			95.00	95.00	N/A	2,100	1,995
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	96.44	96.44	96.44			96.44	96.44	N/A	22,500	21,700
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	5	104.98	135.44	106.86	32.07	126.75	96.97	210.67	N/A	15,254	16,300
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	68.87	68.87	52.49	39.41	131.21	41.73	96.01	N/A	146,815	77,062
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	136.30	136.30	136.30			136.30	136.30	N/A	45,000	61,335
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	99.08	102.83	103.15	6.19	99.69	95.00	118.17	N/A	6,150	6,343
07/01/03 TO 06/30/04	6	104.97	128.94	104.49	28.08	123.40	96.44	210.67	96.44 to 210.67	16,461	17,200
07/01/04 TO 06/30/05	3	96.01	91.35	63.63	32.83	143.57	41.73	136.30	N/A	112,876	71,820
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	1	96.44	96.44	96.44			96.44	96.44	N/A	22,500	21,700
01/01/04 TO 12/31/04	7	104.97	116.42	63.70	32.74	182.76	41.73	210.67	41.73 to 210.67	52,842	33,660
<u>ALL</u>	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
OAKLAND	12	102.36	113.67	74.37	24.86	152.83	41.73	210.67	96.44 to 136.30	38,325	28,503
OAKLAND V	1	95.00	95.00	95.00			95.00	95.00	N/A	2,100	1,995
<u>ALL</u>	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464
<u>ALL</u>	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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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	11	99.75	104.85	73.93	17.72	141.83	41.73	159.60	96.01 to 136.30	41,672	30,807
2	2	152.83	152.83	143.19	37.84	106.73	95.00	210.67	N/A	1,800	2,577
ALL	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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											
11-0014	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464
11-0020											
11-0031											
20-0020											
27-0594											
NonValid School											
ALL	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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	98.40	134.69	108.42	39.18	124.23	95.00	210.67	N/A	5,366	5,818
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	104.97	112.51	100.94	13.64	111.46	96.01	159.60	N/A	26,594	26,844
1920 TO 1939	1	99.75	99.75	99.75			99.75	99.75	N/A	4,000	3,990
1940 TO 1949											
1950 TO 1959	3	96.44	91.49	59.84	32.69	152.89	41.73	136.30	N/A	100,976	60,426
1960 TO 1969	1	118.17	118.17	118.17			118.17	118.17	N/A	6,000	7,090
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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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	3	99.75	135.14	120.33	38.65	112.31	95.00	210.67	N/A	2,533	3,048
5000 TO 9999	2	138.88	138.88	137.00	14.92	101.37	118.17	159.60	N/A	5,500	7,535
Total \$ _____											
1 TO 9999	5	118.17	136.64	130.19	29.71	104.95	95.00	210.67	N/A	3,720	4,843
10000 TO 29999	4	101.68	101.20	100.99	3.71	100.21	96.44	104.98	N/A	17,192	17,362
30000 TO 59999	3	96.97	109.76	109.29	13.85	100.44	96.01	136.30	N/A	46,400	50,708
150000 TO 249999	1	41.73	41.73	41.73			41.73	41.73	N/A	235,430	98,245
ALL _____	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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	3	99.75	135.14	120.33	38.65	112.31	95.00	210.67	N/A	2,533	3,048
5000 TO 9999	2	138.88	138.88	137.00	14.92	101.37	118.17	159.60	N/A	5,500	7,535
Total \$ _____											
1 TO 9999	5	118.17	136.64	130.19	29.71	104.95	95.00	210.67	N/A	3,720	4,843
10000 TO 29999	4	101.68	101.20	100.99	3.71	100.21	96.44	104.98	N/A	17,192	17,362
30000 TO 59999	2	96.49	96.49	96.38	0.50	100.12	96.01	96.97	N/A	47,100	45,395
60000 TO 99999	2	89.02	89.02	56.91	53.12	156.43	41.73	136.30	N/A	140,215	79,790
ALL _____	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	98.40	134.69	108.42	39.18	124.23	95.00	210.67	N/A	5,366	5,818
20	10	102.36	105.49	73.24	18.87	144.04	41.73	159.60	96.01 to 136.30	44,590	32,658
ALL _____	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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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)	3	98.40	134.69	108.42	39.18	124.23	95.00	210.67	N/A	5,366	5,818
300	1	104.97	104.97	104.97			104.97	104.97	N/A	15,200	15,955
325	2	116.37	116.37	123.01	17.12	94.60	96.44	136.30	N/A	33,750	41,517
352	1	96.01	96.01	96.01			96.01	96.01	N/A	58,200	55,880
353	2	100.98	100.98	99.70	3.97	101.28	96.97	104.98	N/A	27,285	27,202
406	2	129.68	129.68	133.00	23.08	97.50	99.75	159.60	N/A	4,500	5,985
419	1	41.73	41.73	41.73			41.73	41.73	N/A	235,430	98,245
437	1	118.17	118.17	118.17			118.17	118.17	N/A	6,000	7,090
ALL	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

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	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464
04											
ALL	13	99.75	112.23	74.47	23.92	150.71	41.73	210.67	96.01 to 136.30	35,538	26,464

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5106

What If ID: 4649 SUB STAT

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	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Oakland V	Imprvmnt	Decrease	0.000	B	1