

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:	48	MEDIAN:	96	COV:	43.50	95% Median C.I.:	82.46 to 101.31
TOTAL Sales Price:	2,595,690	WGT. MEAN:	92	STD:	42.30	95% Wgt. Mean C.I.:	84.20 to 98.92
TOTAL Adj.Sales Price:	2,595,690	MEAN:	97	AVG.ABS.DEV:	25.93	95% Mean C.I.:	85.29 to 109.23
TOTAL Assessed Value:	2,376,522						
AVG. Adj. Sales Price:	54,076	COD:	27.01	MAX Sales Ratio:	262.46		
AVG. Assessed Value:	49,510	PRD:	106.23	MIN Sales Ratio:	36.16		

(!: 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
____Qrtrs____											
07/01/03 TO 09/30/03	8	101.51	114.98	99.69	27.80	115.34	52.17	240.11	52.17 to 240.11	56,418	56,243
10/01/03 TO 12/31/03	10	96.70	92.40	91.34	10.65	101.15	67.81	107.78	76.77 to 104.51	68,584	62,647
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	6	59.35	65.41	64.66	33.83	101.17	36.16	115.53	36.16 to 115.53	57,816	37,382
07/01/04 TO 09/30/04	7	85.33	93.18	87.04	18.50	107.05	66.53	156.69	66.53 to 156.69	63,071	54,894
10/01/04 TO 12/31/04	7	89.60	92.28	89.05	24.77	103.63	63.55	152.68	63.55 to 152.68	44,271	39,421
01/01/05 TO 03/31/05	3	96.44	95.06	100.61	7.37	94.49	83.71	105.03	N/A	65,650	66,047
04/01/05 TO 06/30/05	7	101.11	121.28	133.20	49.33	91.05	57.27	262.46	57.27 to 262.46	23,321	31,064
____Study Years____											
07/01/03 TO 06/30/04	24	96.70	93.18	87.64	24.31	106.31	36.16	240.11	76.77 to 103.34	61,837	54,196
07/01/04 TO 06/30/05	24	88.01	101.34	96.78	31.50	104.72	57.27	262.46	77.24 to 101.60	46,316	44,825
____Calendar Yrs____											
01/01/04 TO 12/31/04	20	82.05	84.53	80.53	27.31	104.96	36.16	156.69	65.00 to 95.60	54,915	44,225
____ALL____											
	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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	96.39	95.69	91.71	23.76	104.35	36.16	262.46	83.71 to 101.31	57,295	52,544
LAUREL V	3	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
____ALL____											
	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510
____ALL____											
	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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	96.39	95.69	91.71	23.76	104.35	36.16	262.46	83.71 to 101.31	57,295	52,544
2	3	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
____ALL____											
	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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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	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510
06											
07											
ALL	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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	87.07	83.77	78.26	10.96	107.04	67.81	96.44	N/A	33,816	26,465
14-0054	45	96.39	98.16	92.10	27.82	106.58	36.16	262.46	82.46 to 101.56	55,427	51,047
14-0101											
14-0541											
26-0024											
54-0096											
54-0576											
54-0586											
90-0017											
NonValid School											
ALL	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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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	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	18	81.65	83.89	76.82	23.44	109.20	42.39	156.69	66.53 to 101.60	35,488	27,263
1920 TO 1939	7	89.60	113.26	98.51	60.91	114.97	36.16	262.46	36.16 to 262.46	43,192	42,549
1940 TO 1949	1	83.71	83.71	83.71			83.71	83.71	N/A	30,000	25,113
1950 TO 1959	6	103.11	113.91	102.28	18.25	111.36	82.46	178.13	82.46 to 178.13	51,291	52,463
1960 TO 1969	2	90.63	90.63	89.13	12.07	101.68	79.69	101.56	N/A	63,700	56,778
1970 TO 1979	6	98.98	95.92	95.15	7.50	100.81	71.95	107.90	71.95 to 107.90	78,166	74,374
1980 TO 1989	1	85.33	85.33	85.33			85.33	85.33	N/A	118,500	101,119
1990 TO 1994											
1995 TO 1999	1	97.00	97.00	97.00			97.00	97.00	N/A	103,000	99,911
2000 TO Present	3	96.39	99.01	98.69	3.26	100.32	95.60	105.03	N/A	160,500	158,391
ALL	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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	240.11	240.11	240.11			240.11	240.11	N/A	900	2,161
5000 TO 9999	1	65.00	65.00	65.00			65.00	65.00	N/A	5,500	3,575
Total \$											
1 TO 9999	2	152.56	152.56	89.63	57.39	170.22	65.00	240.11	N/A	3,200	2,868
10000 TO 29999	14	103.42	105.13	107.34	24.22	97.94	52.17	178.13	63.18 to 152.68	20,513	22,019
30000 TO 59999	15	84.41	96.89	94.10	31.62	102.97	42.39	262.46	76.77 to 101.60	41,596	39,141
60000 TO 99999	10	75.82	78.01	79.69	23.90	97.90	36.16	101.71	61.26 to 101.31	75,515	60,174
100000 TO 149999	6	96.00	93.64	94.14	6.08	99.46	82.46	105.03	82.46 to 105.03	118,833	111,871
150000 TO 249999	1	96.39	96.39	96.39			96.39	96.39	N/A	210,000	202,422
ALL	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

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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	152.56	152.56	89.63	57.39	170.22	65.00	240.11	N/A	3,200	2,868
5000 TO 9999	3	57.27	57.54	57.11	6.41	100.75	52.17	63.18	N/A	15,666	8,947
Total \$ _____											
1 TO 9999	5	63.18	95.54	61.01	61.95	156.62	52.17	240.11	N/A	10,680	6,515
10000 TO 29999	17	87.07	89.12	79.10	22.61	112.67	36.16	156.69	77.24 to 104.51	30,252	23,929
30000 TO 59999	14	84.64	96.73	86.89	31.99	111.32	61.26	178.13	66.53 to 127.49	52,571	45,678
60000 TO 99999	8	98.98	116.03	102.32	25.81	113.40	82.46	262.46	82.46 to 262.46	86,937	88,951
100000 TO 149999	3	96.40	99.01	99.25	3.26	99.75	95.60	105.03	N/A	128,833	127,871
150000 TO 249999	1	96.39	96.39	96.39			96.39	96.39	N/A	210,000	202,422
ALL _____	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
20	21	89.60	95.55	88.21	26.76	108.31	36.16	178.13	78.89 to 104.51	29,104	25,674
25	2	84.54	84.54	85.21	14.90	99.22	71.95	97.14	N/A	76,000	64,757
30	21	96.39	96.87	93.23	24.46	103.90	42.39	262.46	76.77 to 101.71	80,957	75,473
40	1	96.40	96.40	96.40			96.40	96.40	N/A	115,000	110,864
ALL _____	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
101	32	96.40	93.82	93.46	16.05	100.39	52.17	156.69	83.71 to 101.56	61,126	57,126
103	1	85.33	85.33	85.33			85.33	85.33	N/A	118,500	101,119
104	12	86.61	101.54	86.42	50.44	117.50	36.16	262.46	57.45 to 127.49	41,978	36,276
ALL _____	48	95.99	97.26	91.56	27.01	106.23	36.16	262.46	82.46 to 101.31	54,076	49,510

PA&T 2006 R&O Statistics

Query: 5097

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(!: AVTot=0)

(!: Derived)

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	65.00	120.79	69.17	93.76	174.63	57.27	240.11	N/A	5,800	4,012
15	1	89.60	89.60	89.60			89.60	89.60	N/A	51,500	46,142
20	18	86.74	102.88	94.85	44.52	108.46	36.16	262.46	63.18 to 127.49	30,093	28,545
25	5	101.56	91.96	87.79	11.97	104.74	71.95	107.90	N/A	48,500	42,580
30	17	96.44	91.46	91.13	12.65	100.35	63.55	115.53	79.69 to 103.49	72,535	66,103
35	1	61.26	61.26	61.26			61.26	61.26	N/A	65,000	39,820
40	3	96.39	96.33	96.30	0.48	100.03	95.60	97.00	N/A	148,166	142,681
<u>ALL</u>	<u>48</u>	<u>95.99</u>	<u>97.26</u>	<u>91.56</u>	<u>27.01</u>	<u>106.23</u>	<u>36.16</u>	<u>262.46</u>	<u>82.46 to 101.31</u>	<u>54,076</u>	<u>49,510</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5097

What If ID: 4656 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	Total	Increase	8.340	A	1
Assessor Location	Laurel V	Total	Increase	8.340	B	1