

PA&T 2006 R&O Statistics

Query: 5097

Type: Qualified

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

NUMBER of Sales:	23	MEDIAN:	95	COV:	35.30	95% Median C.I.:	75.42 to 118.33
TOTAL Sales Price:	569,750	WGT. MEAN:	88	STD:	36.35	95% Wgt. Mean C.I.:	76.48 to 99.05
TOTAL Adj.Sales Price:	569,750	MEAN:	103	AVG.ABS.DEV:	26.19	95% Mean C.I.:	87.25 to 118.69
TOTAL Assessed Value:	500,035						
AVG. Adj. Sales Price:	24,771	COD:	27.56	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	21,740	PRD:	117.33	MIN Sales Ratio:	59.06		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	6	96.08	96.84	97.99	11.98	98.83	75.40	119.80	75.40 to 119.80	22,416	21,966	
10/01/03 TO 12/31/03	2	123.53	123.53	125.26	4.21	98.62	118.33	128.72	N/A	13,500	16,910	
01/01/04 TO 03/31/04	1	61.67	61.67	61.67			61.67	61.67	N/A	18,000	11,100	
04/01/04 TO 06/30/04												
07/01/04 TO 09/30/04	3	94.43	114.50	97.72	39.71	117.17	68.29	180.79	N/A	14,866	14,528	
10/01/04 TO 12/31/04	3	75.42	80.45	71.40	17.46	112.67	63.21	102.71	N/A	48,000	34,273	
01/01/05 TO 03/31/05	4	109.30	123.92	92.31	30.09	134.23	87.06	190.00	N/A	18,475	17,055	
04/01/05 TO 06/30/05	4	86.02	99.53	85.08	40.43	116.98	59.06	167.02	N/A	31,937	27,172	
<u>Study Years</u>												
07/01/03 TO 06/30/04	9	100.17	98.86	98.45	17.12	100.42	61.67	128.72	75.40 to 119.80	19,944	19,635	
07/01/04 TO 06/30/05	14	94.71	105.62	82.85	33.39	127.48	59.06	190.00	68.29 to 167.02	27,875	23,093	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	7	75.42	92.36	76.24	35.00	121.15	61.67	180.79	61.67 to 180.79	29,514	22,500	
<u>ALL</u>												
	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
COLERIDGE	20	100.88	106.95	88.15	26.59	121.32	61.67	190.00	87.06 to 119.80	27,167	23,949	
COLERIDGE V	3	75.40	76.49	79.72	15.89	95.95	59.06	95.00	N/A	8,800	7,015	
<u>ALL</u>												
	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740	
<u>ALL</u>												
	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	19	100.17	106.07	87.83	26.95	120.77	61.67	190.00	75.42 to 119.80	28,334	24,884	
2	4	85.20	88.26	86.70	24.69	101.80	59.06	123.60	N/A	7,850	6,806	
<u>ALL</u>												
	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740	

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(!: AVTot=0)

(!: Derived)

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740
06											
07											
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

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											
14-0045											
14-0054											
14-0101											
14-0541	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740
26-0024											
54-0096											
54-0576											
54-0586											
90-0017											
NonValid School											
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

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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	7	118.33	112.87	105.97	25.70	106.52	59.06	190.00	59.06 to 190.00	8,485	8,992
Prior TO 1860											
1860 TO 1899	2	76.83	76.83	74.10	19.74	103.69	61.67	92.00	N/A	15,250	11,300
1900 TO 1919	8	91.51	105.35	85.51	34.40	123.20	63.21	180.79	63.21 to 180.79	34,168	29,219
1920 TO 1939											
1940 TO 1949	1	100.17	100.17	100.17			100.17	100.17	N/A	9,000	9,015
1950 TO 1959	2	102.15	102.15	101.87	0.55	100.27	101.59	102.71	N/A	13,750	14,007
1960 TO 1969											
1970 TO 1979	2	78.76	78.76	76.98	10.55	102.31	70.45	87.06	N/A	70,000	53,882
1980 TO 1989	1	119.80	119.80	119.80			119.80	119.80	N/A	30,000	35,940
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

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	1	190.00	190.00	190.00			190.00	190.00	N/A	1,000	1,900
5000 TO 9999	7	102.71	108.58	107.88	26.16	100.65	59.06	180.79	59.06 to 180.79	7,214	7,782
Total \$											
1 TO 9999	8	110.52	118.76	109.48	31.14	108.48	59.06	190.00	59.06 to 190.00	6,437	7,047
10000 TO 29999	9	95.00	101.53	100.18	21.76	101.36	61.67	167.02	68.29 to 128.72	16,472	16,501
30000 TO 59999	2	103.43	103.43	98.62	15.83	104.88	87.06	119.80	N/A	42,500	41,912
60000 TO 99999	4	72.93	74.41	74.15	10.40	100.36	63.21	88.59	N/A	71,250	52,830
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

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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	2	132.70	132.70	94.50	43.18	140.42	75.40	190.00	N/A	3,000	2,835
5000 TO 9999	4	101.44	96.38	92.90	16.53	103.75	59.06	123.60	N/A	7,375	6,851
Total \$											
1 TO 9999	6	101.44	108.49	93.17	29.85	116.44	59.06	190.00	59.06 to 190.00	5,916	5,512
10000 TO 29999	11	101.59	110.27	104.61	25.83	105.41	61.67	180.79	68.29 to 167.02	14,931	15,619
30000 TO 59999	6	81.24	84.09	79.77	17.72	105.41	63.21	119.80	63.21 to 119.80	61,666	49,190
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	106.67	100.02	104.53	22.06	95.69	59.06	128.72	59.06 to 128.72	9,733	10,174
10	1	190.00	190.00	190.00			190.00	190.00	N/A	1,000	1,900
20	11	100.17	101.32	85.43	27.23	118.60	61.67	180.79	63.21 to 167.02	27,977	23,900
30	5	92.00	92.75	85.97	12.33	107.88	70.45	119.80	N/A	40,520	34,837
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	85.20	88.26	86.70	24.69	101.80	59.06	123.60	N/A	7,850	6,806
101	7	101.59	106.97	92.49	18.54	115.66	70.45	167.02	70.45 to 167.02	31,464	29,100
102	2	81.36	81.36	82.26	16.07	98.90	68.29	94.43	N/A	18,800	15,465
104	7	88.59	95.25	80.18	28.64	118.79	61.67	180.79	61.67 to 180.79	36,071	28,922
106	3	128.72	145.69	127.57	18.56	114.20	118.33	190.00	N/A	9,333	11,906
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	118.33	112.87	105.97	25.70	106.52	59.06	190.00	59.06 to 190.00	8,485	8,992
20	8	82.00	93.22	79.43	31.80	117.36	61.67	180.79	61.67 to 180.79	33,062	26,262
25	4	97.30	113.40	112.85	20.75	100.49	92.00	167.02	N/A	13,837	15,615
30	3	101.59	97.28	86.08	16.19	113.00	70.45	119.80	N/A	45,166	38,881
35	1	87.06	87.06	87.06			87.06	87.06	N/A	55,000	47,885
ALL	23	95.00	102.97	87.76	27.56	117.33	59.06	190.00	75.42 to 118.33	24,771	21,740

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5097

What If ID: 4650 SUB STAT

Desc: New Whatif for Query ID: 5097

<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	Coleridge	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Coleridge V	Imprvmnt	Decrease	0.000	B	1