

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>95</b>	COV:	26.13	95% Median C.I.:	93.74 to 97.46
TOTAL Sales Price:	13,080,758	WGT. MEAN:	94	STD:	25.96	95% Wgt. Mean C.I.:	92.24 to 96.21
TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.12	95% Mean C.I.:	95.80 to 102.87
TOTAL Assessed Value:	12,321,816						
AVG. Adj. Sales Price:	63,175	COD:	15.85	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	59,525	PRD:	105.43	MIN Sales Ratio:	39.27		

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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	26	96.99	106.32	95.35	19.88	111.51	55.59	247.88	90.79 to 105.90	48,896	46,624
10/01/03 TO 12/31/03	22	99.16	109.38	97.50	23.42	112.19	57.30	272.50	87.46 to 116.93	47,243	46,062
01/01/04 TO 03/31/04	22	98.50	102.90	99.88	14.44	103.02	68.17	183.60	87.02 to 109.58	75,781	75,694
04/01/04 TO 06/30/04	36	91.94	93.22	91.92	11.77	101.42	61.19	134.76	87.53 to 97.46	76,939	70,722
07/01/04 TO 09/30/04	29	94.85	95.67	93.54	14.15	102.27	39.27	131.00	89.87 to 105.98	48,660	45,517
10/01/04 TO 12/31/04	20	95.05	95.85	94.54	10.69	101.39	62.30	117.79	87.37 to 105.69	70,030	66,204
01/01/05 TO 03/31/05	24	94.66	97.34	94.21	16.12	103.32	47.00	166.83	84.74 to 107.99	64,727	60,978
04/01/05 TO 06/30/05	28	93.98	98.02	90.48	15.62	108.34	69.33	220.30	86.22 to 98.35	70,157	63,475
<u>Study Years</u>											
07/01/03 TO 06/30/04	106	96.47	101.80	95.39	17.16	106.71	55.59	272.50	93.44 to 99.24	63,657	60,725
07/01/04 TO 06/30/05	101	94.69	96.75	92.97	14.32	104.06	39.27	220.30	92.40 to 96.76	62,669	58,266
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	107	94.57	96.37	94.57	13.04	101.90	39.27	183.60	92.35 to 97.89	67,745	64,069
<u>ALL</u>											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	18	98.38	118.87	92.74	38.36	128.18	55.59	272.50	86.36 to 116.93	32,861	30,475
BEEMER	19	95.23	99.08	93.46	20.29	106.02	39.27	183.60	82.92 to 114.14	39,947	37,334
HIDDEN MEADOWS	1	128.50	128.50	128.50			128.50	128.50	N/A	24,000	30,840
HIDDEN MEADOWS V	1	87.12	87.12	87.12			87.12	87.12	N/A	30,000	26,135
RURAL	24	97.90	99.98	94.84	14.26	105.41	69.33	129.09	86.24 to 113.90	81,292	77,101
WEST POINT	102	96.02	97.40	95.57	10.33	101.91	47.00	134.76	93.37 to 97.78	75,438	72,099
WISNER	39	92.37	94.38	88.50	18.03	106.63	62.30	166.83	83.99 to 96.76	50,224	44,451
WISNER V	3	105.90	103.29	100.67	2.58	102.61	97.89	106.08	N/A	22,750	22,901
<u>ALL</u>											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**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	181	95.23	99.16	94.06	15.97	105.42	39.27	272.50	93.44 to 97.04	61,172	57,538
3	26	97.90	100.58	95.13	14.79	105.73	69.33	129.09	87.02 to 113.90	77,116	73,362
<u>ALL</u>											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

Type: Qualified

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

(!: AVTot=0)

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TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.12	95% Mean C.I.:	95.80 to 102.87
TOTAL Assessed Value:	12,321,816						
AVG. Adj. Sales Price:	63,175	COD:	15.85	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	59,525	PRD:	105.43	MIN Sales Ratio:	39.27		

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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	196	95.12	99.58	94.17	15.60	105.75	55.59	272.50	93.37 to 96.95	65,734	61,900
2	11	102.56	95.06	98.00	18.44	97.00	39.27	128.50	47.00 to 127.20	17,563	17,212
ALL	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	203	95.87	99.30	94.25	15.47	105.36	39.27	272.50	94.16 to 97.46	63,988	60,308
06											
07	4	85.09	101.35	90.54	31.92	111.93	68.38	166.83	N/A	21,875	19,806
ALL	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	103.05	103.05	103.05			103.05	103.05	N/A	55,000	56,675
11-0020											
19-0059	1	69.33	69.33	69.33			69.33	69.33	N/A	143,000	99,135
20-0001	112	96.02	97.38	95.54	10.65	101.93	47.00	134.76	93.37 to 97.78	77,109	73,667
20-0020	19	100.21	118.82	94.33	36.60	125.96	55.59	272.50	86.36 to 117.79	33,236	31,350
20-0030	48	94.21	95.95	90.74	16.42	105.74	62.30	166.83	87.53 to 99.55	52,427	47,574
20-0055	23	95.23	100.51	94.37	20.52	106.50	39.27	183.60	87.12 to 114.14	41,434	39,101
20-0082	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
27-0046											
27-0062											
27-0594	2	89.70	89.70	83.41	7.30	107.54	83.16	96.25	N/A	51,000	42,540
87-0001											
NonValid School											
ALL	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

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

What If ID: 4571

Query: 5105

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>95</b>	COV:	26.13	95% Median C.I.:	93.74 to 97.46
TOTAL Sales Price:	13,080,758	WGT. MEAN:	94	STD:	25.96	95% Wgt. Mean C.I.:	92.24 to 96.21
TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.12	95% Mean C.I.:	95.80 to 102.87
TOTAL Assessed Value:	12,321,816						
AVG. Adj. Sales Price:	63,175	COD:	15.85	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	59,525	PRD:	105.43	MIN Sales Ratio:	39.27		

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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	102.56	95.06	98.00	18.44	97.00	39.27	128.50	47.00 to 127.20	17,563	17,212
Prior TO 1860											
1860 TO 1899	15	96.76	109.54	98.09	23.43	111.67	69.84	183.60	90.13 to 120.85	36,646	35,947
1900 TO 1919	55	93.37	102.59	94.30	21.86	108.79	57.30	272.50	87.02 to 104.35	41,922	39,533
1920 TO 1939	32	101.78	102.09	97.67	16.51	104.52	55.59	220.30	90.76 to 108.49	58,241	56,886
1940 TO 1949	10	95.63	96.08	94.48	6.95	101.70	77.81	106.56	90.79 to 105.76	62,940	59,465
1950 TO 1959	20	96.91	97.82	95.08	7.96	102.88	69.33	116.93	94.27 to 100.67	64,375	61,208
1960 TO 1969	22	93.69	91.62	90.94	10.01	100.75	66.85	123.01	84.41 to 99.55	76,154	69,252
1970 TO 1979	24	94.45	93.90	91.70	11.29	102.40	61.19	134.00	86.89 to 99.08	92,190	84,535
1980 TO 1989	7	104.06	108.46	100.61	18.13	107.80	80.00	166.83	80.00 to 166.83	85,428	85,947
1990 TO 1994	2	85.91	85.91	85.73	0.53	100.20	85.45	86.36	N/A	155,000	132,881
1995 TO 1999	5	96.04	96.87	96.35	3.99	100.55	90.41	103.68	N/A	151,000	145,484
2000 TO Present	4	93.20	90.71	90.76	3.70	99.96	82.05	94.41	N/A	174,250	158,141
ALL	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**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	4	175.22	179.80	188.66	45.88	95.30	96.25	272.50	N/A	3,625	6,838
5000 TO 9999	7	107.91	107.79	108.59	22.42	99.26	39.27	166.83	39.27 to 166.83	7,357	7,989
Total \$											
1 TO 9999	11	107.91	133.97	126.18	41.36	106.17	39.27	272.50	93.44 to 247.88	6,000	7,570
10000 TO 29999	27	106.08	110.32	105.94	26.36	104.13	47.00	220.30	87.28 to 123.01	20,418	21,632
30000 TO 59999	76	98.49	100.02	99.95	12.62	100.08	67.84	134.76	94.22 to 105.69	42,311	42,288
60000 TO 99999	61	94.63	92.72	92.93	9.11	99.77	55.59	121.30	90.76 to 96.30	78,233	72,701
100000 TO 149999	23	90.61	88.71	89.03	10.51	99.64	66.85	111.38	82.53 to 94.57	120,805	107,559
150000 TO 249999	9	90.41	90.29	90.46	5.28	99.81	82.05	100.07	84.74 to 94.41	188,166	170,211
ALL	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

Type: Qualified

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

(!: AVTot=0)

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TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.12	95% Mean C.I.:	95.80 to 102.87
TOTAL Assessed Value:	12,321,816						
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AVG. Assessed Value:	59,525	PRD:	105.43	MIN Sales Ratio:	39.27		

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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	3	96.25	79.36	67.75	21.92	117.13	39.27	102.56	N/A	4,666	3,161
5000 TO 9999	5	107.91	137.23	126.83	33.27	108.20	93.44	247.88	N/A	5,900	7,483
Total \$ _____											
1 TO 9999	8	104.23	115.53	107.82	31.32	107.15	39.27	247.88	39.27 to 247.88	5,437	5,862
10000 TO 29999	35	96.39	108.87	97.46	31.06	111.71	47.00	272.50	86.80 to 111.83	21,422	20,879
30000 TO 59999	72	97.62	98.73	95.71	14.41	103.16	55.59	134.76	92.94 to 103.67	44,304	42,405
60000 TO 99999	66	95.12	94.66	92.90	9.48	101.90	66.85	130.89	90.79 to 97.04	80,657	74,929
100000 TO 149999	15	94.57	96.56	95.60	8.11	101.01	78.11	118.81	91.40 to 107.52	119,141	113,895
150000 TO 249999	11	93.92	93.01	92.62	6.69	100.42	82.05	111.38	84.74 to 100.07	180,318	167,010
ALL _____											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	102.56	95.06	98.00	18.44	97.00	39.27	128.50	47.00 to 127.20	17,563	17,212
10	3	112.17	108.80	97.77	14.19	111.29	83.24	131.00	N/A	16,533	16,164
20	57	96.39	103.87	95.04	21.80	109.30	55.59	272.50	90.43 to 105.94	35,792	34,015
25	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
30	126	94.66	97.59	94.01	13.02	103.81	61.19	220.30	92.57 to 96.79	73,851	69,426
40	9	93.92	93.81	92.87	5.87	101.01	82.05	103.35	85.45 to 100.07	161,000	149,520
ALL _____											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	102.56	95.06	98.00	18.44	97.00	39.27	128.50	47.00 to 127.20	17,563	17,212
100	4	85.09	101.35	90.54	31.92	111.93	68.38	166.83	N/A	21,875	19,806
101	100	96.25	98.82	94.86	11.76	104.17	57.30	220.30	94.37 to 99.24	76,610	72,675
102	13	94.63	100.11	93.88	22.39	106.63	66.23	151.12	69.84 to 123.86	62,538	58,712
103	2	94.40	94.40	91.15	10.23	103.56	84.74	104.06	N/A	131,000	119,410
104	71	92.40	100.72	92.64	19.82	108.73	55.59	272.50	87.61 to 96.76	50,405	46,693
106	3	97.78	96.67	95.40	6.73	101.33	86.24	105.98	N/A	70,733	67,478
111	3	97.53	99.21	98.66	4.03	100.55	94.16	105.94	N/A	89,833	88,633
ALL _____											
	207	95.44	99.34	94.22	15.85	105.43	39.27	272.50	93.74 to 97.46	63,175	59,525

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

What If ID: 4571

Query: 5105

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>95</b>	COV:	26.13	95% Median C.I.:	93.74 to 97.46
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TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.12	95% Mean C.I.:	95.80 to 102.87
TOTAL Assessed Value:	12,321,816						
AVG. Adj. Sales Price:	63,175	COD:	15.85	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	59,525	PRD:	105.43	MIN Sales Ratio:	39.27		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	104.12	95.94	99.92	16.08	96.02	39.27	128.50	84.34 to 107.91	25,800	25,780
20	31	111.83	117.31	105.70	25.03	110.99	57.30	272.50	92.94 to 119.57	24,422	25,814
30	122	94.30	95.82	92.39	13.44	103.71	55.59	220.30	91.40 to 96.41	64,344	59,447
40	30	97.25	99.17	97.42	10.83	101.80	68.17	183.60	94.16 to 102.27	79,980	77,916
50	4	92.34	90.32	89.93	4.51	100.44	82.05	94.57	N/A	141,000	126,802
60	6	93.20	92.75	92.83	3.55	99.91	85.45	100.07	85.45 to 100.07	190,916	177,230
<u>ALL</u>	<u>207</u>	<u>95.44</u>	<u>99.34</u>	<u>94.22</u>	<u>15.85</u>	<u>105.43</u>	<u>39.27</u>	<u>272.50</u>	<u>93.74 to 97.46</u>	<u>63,175</u>	<u>59,525</u>

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

Query: 5105

What If ID: 4571

Desc: New Whatif for Query ID: 5105

<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	West Point	Total	Decrease	6.000	A	1

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