

Type: Qualified

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

NUMBER of Sales:	193	MEDIAN:	95	COV:	37.50	95% Median C.I.:	92.32 to 97.22
TOTAL Sales Price:	9,279,054	WGT. MEAN:	89	STD:	35.63	95% Wgt. Mean C.I.:	85.22 to 92.34
TOTAL Adj.Sales Price:	9,316,354	MEAN:	95	AVG.ABS.DEV:	23.53	95% Mean C.I.:	89.99 to 100.05
TOTAL Assessed Value:	8,270,900						
AVG. Adj. Sales Price:	48,271	COD:	24.85	MAX Sales Ratio:	306.00		
AVG. Assessed Value:	42,854	PRD:	107.03	MIN Sales Ratio:	17.08		

(!: AVTot=0)
(!: Derived)

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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	32	93.97	101.89	92.37	26.20	110.31	41.52	190.03	84.00 to 102.64	51,309	47,394
10/01/03 TO 12/31/03	19	94.69	85.45	91.45	19.31	93.44	25.10	117.69	71.49 to 101.07	44,157	40,382
01/01/04 TO 03/31/04	21	99.03	101.93	92.40	14.71	110.32	61.76	166.62	91.19 to 105.30	54,404	50,269
04/01/04 TO 06/30/04	22	96.67	98.22	93.95	32.24	104.54	21.91	215.63	73.40 to 115.11	29,750	27,951
07/01/04 TO 09/30/04	28	94.61	86.58	83.53	23.30	103.66	22.95	147.15	66.78 to 100.07	59,843	49,988
10/01/04 TO 12/31/04	24	102.97	111.74	96.81	28.64	115.42	35.41	306.00	89.65 to 123.27	45,403	43,954
01/01/05 TO 03/31/05	18	93.98	87.47	88.76	17.87	98.54	17.08	130.94	82.47 to 103.09	58,241	51,696
04/01/05 TO 06/30/05	29	90.95	85.27	76.04	27.85	112.14	23.03	187.40	64.84 to 100.00	42,233	32,113
<u>Study Years</u>											
07/01/03 TO 06/30/04	94	96.31	97.72	92.44	23.60	105.71	21.91	215.63	90.66 to 99.55	45,509	42,068
07/01/04 TO 06/30/05	99	94.42	92.46	85.67	25.69	107.92	17.08	306.00	90.16 to 97.72	50,893	43,600
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	95	97.17	99.03	90.42	25.25	109.52	21.91	306.00	93.78 to 100.08	48,024	43,422
<u>ALL</u>											
	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLEN	19	96.00	104.18	91.65	25.01	113.67	55.86	215.63	82.57 to 117.37	41,415	37,959
CONCORD	7	89.27	85.61	88.00	11.06	97.28	66.67	100.00	66.67 to 100.00	33,714	29,668
DIXON	3	35.41	49.66	39.75	59.66	124.93	25.10	88.47	N/A	22,750	9,043
EMERSON	14	100.42	103.96	90.54	28.84	114.82	41.52	184.00	58.06 to 143.50	31,937	28,917
MARTINSBURG	3	96.95	109.47	105.49	15.75	103.77	92.83	138.64	N/A	29,666	31,296
MASKELL	8	66.96	74.13	69.68	36.91	106.40	25.76	160.65	25.76 to 160.65	28,243	19,679
NEWCASTLE	20	98.62	113.05	95.65	28.06	118.19	47.18	306.00	94.48 to 117.69	31,075	29,723
NEWCASTLE V	4	118.83	94.63	110.45	23.84	85.67	17.08	123.75	N/A	3,050	3,368
PONCA	30	99.31	100.50	94.64	19.65	106.20	49.83	183.15	93.80 to 109.96	51,783	49,006
RURAL	35	95.90	91.10	84.43	20.27	107.90	21.91	190.03	83.32 to 100.08	74,878	63,218
RURAL V	6	33.40	46.81	29.24	68.78	160.08	22.95	116.33	22.95 to 116.33	26,701	7,807
WAKEFIELD	41	93.91	97.16	93.44	15.48	103.98	46.25	187.40	89.88 to 99.59	60,165	56,221
WATERBURY	2	51.69	51.69	62.95	25.45	82.10	38.53	64.84	N/A	11,850	7,460
WATERBURY V	1	23.33	23.33	23.33	23.33	23.33	23.33	23.33	N/A	4,500	1,050
<u>ALL</u>											
	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

Type: Qualified

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TOTAL Adj.Sales Price:	9,316,354	MEAN:	95	AVG.ABS.DEV:	23.53	95% Mean C.I.:	89.99 to 100.05
TOTAL Assessed Value:	8,270,900						
AVG. Adj. Sales Price:	48,271	COD:	24.85	MAX Sales Ratio:	306.00		
AVG. Assessed Value:	42,854	PRD:	107.03	MIN Sales Ratio:	17.08		

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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	147	94.69	98.26	92.54	24.12	106.18	17.08	306.00	92.32 to 98.38	42,667	39,486
2	7	99.81	84.95	80.32	28.54	105.77	25.10	123.27	25.10 to 123.27	75,905	60,965
3	39	93.96	84.61	81.17	26.70	104.24	21.91	190.03	75.02 to 99.79	64,434	52,299
<u>ALL</u>	<u>193</u>	<u>94.69</u>	<u>95.02</u>	<u>88.78</u>	<u>24.85</u>	<u>107.03</u>	<u>17.08</u>	<u>306.00</u>	<u>92.32 to 97.22</u>	<u>48,271</u>	<u>42,854</u>

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	169	95.90	97.71	89.98	21.34	108.59	25.76	306.00	93.78 to 98.38	53,601	48,229
2	24	72.47	76.10	46.59	56.74	163.35	17.08	184.00	25.52 to 116.33	10,737	5,002
<u>ALL</u>	<u>193</u>	<u>94.69</u>	<u>95.02</u>	<u>88.78</u>	<u>24.85</u>	<u>107.03</u>	<u>17.08</u>	<u>306.00</u>	<u>92.32 to 97.22</u>	<u>48,271</u>	<u>42,854</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	191	94.69	94.08	88.79	23.77	105.96	17.08	215.63	92.32 to 97.22	48,661	43,204
06											
07	2	184.86	184.86	85.75	65.53	215.58	63.73	306.00	N/A	11,000	9,432
<u>ALL</u>	<u>193</u>	<u>94.69</u>	<u>95.02</u>	<u>88.78</u>	<u>24.85</u>	<u>107.03</u>	<u>17.08</u>	<u>306.00</u>	<u>92.32 to 97.22</u>	<u>48,271</u>	<u>42,854</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	106.65	106.65	106.65			106.65	106.65	N/A	42,000	44,795
14-0008											
14-0054	15	92.32	91.30	89.52	25.99	101.99	25.10	190.03	68.97 to 110.00	31,316	28,034
14-0101											
26-0001	43	99.03	95.60	90.14	21.16	106.05	23.03	183.15	92.83 to 104.83	54,540	49,164
26-0024	37	95.31	95.43	85.38	34.07	111.77	17.08	306.00	80.37 to 99.17	32,297	27,576
26-0070	33	93.58	94.66	90.07	26.01	105.09	23.33	215.63	82.57 to 105.30	48,830	43,984
26-0561	16	96.92	97.36	77.77	32.46	125.18	41.52	184.00	56.96 to 133.47	41,070	31,940
90-0017	1	59.46	59.46	59.46			59.46	59.46	N/A	157,500	93,645
90-0560	47	93.91	95.32	92.13	15.62	103.46	46.25	187.40	89.88 to 99.55	60,389	55,639
NonValid School	1	106.65	106.65	106.65			106.65	106.65	N/A	42,000	44,795
<u>ALL</u>	<u>193</u>	<u>94.69</u>	<u>95.02</u>	<u>88.78</u>	<u>24.85</u>	<u>107.03</u>	<u>17.08</u>	<u>306.00</u>	<u>92.32 to 97.22</u>	<u>48,271</u>	<u>42,854</u>

PA&T 2006 R&O Statistics

What If ID: 4657

Query: 5100

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	9,279,054	WGT. MEAN:	89	STD:	35.63	95% Wgt. Mean C.I.:	85.22 to 92.34
TOTAL Adj.Sales Price:	9,316,354	MEAN:	95	AVG.ABS.DEV:	23.53	95% Mean C.I.:	89.99 to 100.05
TOTAL Assessed Value:	8,270,900						
AVG. Adj. Sales Price:	48,271	COD:	24.85	MAX Sales Ratio:	306.00		
AVG. Assessed Value:	42,854	PRD:	107.03	MIN Sales Ratio:	17.08		

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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	33	85.92	90.51	69.22	54.11	130.76	17.08	306.00	51.72 to 115.50	14,300	9,899
Prior TO 1860											
1860 TO 1899	8	97.17	86.85	81.88	20.40	106.08	41.52	117.37	41.52 to 117.37	70,625	57,825
1900 TO 1919	44	94.35	96.44	89.38	23.47	107.89	46.25	190.03	87.89 to 102.64	46,675	41,719
1920 TO 1939	60	94.21	94.31	86.35	21.78	109.23	35.41	166.62	86.50 to 99.09	49,380	42,638
1940 TO 1949	5	92.32	99.56	92.78	19.95	107.31	73.99	142.12	N/A	47,500	44,070
1950 TO 1959	8	94.13	95.17	95.28	6.10	99.88	82.04	111.50	82.04 to 111.50	56,062	53,418
1960 TO 1969	9	96.28	93.40	95.95	9.39	97.34	63.73	109.93	82.49 to 102.55	66,458	63,767
1970 TO 1979	14	94.32	101.96	95.50	16.58	106.76	75.02	215.63	85.07 to 104.83	68,631	65,546
1980 TO 1989	3	96.82	91.34	87.79	8.58	104.05	76.14	101.07	N/A	92,300	81,031
1990 TO 1994	3	120.14	118.37	106.62	11.74	111.01	96.33	138.64	N/A	81,000	86,365
1995 TO 1999	3	101.69	109.44	104.96	8.94	104.27	99.69	126.95	N/A	43,333	45,483
2000 TO Present	3	95.31	90.12	84.19	13.16	107.05	68.72	106.34	N/A	122,666	103,268
ALL	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

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	14	109.40	104.30	90.56	49.82	115.16	17.08	306.00	23.33 to 156.00	2,379	2,155
5000 TO 9999	11	122.17	123.94	122.28	26.81	101.35	51.72	215.63	83.36 to 187.40	7,116	8,702
Total \$											
1 TO 9999	25	115.50	112.94	112.81	39.67	100.11	17.08	306.00	83.36 to 123.75	4,463	5,035
10000 TO 29999	45	97.17	99.93	97.01	34.65	103.01	22.95	190.03	84.00 to 116.73	20,361	19,752
30000 TO 59999	55	93.91	91.30	90.93	17.78	100.41	35.41	147.85	85.92 to 99.53	42,151	38,328
60000 TO 99999	54	94.90	91.75	91.67	10.74	100.08	23.03	120.14	90.66 to 97.18	73,970	67,809
100000 TO 149999	9	66.78	70.90	71.00	17.36	99.85	49.26	100.30	55.86 to 87.93	125,155	88,860
150000 TO 249999	5	80.17	80.90	80.84	16.95	100.07	59.46	99.81	N/A	169,867	137,327
ALL	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

Type: Qualified

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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	16	69.45	78.37	49.12	66.34	159.56	17.08	184.00	23.33 to 116.33	4,543	2,231
5000 TO 9999	10	108.43	117.88	74.62	49.27	157.97	25.52	306.00	25.76 to 187.40	9,890	7,380
Total \$ _____											
1 TO 9999	26	93.82	93.57	63.82	53.60	146.62	17.08	306.00	38.53 to 117.69	6,599	4,211
10000 TO 29999	51	90.18	91.93	77.73	33.09	118.26	23.03	215.63	72.08 to 97.17	24,745	19,235
30000 TO 59999	57	96.66	100.78	94.30	19.36	106.88	52.93	190.03	91.63 to 100.08	45,084	42,513
60000 TO 99999	52	95.95	93.54	90.31	10.92	103.57	49.26	120.14	93.96 to 99.59	81,435	73,546
100000 TO 149999	6	84.05	84.93	83.88	11.80	101.26	68.72	100.30	68.72 to 100.30	150,066	125,874
150000 TO 249999	1	99.81	99.81	99.81			99.81	99.81	N/A	177,835	177,505
ALL _____											
	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	84.64	83.78	68.21	48.52	122.82	17.08	187.40	41.29 to 115.50	14,685	10,017
10	2	114.89	114.89	109.83	13.24	104.62	99.69	130.10	N/A	30,000	32,947
20	79	96.66	97.96	88.97	25.03	110.10	35.41	215.63	92.32 to 100.08	42,179	37,528
25	1	133.47	133.47	133.47			133.47	133.47	N/A	18,000	24,025
30	73	94.60	95.99	89.57	17.05	107.17	47.18	306.00	90.16 to 97.22	66,115	59,218
35	1	89.88	89.88	89.88			89.88	89.88	N/A	73,500	66,060
40	4	93.49	92.70	96.34	5.75	96.22	84.00	99.81	N/A	104,083	100,277
50	1	87.93	87.93	87.93			87.93	87.93	N/A	120,000	105,520
ALL _____											
	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	85.92	84.55	74.03	47.16	114.20	17.08	187.40	51.72 to 110.00	16,603	12,292
100	4	105.48	147.99	94.00	64.93	157.44	75.02	306.00	N/A	22,250	20,915
101	85	96.33	99.15	92.49	19.77	107.20	35.41	215.63	93.58 to 99.69	50,080	46,320
102	21	93.78	90.50	86.96	16.97	104.07	47.18	145.78	87.89 to 99.81	77,616	67,494
104	50	94.05	92.58	86.90	20.28	106.53	41.52	183.15	85.87 to 99.53	55,853	48,538
ALL _____											
	193	94.69	95.02	88.78	24.85	107.03	17.08	306.00	92.32 to 97.22	48,271	42,854

PA&T 2006 R&O Statistics

What If ID: 4657

Query: 5100

Type: Qualified

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	45	99.09	90.78	82.76	37.28	109.69	17.08	187.40	73.40 to 110.00	23,878	19,761
20	15	100.08	98.33	95.02	25.53	103.49	41.52	157.25	68.97 to 118.67	24,033	22,835
30	133	94.42	96.08	89.31	19.72	107.58	35.41	306.00	91.19 to 96.95	59,257	52,925
<u>ALL</u>	<u>193</u>	<u>94.69</u>	<u>95.02</u>	<u>88.78</u>	<u>24.85</u>	<u>107.03</u>	<u>17.08</u>	<u>306.00</u>	<u>92.32 to 97.22</u>	<u>48,271</u>	<u>42,854</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5100

What If ID: 4657

Desc: New Whatif for Query ID: 5100

<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	Allen	Total	Decrease	12.500	A	1
