

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:	257	MEDIAN:	94	COV:	43.33	95% Median C.I.:	91.26 to 95.33
TOTAL Sales Price:	12,984,307	WGT. MEAN:	87	STD:	42.78	95% Wgt. Mean C.I.:	84.01 to 90.43
TOTAL Adj.Sales Price:	12,984,307	MEAN:	99	AVG.ABS.DEV:	25.18	95% Mean C.I.:	93.49 to 103.95
TOTAL Assessed Value:	11,325,322						
AVG. Adj. Sales Price:	50,522	COD:	26.75	MAX Sales Ratio:	375.00		
AVG. Assessed Value:	44,067	PRD:	113.19	MIN Sales Ratio:	7.20		

Printed: 04/21/2006 10:04:39

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	40	97.33	105.14	92.78	23.58	113.32	40.30	254.88	92.14 to 103.56	45,824	42,517
10/01/03 TO 12/31/03	41	96.39	102.46	89.98	21.22	113.87	35.00	346.60	92.53 to 102.03	56,892	51,191
01/01/04 TO 03/31/04	21	91.35	105.68	91.49	28.14	115.50	58.43	226.33	83.04 to 110.32	63,233	57,855
04/01/04 TO 06/30/04	27	91.11	101.40	81.60	36.68	124.27	36.16	375.00	76.25 to 115.39	43,246	35,287
07/01/04 TO 09/30/04	38	94.89	94.79	84.91	21.64	111.64	21.59	183.63	84.41 to 95.60	51,142	43,424
10/01/04 TO 12/31/04	28	87.25	88.74	84.15	24.08	105.45	39.56	171.79	71.95 to 101.60	59,062	49,702
01/01/05 TO 03/31/05	24	94.14	104.66	85.18	28.80	122.87	45.24	191.40	82.67 to 115.26	44,533	37,933
04/01/05 TO 06/30/05	38	79.05	89.73	84.83	36.86	105.78	7.20	262.46	70.45 to 97.77	43,611	36,995
<u>Study Years</u>											
07/01/03 TO 06/30/04	129	95.24	103.59	89.58	26.29	115.64	35.00	375.00	92.15 to 97.14	51,636	46,258
07/01/04 TO 06/30/05	128	89.68	93.82	84.74	27.88	110.72	7.20	262.46	82.67 to 95.00	49,400	41,859
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	114	91.02	96.88	85.50	27.33	113.30	21.59	375.00	86.42 to 95.00	53,444	45,697
<u>ALL</u>											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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TOTAL Assessed Value:	11,325,322						
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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	133.40	133.40	111.56	28.53	119.58	95.33	171.46	N/A	15,250	17,012
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
FORDYCE	8	83.76	76.51	63.31	24.51	120.86	37.15	113.13	37.15 to 113.13	44,931	28,443
HART BUD BECKER	2	104.50	104.50	104.16	7.57	100.33	96.59	112.42	N/A	149,500	155,720
HART BUD BECKER V	1	78.92	78.92	78.92			78.92	78.92	N/A	12,000	9,470
HARTINGTON	73	91.52	99.43	88.80	21.29	111.98	34.22	346.60	88.93 to 95.81	64,148	56,961
HARTINGTON V	8	99.79	139.59	69.98	91.46	199.47	39.56	375.00	39.56 to 375.00	11,500	8,047
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
MAGNET V	1	79.00	79.00	79.00			79.00	79.00	N/A	8,000	6,320
OBERT	2	73.21	73.21	73.52	8.15	99.58	67.24	79.18	N/A	24,250	17,827
RANDOLPH	34	95.33	103.01	94.21	24.66	109.34	56.45	217.54	87.05 to 102.03	38,800	36,552
REC BROOKY BOTTOM	4	117.15	147.43	123.91	34.20	118.98	100.53	254.88	N/A	12,300	15,241
REC BROOKY BOTTOM V	4	119.65	116.97	108.77	13.68	107.54	95.24	133.33	N/A	26,625	28,958
REC LEWON ACRES V	1	108.70	108.70	108.70			108.70	108.70	N/A	11,500	12,500
REC NOHR SUB	1	71.88	71.88	71.88			71.88	71.88	N/A	13,000	9,345
REC V	8	95.00	87.80	58.55	11.74	149.97	21.59	110.83	21.59 to 110.83	26,875	15,734
RURAL	27	90.65	83.23	77.60	23.34	107.25	40.30	133.71	61.53 to 98.79	84,446	65,533
RURAL ATEN	1	91.66	91.66	91.66			91.66	91.66	N/A	101,000	92,580
RURAL V	2	63.70	63.70	88.15	45.05	72.26	35.00	92.40	N/A	6,750	5,950
ST HELENA	3	83.04	99.46	86.15	22.27	115.45	79.93	135.42	N/A	50,966	43,910
ST HELENA V	1	7.20	7.20	7.20			7.20	7.20	N/A	1,250	90
WYNOT	2	120.43	120.43	122.62	4.32	98.21	115.23	125.63	N/A	11,250	13,795
WYNOT V	1	112.00	112.00	112.00			112.00	112.00	N/A	1,000	1,120
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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	206	93.17	100.38	89.10	27.89	112.66	7.20	375.00	89.85 to 95.80	47,978	42,747
2	1	96.59	96.59	96.59			96.59	96.59	N/A	156,000	150,685
3	50	95.00	91.96	80.44	23.27	114.33	21.59	254.88	90.65 to 98.79	58,895	47,372
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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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	223	93.65	98.36	87.95	24.03	111.83	34.22	346.60	90.95 to 95.88	56,180	49,412
2	34	95.00	101.10	67.18	44.84	150.49	7.20	375.00	65.00 to 96.00	13,413	9,010
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	238	92.28	98.05	87.38	27.41	112.22	7.20	375.00	89.85 to 95.11	52,844	46,173
06	18	97.88	107.81	82.12	24.02	131.29	21.59	254.88	95.00 to 114.20	21,955	18,028
07	1	95.54	95.54	95.54			95.54	95.54	N/A	12,000	11,465
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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	100	91.18	98.96	86.11	27.25	114.93	34.22	375.00	87.13 to 94.13	60,836	52,385
14-0045	41	95.33	102.08	92.42	24.41	110.45	56.45	217.54	87.07 to 101.93	38,564	35,641
14-0054	52	88.01	93.43	85.37	31.45	109.45	36.16	262.46	77.24 to 101.11	62,428	53,295
14-0101	24	107.33	106.80	81.81	24.52	130.55	7.20	254.88	95.00 to 120.11	24,206	19,802
14-0541	26	93.41	99.77	85.77	27.19	116.32	57.46	190.00	75.42 to 105.10	26,163	22,441
26-0024											
54-0096	12	93.69	91.72	98.20	16.64	93.40	35.00	119.17	75.07 to 110.32	65,750	64,569
54-0576	1	79.00	79.00	79.00			79.00	79.00	N/A	8,000	6,320
54-0586											
90-0017	1	95.00	95.00	95.00			95.00	95.00	N/A	15,000	14,250
NonValid School											
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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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	40	95.00	107.38	72.63	47.67	147.86	7.20	375.00	78.92 to 110.83	12,813	9,306
Prior TO 1860											
1860 TO 1899	9	95.07	107.74	95.17	31.34	113.21	58.43	173.41	61.67 to 169.20	23,044	21,930
1900 TO 1919	79	90.95	97.30	81.72	27.28	119.05	42.39	346.60	85.36 to 96.57	41,618	34,012
1920 TO 1939	32	83.67	90.26	81.94	32.06	110.15	34.22	262.46	74.66 to 94.79	44,532	36,491
1940 TO 1949	5	83.71	103.42	74.42	35.78	138.97	61.31	191.40	N/A	39,410	29,328
1950 TO 1959	22	101.35	110.65	101.53	20.52	108.99	69.30	217.54	92.53 to 115.53	44,079	44,754
1960 TO 1969	18	99.45	102.98	99.29	14.30	103.71	76.15	156.78	92.15 to 111.23	63,480	63,030
1970 TO 1979	32	92.73	90.39	86.65	12.41	104.31	56.63	120.11	83.04 to 99.08	81,783	70,868
1980 TO 1989	8	87.50	88.68	84.58	14.74	104.86	63.86	119.80	63.86 to 119.80	84,300	71,298
1990 TO 1994	5	91.35	97.67	95.29	8.71	102.49	88.93	112.42	N/A	164,200	156,473
1995 TO 1999	2	85.43	85.43	84.80	13.54	100.75	73.87	97.00	N/A	109,000	92,428
2000 TO Present	5	95.60	93.20	91.04	6.79	102.37	78.33	105.03	N/A	182,300	165,968
ALL	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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	12	186.81	187.31	197.09	45.42	95.04	7.20	375.00	96.00 to 254.88	2,262	4,459
5000 TO 9999	21	123.60	126.82	124.74	25.16	101.67	59.06	191.40	102.71 to 164.50	6,809	8,494
Total \$											
1 TO 9999	33	133.33	148.82	136.29	42.66	109.20	7.20	375.00	113.13 to 171.79	5,156	7,027
10000 TO 29999	79	95.24	99.46	99.92	22.13	99.54	39.56	217.54	93.41 to 101.59	18,399	18,385
30000 TO 59999	56	91.43	92.70	91.91	21.97	100.86	34.22	262.46	84.41 to 95.11	41,863	38,474
60000 TO 99999	58	85.09	84.00	83.85	16.85	100.18	36.16	119.17	77.67 to 94.13	77,718	65,163
100000 TO 149999	22	90.17	82.99	83.52	15.53	99.37	21.59	112.42	75.00 to 95.60	120,366	100,525
150000 TO 249999	7	85.36	78.27	78.74	17.76	99.41	52.35	96.59	52.35 to 96.59	180,785	142,345
250000 TO 499999	2	83.63	83.63	83.85	6.34	99.73	78.33	88.93	N/A	297,500	249,450
ALL	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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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	8	85.70	102.59	85.53	66.44	119.95	7.20	240.11	7.20 to 240.11	2,456	2,100
5000 TO 9999	26	107.92	128.88	91.70	55.26	140.53	39.56	375.00	71.88 to 164.50	8,500	7,794
Total \$											
1 TO 9999	34	101.44	122.69	91.20	58.55	134.53	7.20	375.00	71.88 to 141.09	7,077	6,455
10000 TO 29999	93	95.00	97.13	83.21	24.33	116.73	21.59	254.88	92.00 to 100.00	22,182	18,457
30000 TO 59999	65	91.76	93.58	86.56	21.13	108.12	37.15	178.13	82.05 to 95.88	54,033	46,768
60000 TO 99999	47	90.95	93.60	86.78	19.89	107.86	52.35	262.46	82.46 to 97.14	90,341	78,394
100000 TO 149999	12	93.46	93.97	91.59	8.20	102.60	61.60	119.17	90.65 to 99.97	133,458	122,232
150000 TO 249999	5	96.39	93.82	91.23	9.40	102.84	78.33	112.42	N/A	202,200	184,464
250000 TO 499999	1	88.93	88.93	88.93			88.93	88.93	N/A	310,000	275,670
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	39	95.00	105.27	72.40	46.33	145.40	7.20	375.00	75.40 to 110.83	13,116	9,496
10	1	190.00	190.00	190.00			190.00	190.00	N/A	1,000	1,900
15	1	346.60	346.60	346.60			346.60	346.60	N/A	2,500	8,665
20	97	95.81	101.49	90.28	24.39	112.42	34.22	191.40	91.76 to 101.59	27,864	25,156
25	25	81.74	91.95	84.85	26.42	108.37	53.43	217.54	76.15 to 97.52	64,944	55,104
30	87	91.66	91.31	87.03	18.37	104.91	37.15	262.46	87.06 to 95.11	81,393	70,838
35	5	93.27	91.56	90.67	10.23	100.98	73.07	106.15	N/A	127,300	115,425
40	2	92.66	92.66	90.95	4.03	101.89	88.93	96.40	N/A	212,500	193,267
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	95.00	101.31	68.20	43.97	148.56	7.20	375.00	75.40 to 96.00	13,358	9,110
100	5	98.79	96.19	97.36	9.58	98.80	71.88	114.20	N/A	23,940	23,308
101	128	94.12	99.25	89.74	22.30	110.60	34.22	346.60	90.93 to 97.14	58,345	52,359
102	21	89.85	83.54	79.81	15.04	104.68	53.43	115.39	68.29 to 94.43	77,876	62,155
103	2	88.29	88.29	88.25	3.35	100.05	85.33	91.26	N/A	116,750	103,032
104	57	93.41	97.87	86.11	29.28	113.66	36.16	262.46	79.93 to 97.52	45,367	39,064
106	6	123.53	139.13	91.07	42.16	152.76	57.46	254.88	57.46 to 254.88	43,666	39,769
111	3	94.85	98.99	99.68	6.51	99.31	91.80	110.32	N/A	70,666	70,440
ALL											
	257	94.12	98.72	87.22	26.75	113.19	7.20	375.00	91.26 to 95.33	50,522	44,067

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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)	41	95.00	107.55	73.62	47.00	146.10	7.20	375.00	78.92 to 112.00	12,806	9,427
10	1	346.60	346.60	346.60			346.60	346.60	N/A	2,500	8,665
15	4	117.28	123.91	99.48	26.92	124.55	89.60	171.46	N/A	27,250	27,109
20	79	92.14	99.65	88.35	30.89	112.79	34.22	262.46	86.84 to 101.11	26,592	23,494
25	37	94.43	92.19	85.99	15.96	107.21	37.15	167.02	85.03 to 98.72	51,062	43,907
30	74	93.88	94.15	87.50	17.53	107.60	52.35	217.54	89.67 to 96.44	74,042	64,786
35	10	85.05	87.10	86.47	17.09	100.73	61.26	112.42	61.60 to 106.15	107,645	93,083
40	10	92.31	90.96	89.84	5.94	101.25	76.75	99.97	78.33 to 97.00	149,200	134,036
50	1	88.93	88.93	88.93			88.93	88.93	N/A	310,000	275,670
<u>ALL</u>	<u>257</u>	<u>94.12</u>	<u>98.72</u>	<u>87.22</u>	<u>26.75</u>	<u>113.19</u>	<u>7.20</u>	<u>375.00</u>	<u>91.26 to 95.33</u>	<u>50,522</u>	<u>44,067</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