

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

Base Stat

Query: 5099

Type: Qualified

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

NUMBER of Sales:	457	<b>MEDIAN:</b>	<b>96</b>	COV:	22.93	95% Median C.I.:	94.37 to 97.16	(! : Derived)
TOTAL Sales Price:	43,941,172	WGT. MEAN:	93	STD:	21.86	95% Wgt. Mean C.I.:	91.33 to 95.18	
TOTAL Adj.Sales Price:	43,941,172	MEAN:	95	AVG.ABS.DEV:	13.79	95% Mean C.I.:	93.33 to 97.33	
TOTAL Assessed Value:	40,977,550							
AVG. Adj. Sales Price:	96,151	COD:	14.40	MAX Sales Ratio:	250.00			
AVG. Assessed Value:	89,666	PRD:	102.22	MIN Sales Ratio:	15.41			

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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>											
07/01/03 TO 09/30/03	67	98.36	95.12	96.13	11.37	98.96	27.64	141.06	93.05 to 102.23	102,191	98,232
10/01/03 TO 12/31/03	38	97.13	99.59	97.55	13.60	102.09	53.68	206.67	93.73 to 103.86	97,942	95,546
01/01/04 TO 03/31/04	46	100.00	99.16	98.14	10.22	101.04	63.73	130.16	93.35 to 104.09	95,991	94,210
04/01/04 TO 06/30/04	65	96.08	98.07	95.98	15.13	102.18	26.00	206.61	93.38 to 100.40	82,898	79,562
07/01/04 TO 09/30/04	66	95.58	96.57	92.10	16.59	104.85	28.61	166.35	91.14 to 99.76	99,580	91,714
10/01/04 TO 12/31/04	55	92.08	90.31	91.36	14.06	98.85	15.41	131.48	86.78 to 96.30	88,131	80,515
01/01/05 TO 03/31/05	53	93.37	92.76	89.89	12.74	103.19	49.52	206.44	88.12 to 95.65	107,564	96,694
04/01/05 TO 06/30/05	67	95.43	92.76	87.68	17.82	105.80	27.07	250.00	89.00 to 99.69	96,240	84,382
<u>Study Years</u>											
07/01/03 TO 06/30/04	216	97.78	97.66	96.78	12.71	100.90	26.00	206.67	96.09 to 99.58	94,317	91,285
07/01/04 TO 06/30/05	241	93.65	93.25	90.20	15.74	103.37	15.41	250.00	91.96 to 95.65	97,794	88,215
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	232	95.65	96.02	94.17	14.56	101.96	15.41	206.61	93.38 to 97.87	91,480	86,149
<u>ALL</u>											
	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

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Printed: 04/21/2006 10:41:59

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CANYON EST	1	27.64	27.64	27.64			27.64	27.64	N/A	7,000	1,935
DAKOTA CITY	47	97.87	97.38	94.05	10.85	103.53	60.26	137.51	93.88 to 102.21	103,174	97,040
DAKOTA CITY R	1	104.64	104.64	104.64			104.64	104.64	N/A	178,000	186,255
DAKOTA CITY V	6	89.27	100.99	91.71	27.33	110.11	68.18	149.31	68.18 to 149.31	11,566	10,608
DAKOTA FLATS	1	97.82	97.82	97.82			97.82	97.82	N/A	28,000	27,390
EMERSON	4	103.11	108.74	106.43	8.62	102.16	98.56	130.16	N/A	55,025	58,565
EMERSON V	1	60.00	60.00	60.00			60.00	60.00	N/A	10,000	6,000
HOMER	14	88.64	83.98	81.70	15.86	102.79	43.15	107.84	70.54 to 98.60	72,347	59,107
HOMER R	5	94.92	94.59	93.49	4.36	101.17	87.28	102.93	N/A	140,800	131,634
HOMER RV	1	108.70	108.70	108.70			108.70	108.70	N/A	23,000	25,000
HUBBARD	4	91.05	91.86	91.42	6.01	100.48	81.82	103.55	N/A	59,812	54,681
HUBBARD V	2	69.25	69.25	37.53	62.45	184.50	26.00	112.50	N/A	3,750	1,407
JACKSON	3	94.43	88.19	90.57	7.39	97.37	74.61	95.53	N/A	139,833	126,653
JACKSON R	2	102.52	102.52	104.33	5.57	98.26	96.81	108.23	N/A	199,250	207,882
PASADO TIEMPO	1	93.75	93.75	93.75			93.75	93.75	N/A	93,000	87,185
RURAL	24	78.20	80.72	77.86	19.98	103.68	53.63	110.58	64.60 to 95.53	108,398	84,398
RURAL V	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
SO SIOUX	279	96.84	97.57	95.11	11.98	102.58	49.52	206.67	94.82 to 98.62	99,674	94,805
SO SIOUX R	39	93.62	91.46	91.22	14.49	100.26	50.71	145.38	85.63 to 99.94	115,596	105,450
SO SIOUX RV	4	27.84	47.73	36.49	95.13	130.82	15.41	119.82	N/A	26,277	9,587
SO SIOUX V	16	97.47	108.29	93.97	32.73	115.24	43.54	250.00	77.45 to 119.05	28,296	26,590
SSC PROJ	1	122.68	122.68	122.68			122.68	122.68	N/A	170,000	208,550
<u>ALL</u>											
	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

**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	376	96.69	97.28	94.53	13.34	102.91	26.00	250.00	95.08 to 98.41	93,323	88,217
2	50	94.03	90.05	92.27	15.69	97.59	15.41	145.38	88.39 to 97.16	117,272	108,207
3	31	78.67	80.18	80.23	25.26	99.94	27.07	122.68	64.60 to 95.53	96,379	77,329
<u>ALL</u>											
	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

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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	420	95.95	95.72	93.97	12.56	101.87	43.15	206.67	94.46 to 97.41	100,836	94,751
2	36	88.05	91.93	85.13	37.30	108.00	15.41	250.00	77.45 to 107.57	28,954	24,647
3	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	456	95.77	95.42	93.75	14.34	101.78	15.41	250.00	94.37 to 97.20	95,161	89,216
06											
07	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
22-0004	7	95.53	92.39	94.90	15.58	97.36	54.48	122.68	54.48 to 122.68	164,714	156,310
22-0011	389	96.44	97.23	94.51	13.43	102.89	15.41	250.00	95.08 to 98.37	97,387	92,036
22-0031	31	87.28	82.62	81.66	18.04	101.18	28.61	108.70	72.26 to 96.43	93,081	76,005
26-0001	6	78.98	74.95	81.96	17.26	91.45	27.64	93.75	27.64 to 93.75	84,000	68,844
26-0070											
26-0561	24	94.95	86.86	86.60	22.08	100.29	26.00	130.16	71.32 to 105.09	63,123	54,667
NonValid School											
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

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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	38	86.44	89.15	71.81	37.07	124.16	15.41	250.00	71.77 to 99.30	39,551	28,400
Prior TO 1860											
1860 TO 1899	11	99.68	96.52	93.36	26.59	103.38	49.52	206.67	61.55 to 110.76	56,090	52,366
1900 TO 1919	22	91.88	88.66	87.09	14.22	101.80	59.05	121.74	75.99 to 98.60	76,441	66,575
1920 TO 1939	49	97.73	99.97	92.49	21.75	108.09	53.63	206.44	92.81 to 105.85	68,733	63,572
1940 TO 1949	23	98.27	94.64	92.63	15.59	102.17	55.14	133.53	85.47 to 104.50	68,328	63,290
1950 TO 1959	45	92.81	94.72	94.03	11.74	100.73	69.02	141.06	89.39 to 99.50	82,875	77,930
1960 TO 1969	53	98.77	97.76	95.89	11.99	101.95	60.28	137.54	92.82 to 103.34	93,071	89,246
1970 TO 1979	105	95.65	95.83	94.50	10.03	101.40	43.15	166.35	93.73 to 98.41	104,540	98,793
1980 TO 1989	40	95.77	95.45	94.85	10.83	100.64	60.26	121.16	91.12 to 101.74	121,646	115,382
1990 TO 1994	20	97.91	95.86	92.41	8.31	103.74	64.79	126.11	92.03 to 101.14	177,625	164,139
1995 TO 1999	28	98.52	96.79	98.22	7.46	98.54	71.29	117.15	93.88 to 101.79	120,260	118,125
2000 TO Present	23	92.29	93.02	91.94	4.40	101.18	76.48	107.52	90.98 to 95.53	164,145	150,912
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

**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	112.50	156.78	166.72	42.12	94.04	107.84	250.00	N/A	2,038	3,398
5000 TO 9999	7	119.05	95.91	94.04	32.22	101.99	26.00	149.31	26.00 to 149.31	6,035	5,675
Total \$											
1 TO 9999	10	115.77	114.17	103.23	36.04	110.60	26.00	250.00	27.64 to 149.31	4,836	4,992
10000 TO 29999	22	96.18	97.68	99.12	24.37	98.55	15.41	206.44	80.21 to 109.94	18,111	17,952
30000 TO 59999	69	101.13	100.97	100.22	23.18	100.75	27.07	206.67	93.65 to 105.85	47,593	47,700
60000 TO 99999	181	96.67	94.39	94.50	10.83	99.88	53.63	137.54	93.75 to 98.62	80,453	76,031
100000 TO 149999	119	94.03	92.78	92.73	9.72	100.05	43.15	126.11	91.96 to 96.31	118,734	110,106
150000 TO 249999	46	94.98	95.10	95.15	10.32	99.94	54.48	145.38	92.23 to 98.42	179,561	170,861
250000 TO 499999	9	88.12	83.70	81.97	18.54	102.11	57.55	108.23	60.26 to 105.74	301,277	246,953
500000 +	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

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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	6	57.96	62.94	38.04	68.89	165.49	15.41	112.50	15.41 to 112.50	6,585	2,505
5000 TO 9999	7	119.05	121.37	99.03	35.00	122.57	60.00	250.00	60.00 to 250.00	6,964	6,896
Total \$ _____											
1 TO 9999	13	88.27	94.41	71.72	48.97	131.63	15.41	250.00	27.64 to 128.80	6,789	4,869
10000 TO 29999	26	83.39	84.81	73.89	30.71	114.77	27.07	149.31	66.39 to 105.46	25,896	19,135
30000 TO 59999	74	90.75	90.79	85.62	19.21	106.04	43.15	206.44	81.88 to 95.53	55,693	47,683
60000 TO 99999	198	96.76	97.20	94.24	12.40	103.14	54.48	206.67	94.92 to 98.78	84,903	80,013
100000 TO 149999	103	97.16	97.72	96.62	8.31	101.14	60.28	126.19	94.61 to 99.24	124,404	120,195
150000 TO 249999	34	95.25	94.75	93.24	8.55	101.62	57.55	122.68	92.03 to 99.00	194,480	181,327
250000 TO 499999	9	105.74	98.19	88.61	19.71	110.81	53.85	145.38	64.79 to 121.16	313,500	277,793
ALL											
	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	84.52	89.11	71.42	36.06	124.77	26.00	206.61	60.00 to 112.50	53,550	38,243
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
10	5	107.76	114.79	100.58	33.08	114.12	61.17	206.44	N/A	36,500	36,712
15	25	102.45	100.35	96.21	13.97	104.29	69.02	140.62	91.49 to 105.75	65,841	63,348
20	135	97.73	97.91	96.00	13.84	101.99	49.52	206.67	93.35 to 99.50	74,582	71,596
25	100	95.96	96.58	96.51	9.60	100.08	43.15	137.51	93.88 to 98.77	95,434	92,104
30	103	94.37	91.76	91.85	13.23	99.90	53.63	145.38	91.12 to 96.67	113,226	103,997
35	31	97.20	95.91	95.66	6.20	100.27	60.26	121.16	93.37 to 99.00	158,027	151,162
40	18	92.13	90.89	88.19	9.75	103.07	57.55	108.23	86.78 to 99.24	213,972	188,692
45	1	76.48	76.48	76.48			76.48	76.48	N/A	340,000	260,030
50	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
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	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

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(blank)	18	84.52	89.11	71.42	36.06	124.77	26.00	206.61	60.00 to 112.50	53,550	38,243
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
100	7	103.55	93.11	84.95	17.77	109.60	53.68	122.93	53.68 to 122.93	44,587	37,877
101	281	96.31	96.29	94.37	12.29	102.04	43.15	206.44	94.18 to 98.42	99,297	93,702
102	16	98.60	98.24	98.80	5.73	99.43	76.35	110.87	95.53 to 105.22	119,812	118,375
103	11	99.44	96.07	96.02	9.10	100.05	77.79	111.48	78.41 to 110.40	120,136	115,349
104	45	96.99	96.01	91.81	20.69	104.57	53.63	206.67	89.62 to 102.98	94,615	86,865
106	2	88.31	88.31	88.08	4.43	100.26	84.40	92.23	N/A	226,500	199,495
111	52	93.61	93.10	92.85	7.41	100.27	73.92	110.94	90.06 to 95.43	105,650	98,093
301	2	112.24	112.24	99.83	22.52	112.43	86.96	137.51	N/A	137,500	137,260
304	1	97.16	97.16	97.16			97.16	97.16	N/A	128,000	124,370
305	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
307	1	99.24	99.24	99.24			99.24	99.24	N/A	132,500	131,495
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	84.52	89.11	71.42	36.06	124.77	26.00	206.61	60.00 to 112.50	53,550	38,243
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
10	2	95.31	95.31	84.89	13.14	112.27	82.79	107.84	N/A	15,557	13,207
15	11	105.46	108.08	103.53	13.91	104.39	61.17	140.62	94.82 to 130.59	55,509	57,468
20	101	95.73	97.41	94.42	15.98	103.17	43.15	206.67	92.81 to 99.07	73,279	69,191
25	94	97.04	98.25	97.24	11.32	101.04	67.46	166.35	93.62 to 99.97	88,438	85,995
30	139	95.31	93.01	92.57	12.67	100.47	53.63	145.38	92.70 to 98.27	102,027	94,450
35	22	95.92	94.24	92.54	6.14	101.83	60.26	110.40	92.03 to 98.79	164,679	152,400
40	49	94.64	94.71	93.19	8.86	101.63	57.55	122.68	92.08 to 97.69	163,925	152,767
50	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
ALL	457	95.76	95.33	93.26	14.40	102.22	15.41	250.00	94.37 to 97.16	96,151	89,666