

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

Query: 5097

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>89</b>	COV:	43.50	95% Median C.I.:	76.11 to 93.52
TOTAL Sales Price:	2,595,690	WGT. MEAN:	85	STD:	39.05	95% Wgt. Mean C.I.:	77.72 to 91.30
TOTAL Adj.Sales Price:	2,595,690	MEAN:	90	AVG.ABS.DEV:	23.94	95% Mean C.I.:	78.73 to 100.82
TOTAL Assessed Value:	2,193,580						
AVG. Adj. Sales Price:	54,076	COD:	27.02	MAX Sales Ratio:	242.26		
AVG. Assessed Value:	45,699	PRD:	106.23	MIN Sales Ratio:	33.38		

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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
____Qrtrs____											
07/01/03 TO 09/30/03	8	93.70	106.13	92.02	27.81	115.34	48.15	221.67	48.15 to 221.67	56,418	51,913
10/01/03 TO 12/31/03	10	89.25	85.28	84.31	10.65	101.15	62.59	99.48	70.86 to 96.46	68,584	57,825
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	6	54.79	60.38	59.68	33.83	101.17	33.38	106.64	33.38 to 106.64	57,816	34,505
07/01/04 TO 09/30/04	7	78.76	86.00	80.34	18.50	107.05	61.41	144.63	61.41 to 144.63	63,071	50,668
10/01/04 TO 12/31/04	7	82.70	85.17	82.19	24.77	103.63	58.65	140.93	58.65 to 140.93	44,271	36,387
01/01/05 TO 03/31/05	3	89.02	87.74	92.86	7.37	94.49	77.27	96.94	N/A	65,650	60,963
04/01/05 TO 06/30/05	7	93.32	111.94	122.95	49.33	91.05	52.86	242.26	52.86 to 242.26	23,321	28,672
____Study Years____											
07/01/03 TO 06/30/04	24	89.26	86.01	80.90	24.31	106.32	33.38	221.67	70.86 to 95.39	61,837	50,024
07/01/04 TO 06/30/05	24	81.23	93.54	89.33	31.50	104.72	52.86	242.26	71.30 to 93.78	46,316	41,374
____Calendar Yrs____											
01/01/04 TO 12/31/04	20	75.73	78.03	74.33	27.31	104.96	33.38	144.63	60.00 to 88.24	54,915	40,821
____ALL____											
	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAUREL	45	88.97	88.33	84.65	23.76	104.35	33.38	242.26	77.27 to 93.52	57,295	48,499
LAUREL V	3	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
____ALL____											
	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**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	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699
____ALL____											
	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**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	45	88.97	88.33	84.65	23.76	104.35	33.38	242.26	77.27 to 93.52	57,295	48,499
2	3	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
____ALL____											
	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

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(!: AVTot=0)

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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	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699
06											
07											
ALL	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**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	3	80.37	77.32	72.24	10.96	107.04	62.59	89.02	N/A	33,816	24,428
14-0054	45	88.97	90.61	85.01	27.82	106.59	33.38	242.26	76.11 to 93.75	55,427	47,117
14-0101											
14-0541											
26-0024											
54-0096											
54-0576											
54-0586											
90-0017											
NonValid School											
ALL	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

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TOTAL Sales Price:	2,595,690	WGT. MEAN:	85	STD:	39.05	95% Wgt. Mean C.I.:	77.72 to 91.30
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TOTAL Assessed Value:	2,193,580						
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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	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	18	75.36	77.43	70.91	23.44	109.20	39.13	144.63	61.41 to 93.78	35,488	25,164
1920 TO 1939	7	82.70	104.54	90.93	60.91	114.97	33.38	242.26	33.38 to 242.26	43,192	39,274
1940 TO 1949	1	77.27	77.27	77.27			77.27	77.27	N/A	30,000	23,180
1950 TO 1959	6	95.17	105.14	94.41	18.25	111.36	76.11	164.42	76.11 to 164.42	51,291	48,425
1960 TO 1969	2	83.65	83.65	82.27	12.07	101.68	73.56	93.75	N/A	63,700	52,407
1970 TO 1979	6	91.36	88.54	87.82	7.50	100.81	66.41	99.59	66.41 to 99.59	78,166	68,649
1980 TO 1989	1	78.76	78.76	78.76			78.76	78.76	N/A	118,500	93,335
1990 TO 1994											
1995 TO 1999	1	89.53	89.53	89.53			89.53	89.53	N/A	103,000	92,220
2000 TO Present	3	88.97	91.38	91.09	3.26	100.32	88.24	96.94	N/A	160,500	146,198
ALL	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**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	221.67	221.67	221.67			221.67	221.67	N/A	900	1,995
5000 TO 9999	1	60.00	60.00	60.00			60.00	60.00	N/A	5,500	3,300
Total \$											
1 TO 9999	2	140.83	140.83	82.73	57.40	170.22	60.00	221.67	N/A	3,200	2,647
10000 TO 29999	14	95.46	97.03	99.08	24.22	97.94	48.15	164.42	58.31 to 140.93	20,513	20,324
30000 TO 59999	15	77.91	89.43	86.85	31.63	102.97	39.13	242.26	70.86 to 93.78	41,596	36,128
60000 TO 99999	10	69.98	72.01	73.55	23.90	97.90	33.38	93.88	56.55 to 93.52	75,515	55,542
100000 TO 149999	6	88.61	86.43	86.89	6.08	99.46	76.11	96.94	76.11 to 96.94	118,833	103,260
150000 TO 249999	1	88.97	88.97	88.97			88.97	88.97	N/A	210,000	186,840
ALL	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

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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	140.83	140.83	82.73	57.40	170.22	60.00	221.67	N/A	3,200	2,647
5000 TO 9999	3	52.86	53.11	52.71	6.41	100.75	48.15	58.31	N/A	15,666	8,258
Total \$ _____											
1 TO 9999	5	58.31	88.20	56.31	61.96	156.63	48.15	221.67	N/A	10,680	6,014
10000 TO 29999	17	80.37	82.26	73.01	22.61	112.67	33.38	144.63	71.30 to 96.46	30,252	22,087
30000 TO 59999	14	78.13	89.28	80.20	31.99	111.32	56.55	164.42	61.41 to 117.68	52,571	42,161
60000 TO 99999	8	91.36	107.10	94.44	25.81	113.40	76.11	242.26	76.11 to 242.26	86,937	82,104
100000 TO 149999	3	88.98	91.39	91.61	3.26	99.75	88.24	96.94	N/A	128,833	118,028
150000 TO 249999	1	88.97	88.97	88.97			88.97	88.97	N/A	210,000	186,840
ALL _____	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
20	21	82.70	88.19	81.42	26.76	108.31	33.38	164.42	72.82 to 96.46	29,104	23,697
25	2	78.04	78.04	78.65	14.90	99.22	66.41	89.66	N/A	76,000	59,772
30	21	88.97	89.41	86.05	24.45	103.90	39.13	242.26	70.86 to 93.88	80,957	69,664
40	1	88.98	88.98	88.98			88.98	88.98	N/A	115,000	102,330
ALL _____	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
101	32	88.98	86.60	86.26	16.05	100.39	48.15	144.63	77.27 to 93.75	61,126	52,729
103	1	78.76	78.76	78.76			78.76	78.76	N/A	118,500	93,335
104	12	79.94	93.72	79.76	50.44	117.50	33.38	242.26	53.03 to 117.68	41,978	33,483
ALL _____	48	88.61	89.78	84.51	27.02	106.23	33.38	242.26	76.11 to 93.52	54,076	45,699

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

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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)	3	60.00	111.51	63.85	93.78	174.64	52.86	221.67	N/A	5,800	3,703
15	1	82.70	82.70	82.70			82.70	82.70	N/A	51,500	42,590
20	18	80.07	94.96	87.55	44.52	108.46	33.38	242.26	58.31 to 117.68	30,093	26,348
25	5	93.75	84.88	81.04	11.97	104.74	66.41	99.59	N/A	48,500	39,302
30	17	89.02	84.42	84.12	12.65	100.35	58.65	106.64	73.56 to 95.53	72,535	61,015
35	1	56.55	56.55	56.55			56.55	56.55	N/A	65,000	36,755
40	3	88.97	88.91	88.89	0.48	100.03	88.24	89.53	N/A	148,166	131,698
<u>ALL</u>	<u>48</u>	<u>88.61</u>	<u>89.78</u>	<u>84.51</u>	<u>27.02</u>	<u>106.23</u>	<u>33.38</u>	<u>242.26</u>	<u>76.11 to 93.52</u>	<u>54,076</u>	<u>45,699</u>

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

Query: 5097

What If ID: 4651 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	Laurel	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Laurel V	Imprvmnt	Decrease	0.000	B	1