

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

What If ID: 4647

Query: 5107

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>96</b>	COV:	61.46	95% Median C.I.:	86.08 to 103.93
TOTAL Sales Price:	1,983,889	WGT. MEAN:	82	STD:	71.77	95% Wgt. Mean C.I.:	71.63 to 91.91
TOTAL Adj.Sales Price:	1,983,889	MEAN:	117	AVG.ABS.DEV:	42.49	95% Mean C.I.:	95.06 to 138.47
TOTAL Assessed Value:	1,622,249						
AVG. Adj. Sales Price:	47,235	COD:	44.26	MAX Sales Ratio:	411.20		
AVG. Assessed Value:	38,624	PRD:	142.80	MIN Sales Ratio:	7.21		

Printed: 04/21/2006 08:41:31

**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>											
07/01/02 TO 09/30/02	6	99.85	115.10	63.42	53.09	181.50	7.21	226.13	7.21 to 226.13	21,750	13,793
10/01/02 TO 12/31/02	2	262.05	262.05	261.03	1.56	100.39	257.96	266.13	N/A	4,000	10,441
01/01/03 TO 03/31/03	3	127.60	200.95	72.41	90.69	277.53	64.06	411.20	N/A	42,833	31,015
04/01/03 TO 06/30/03	3	100.32	119.35	91.06	29.50	131.06	84.47	173.26	N/A	23,966	21,824
07/01/03 TO 09/30/03	1	88.59	88.59	88.59			88.59	88.59	N/A	45,000	39,864
10/01/03 TO 12/31/03	6	101.21	101.46	86.81	10.80	116.88	81.63	130.00	81.63 to 130.00	103,207	89,591
01/01/04 TO 03/31/04	4	108.04	107.94	58.75	46.64	183.73	16.27	199.42	N/A	48,125	28,273
04/01/04 TO 06/30/04	2	98.38	98.38	95.25	44.54	103.29	54.57	142.20	N/A	14,000	13,335
07/01/04 TO 09/30/04	2	134.16	134.16	91.65	35.84	146.37	86.08	182.23	N/A	51,750	47,430
10/01/04 TO 12/31/04	4	84.91	75.16	72.59	13.79	103.53	43.24	87.56	N/A	36,562	26,541
01/01/05 TO 03/31/05	4	85.03	94.80	87.32	13.71	108.57	81.36	127.80	N/A	60,561	52,882
04/01/05 TO 06/30/05	5	87.82	90.91	85.87	7.15	105.86	83.38	102.84	N/A	53,650	46,070
<u>Study Years</u>											
07/01/02 TO 06/30/03	14	115.77	155.40	77.36	67.72	200.89	7.21	411.20	83.31 to 257.96	24,207	18,725
07/01/03 TO 06/30/04	13	99.59	101.99	81.06	28.25	125.82	16.27	199.42	81.63 to 130.00	68,057	55,167
07/01/04 TO 06/30/05	15	86.08	93.51	84.57	17.40	110.58	43.24	182.23	83.65 to 96.22	50,683	42,860
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	100.32	127.56	85.11	41.45	149.87	64.06	411.20	84.47 to 130.00	66,511	56,610
01/01/04 TO 12/31/04	12	86.87	99.79	72.47	43.89	137.70	16.27	199.42	54.57 to 142.20	39,187	28,399
<u>ALL</u>	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	2	161.18	161.18	104.51	40.30	154.22	96.22	226.13	N/A	11,750	12,280
COLERIDGE	2	94.76	94.76	22.65	82.83	418.40	16.27	173.26	N/A	61,500	13,929
HARTINGTON	14	94.61	134.55	88.87	54.21	151.40	64.06	411.20	84.93 to 199.42	37,700	33,504
HARTINGTON V	1	7.21	7.21	7.21			7.21	7.21	N/A	55,000	3,963
LAUREL	10	92.88	108.22	93.41	26.54	115.86	81.36	182.23	83.31 to 174.28	43,800	40,912
MAGNET	1	266.13	266.13	266.13			266.13	266.13	N/A	3,000	7,984
RANDOLPH	5	100.32	99.58	101.86	19.32	97.76	54.57	130.00	N/A	16,630	16,939
RANDOLPH V	1	127.60	127.60	127.60			127.60	127.60	N/A	500	638
RURAL	5	87.56	96.85	83.92	14.82	115.41	81.63	142.20	N/A	137,036	115,001
WYNOT	1	43.24	43.24	43.24			43.24	43.24	N/A	44,750	19,352
<u>ALL</u>	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

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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	37	98.84	119.46	80.64	46.29	148.14	7.21	411.20	86.08 to 104.34	35,100	28,303
3	5	87.56	96.85	83.92	14.82	115.41	81.63	142.20	N/A	137,036	115,001
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**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	40	96.00	119.24	83.89	43.34	142.14	16.27	411.20	86.08 to 103.93	48,209	40,441
2	2	67.40	67.40	8.29	89.31	813.05	7.21	127.60	N/A	27,750	2,300
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	16	89.10	123.45	81.77	56.63	150.98	7.21	411.20	84.47 to 127.80	45,175	36,939
14-0045	8	108.77	118.48	102.56	29.20	115.52	54.57	226.13	54.57 to 226.13	13,393	13,737
14-0054	10	92.88	108.22	93.41	26.54	115.86	81.36	182.23	83.31 to 174.28	43,800	40,912
14-0101	1	43.24	43.24	43.24			43.24	43.24	N/A	44,750	19,352
14-0541	3	142.20	110.58	34.08	36.80	324.49	16.27	173.26	N/A	45,333	15,448
26-0024											
54-0096	3	87.56	85.92	82.40	2.65	104.28	81.63	88.59	N/A	177,394	146,172
54-0576	1	266.13	266.13	266.13			266.13	266.13	N/A	3,000	7,984
54-0586											
90-0017											
NonValid School											
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

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

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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	3	127.60	133.65	21.51	67.64	621.24	7.21	266.13	N/A	19,500	4,195
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	26	101.58	129.67	85.46	47.21	151.74	16.27	411.20	87.82 to 130.00	24,171	20,656
1920 TO 1939	1	98.84	98.84	98.84			98.84	98.84	N/A	13,500	13,344
1940 TO 1949											
1950 TO 1959	1	83.38	83.38	83.38			83.38	83.38	N/A	80,000	66,700
1960 TO 1969	4	83.72	74.82	77.93	14.95	96.01	43.24	88.59	N/A	67,062	52,261
1970 TO 1979	4	95.26	103.59	87.35	20.66	118.59	81.63	142.20	N/A	163,421	142,747
1980 TO 1989	2	85.92	85.92	84.63	1.90	101.52	84.29	87.56	N/A	78,250	66,226
1990 TO 1994											
1995 TO 1999	1	64.06	64.06	64.06			64.06	64.06	N/A	125,000	80,071
2000 TO Present											
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**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	7	174.28	205.09	230.05	44.72	89.15	100.32	411.20	100.32 to 411.20	2,164	4,978
5000 TO 9999	6	138.05	153.12	140.49	37.21	108.99	99.59	257.96	99.59 to 257.96	7,000	9,834
Total \$											
1 TO 9999	13	173.26	181.11	164.23	37.95	110.28	99.59	411.20	102.84 to 257.96	4,396	7,219
10000 TO 29999	11	95.77	105.81	103.50	24.76	102.22	54.57	199.42	83.31 to 142.20	15,323	15,860
30000 TO 59999	8	85.65	76.89	75.43	25.79	101.94	7.21	117.23	7.21 to 117.23	46,999	35,451
60000 TO 99999	5	84.47	84.04	84.12	1.49	99.91	81.36	86.08	N/A	81,700	68,724
100000 TO 149999	4	74.17	67.24	68.09	36.50	98.75	16.27	104.34	N/A	125,750	85,620
250000 TO 499999	1	81.63	81.63	81.63			81.63	81.63	N/A	470,684	384,206
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

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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	5	127.60	118.25	19.16	38.97	617.22	7.21	226.13	N/A	12,030	2,304
5000 TO 9999	5	173.26	153.56	114.04	33.04	134.66	54.57	266.13	N/A	6,800	7,754
Total \$											
1 TO 9999	10	128.80	135.91	53.42	45.07	254.40	7.21	266.13	54.57 to 226.13	9,415	5,029
10000 TO 29999	17	98.84	130.94	74.59	55.10	175.55	16.27	411.20	87.56 to 182.23	20,547	15,325
30000 TO 59999	5	86.18	89.49	89.14	5.51	100.39	83.65	103.93	N/A	45,249	40,336
60000 TO 99999	7	84.47	85.93	82.66	10.05	103.96	64.06	117.23	64.06 to 117.23	83,357	68,901
100000 TO 149999	2	94.32	94.32	93.54	10.63	100.82	84.29	104.34	N/A	130,000	121,607
250000 TO 499999	1	81.63	81.63	81.63			81.63	81.63	N/A	470,684	384,206
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**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	127.60	133.65	21.51	67.64	621.24	7.21	266.13	N/A	19,500	4,195
10	14	99.95	142.49	97.81	57.93	145.68	54.57	411.20	83.65 to 226.13	13,997	13,690
20	15	102.84	112.06	91.68	23.22	122.23	81.63	199.42	86.08 to 127.80	70,311	64,463
30	8	84.78	87.48	64.02	30.93	136.66	16.27	182.23	16.27 to 182.23	61,250	39,210
40	2	63.77	63.77	74.35	32.18	85.77	43.24	84.29	N/A	92,375	68,679
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

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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	127.60	133.65	21.51	67.64	621.24	7.21	266.13	N/A	19,500	4,195
300	1	81.36	81.36	81.36			81.36	81.36	N/A	81,000	65,901
303	2	74.26	74.26	71.04	13.74	104.54	64.06	84.47	N/A	95,000	67,487
306	1	83.38	83.38	83.38			83.38	83.38	N/A	80,000	66,700
325	3	96.22	109.00	99.40	18.57	109.66	88.59	142.20	N/A	26,666	26,506
342	1	226.13	226.13	226.13			226.13	226.13	N/A	1,500	3,392
344	9	102.84	139.12	125.81	42.13	110.58	87.56	257.96	90.38 to 199.42	9,228	11,610
346	1	43.24	43.24	43.24			43.24	43.24	N/A	44,750	19,352
353	4	93.70	92.44	94.34	22.68	97.99	54.57	127.80	N/A	14,687	13,856
381	1	86.08	86.08	86.08			86.08	86.08	N/A	97,500	83,927
390	1	117.23	117.23	117.23			117.23	117.23	N/A	50,000	58,617
406	3	100.32	198.27	134.36	108.95	147.57	83.31	411.20	N/A	6,633	8,912
410	2	128.78	128.78	87.36	34.54	147.41	84.29	173.26	N/A	72,500	63,334
419	3	81.63	61.36	69.91	28.55	87.77	16.27	86.18	N/A	212,894	148,830
426	1	84.93	84.93	84.93			84.93	84.93	N/A	85,000	72,189
442	4	90.45	109.71	89.34	27.99	122.80	83.65	174.28	N/A	27,561	24,623
446	1	103.93	103.93	103.93			103.93	103.93	N/A	40,000	41,573
841	1	104.34	104.34	104.34			104.34	104.34	N/A	120,000	125,209
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

**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	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624
04											
ALL	42	96.00	116.77	81.77	44.26	142.80	7.21	411.20	86.08 to 103.93	47,235	38,624

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

Query: 5107

What If ID: 4647

Desc: New Whatif for Query ID: 5107

<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>
All Com	All Com	Total	Decrease	10.740	A	1

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