

PA&T 2006 R&O Statistics

What If ID: 4508

Query: 5101

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	326	MEDIAN:	97	COV:	18.41	95% Median C.I.:	95.36 to 98.03
TOTAL Sales Price:	14,165,981	WGT. MEAN:	92	STD:	17.85	95% Wgt. Mean C.I.:	89.46 to 93.93
TOTAL Adj.Sales Price:	14,172,741	MEAN:	97	AVG.ABS.DEV:	12.68	95% Mean C.I.:	95.04 to 98.91
TOTAL Assessed Value:	12,996,302						
AVG. Adj. Sales Price:	43,474	COD:	13.10	MAX Sales Ratio:	169.17		
AVG. Assessed Value:	39,865	PRD:	105.75	MIN Sales Ratio:	34.67		

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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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	58	97.74	96.40	95.96	11.58	100.45	54.70	125.00	93.59 to 100.73	45,239	43,413
10/01/03 TO 12/31/03	49	95.11	95.92	92.06	14.12	104.19	34.67	169.17	94.34 to 99.84	36,380	33,491
01/01/04 TO 03/31/04	39	97.93	99.53	91.74	11.55	108.50	73.45	155.50	92.33 to 102.84	40,994	37,608
04/01/04 TO 06/30/04	46	96.56	97.76	96.18	10.19	101.64	68.93	138.25	93.30 to 100.04	50,515	48,587
07/01/04 TO 09/30/04	36	93.77	97.26	86.00	16.14	113.09	69.77	160.94	86.57 to 100.00	45,481	39,115
10/01/04 TO 12/31/04	27	97.93	95.11	86.07	16.10	110.50	38.33	136.00	82.49 to 104.85	57,618	49,593
01/01/05 TO 03/31/05	23	104.33	105.10	97.35	12.69	107.96	81.38	156.45	93.20 to 110.46	33,015	32,141
04/01/05 TO 06/30/05	48	94.61	92.87	87.19	13.15	106.52	59.62	134.71	86.31 to 99.50	39,402	34,354
<u>Study Years</u>											
07/01/03 TO 06/30/04	192	96.86	97.24	94.38	11.95	103.03	34.67	169.17	95.24 to 98.99	43,380	40,942
07/01/04 TO 06/30/05	134	96.06	96.60	87.88	14.82	109.92	38.33	160.94	93.33 to 98.40	43,609	38,324
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	148	96.70	97.62	90.63	13.20	107.71	38.33	160.94	94.51 to 98.08	48,077	43,573
<u>ALL</u>											
	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

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ASSESSOR LOCATION

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	64	99.11	101.61	94.47	11.54	107.56	72.46	160.94	95.95 to 102.03	30,664	28,968
BLOOMFIELD V	1	80.89	80.89	80.89			80.89	80.89	N/A	4,500	3,640
CENTER	2	99.86	99.86	100.94	6.77	98.93	93.10	106.63	N/A	6,900	6,965
CENTER V	1	120.00	120.00	120.00			120.00	120.00	N/A	2,000	2,400
CREIGHTON	35	96.78	99.42	92.78	12.40	107.16	74.36	145.50	93.20 to 102.84	39,254	36,419
CREIGHTON MH	1	98.97	98.97	98.97			98.97	98.97	N/A	15,000	14,845
CREIGHTON V	6	75.92	88.63	72.03	31.11	123.05	54.70	155.50	54.70 to 155.50	9,500	6,842
CROFTON	17	93.17	90.00	86.57	12.60	103.97	61.60	114.89	76.78 to 102.07	68,523	59,319
CROFTON V	6	99.03	86.37	81.71	13.26	105.70	34.67	99.50	34.67 to 99.50	3,890	3,179
LAKE	42	95.69	95.69	92.79	13.20	103.12	67.23	126.01	89.84 to 104.15	114,137	105,912
LAKE MH	5	93.22	92.36	90.32	8.27	102.26	77.47	105.76	N/A	43,600	39,380
LAKE V	56	96.43	98.09	93.76	20.18	104.63	38.33	169.17	91.76 to 101.33	18,924	17,742
NIOBRARA	5	93.55	92.02	91.87	4.44	100.16	86.31	96.93	N/A	58,200	53,467
NIOBRARA MH	4	92.15	90.42	90.83	5.08	99.55	79.50	97.88	N/A	12,375	11,240
NIOBRARA V	1	69.00	69.00	69.00			69.00	69.00	N/A	2,500	1,725
RURAL	22	93.35	91.49	86.42	10.81	105.86	69.83	115.79	79.42 to 99.69	81,345	70,302
RURAL MH	1	100.63	100.63	100.63			100.63	100.63	N/A	27,000	27,170
RURAL V	3	96.67	102.20	99.66	6.20	102.55	95.99	113.96	N/A	3,933	3,920
SANTEE	1	94.26	94.26	94.26			94.26	94.26	N/A	21,000	19,795
VERDEL	3	94.87	90.25	90.09	9.58	100.18	74.32	101.57	N/A	26,666	24,025
VERDIGRE	19	100.18	100.86	97.32	10.01	103.64	69.77	122.60	92.08 to 108.60	24,394	23,740
VERDIGRE MH	1	94.34	94.34	94.34			94.34	94.34	N/A	25,000	23,585
VERDIGRE V	1	93.33	93.33	93.33			93.33	93.33	N/A	1,500	1,400
WAUSA	21	94.42	94.00	90.10	7.06	104.32	79.71	106.88	88.27 to 100.73	31,066	27,991
WAUSA MH	1	97.39	97.39	97.39			97.39	97.39	N/A	14,000	13,635
WAUSA V	1	103.18	103.18	103.18			103.18	103.18	N/A	1,100	1,135
WINNETOON	3	98.00	107.87	102.58	10.70	105.16	97.07	128.54	N/A	13,500	13,848
WINNETOON MH	1	99.50	99.50	99.50			99.50	99.50	N/A	10,000	9,950
WINNETOON V	2	100.22	100.22	100.39	3.27	99.83	96.94	103.50	N/A	1,900	1,907
<u>ALL</u>	<u>326</u>	<u>96.75</u>	<u>96.98</u>	<u>91.70</u>	<u>13.10</u>	<u>105.75</u>	<u>34.67</u>	<u>169.17</u>	<u>95.36 to 98.03</u>	<u>43,474</u>	<u>39,865</u>

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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	197	97.08	97.56	92.01	11.53	106.03	34.67	160.94	95.73 to 98.88	31,841	29,298
2	7	94.00	92.32	87.78	8.08	105.17	74.15	110.09	74.15 to 110.09	101,400	89,012
3	122	95.92	96.29	91.81	15.91	104.88	38.33	169.17	93.30 to 99.69	58,935	54,109
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

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	248	96.75	97.17	91.63	11.16	106.04	61.60	160.94	95.01 to 98.08	52,441	48,051
2	78	96.73	96.37	92.49	19.27	104.20	34.67	169.17	91.78 to 99.80	14,965	13,841
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	213	96.78	97.12	90.71	11.77	107.07	34.67	160.94	94.87 to 98.40	37,256	33,794
06	98	96.04	97.06	92.97	17.22	104.40	38.33	169.17	93.30 to 101.33	59,730	55,530
07	15	97.39	94.29	92.84	5.76	101.56	77.47	105.76	91.97 to 99.50	25,566	23,737
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0049											
08-0036	5	94.87	91.35	91.07	6.95	100.31	74.32	101.57	N/A	30,000	27,322
54-0013	55	96.78	97.32	88.96	14.04	109.40	54.70	155.50	93.20 to 99.74	40,609	36,125
54-0096	121	96.67	95.24	91.72	16.11	103.84	34.67	169.17	93.17 to 98.96	58,743	53,879
54-0501	17	93.22	90.41	86.62	8.69	104.37	69.00	113.96	79.50 to 96.93	35,217	30,505
54-0505	3	107.90	103.49	99.79	4.34	103.70	94.26	108.30	N/A	11,658	11,633
54-0576	27	94.42	93.41	88.09	7.54	106.05	76.07	106.88	88.27 to 99.90	37,777	33,277
54-0583	25	100.18	101.05	98.47	9.81	102.61	69.77	122.60	94.34 to 106.63	26,600	26,193
54-0586	73	98.99	101.16	95.09	11.25	106.38	72.46	160.94	95.95 to 102.03	32,365	30,774
70-0005											
70-0542											
NonValid School											
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

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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	82	96.87	96.55	93.48	18.76	103.28	34.67	169.17	93.30 to 100.00	15,577	14,562
Prior TO 1860											
1860 TO 1899	23	99.22	98.99	92.32	10.11	107.22	74.36	130.17	94.33 to 108.14	17,667	16,310
1900 TO 1919	74	96.94	99.36	92.38	12.06	107.55	61.60	145.50	94.87 to 99.90	31,065	28,698
1920 TO 1939	13	99.69	99.08	89.64	11.11	110.53	74.15	129.84	87.87 to 110.09	51,115	45,818
1940 TO 1949	11	96.78	99.56	95.50	8.50	104.25	84.54	136.80	84.79 to 112.17	34,390	32,844
1950 TO 1959	16	96.28	100.30	97.62	10.25	102.74	80.58	160.94	92.27 to 104.02	34,656	33,830
1960 TO 1969	30	98.43	97.48	95.87	10.08	101.67	73.15	126.01	88.27 to 101.84	56,123	53,807
1970 TO 1979	42	93.93	92.17	88.10	10.85	104.62	65.88	122.31	87.58 to 97.56	73,584	64,826
1980 TO 1989	22	97.43	93.58	88.59	11.66	105.63	69.83	111.40	81.10 to 102.84	84,940	75,250
1990 TO 1994	4	92.93	95.12	95.04	15.04	100.08	72.44	122.16	N/A	136,750	129,961
1995 TO 1999	5	94.34	92.25	89.98	10.55	102.53	73.33	112.99	N/A	140,700	126,596
2000 TO Present	4	96.78	96.03	94.34	9.39	101.79	85.18	105.38	N/A	174,875	164,971
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

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	35	103.00	103.49	100.33	16.97	103.15	58.67	155.50	96.67 to 112.25	2,389	2,397
5000 TO 9999	36	107.26	109.21	110.08	14.54	99.21	34.67	169.17	99.53 to 111.85	7,265	7,998
Total \$											
1 TO 9999	71	103.50	106.39	107.72	16.07	98.77	34.67	169.17	99.53 to 108.71	4,861	5,237
10000 TO 29999	99	97.93	98.32	97.21	10.82	101.14	38.33	156.45	95.86 to 99.77	17,652	17,159
30000 TO 59999	73	96.06	93.74	94.10	10.83	99.62	60.75	120.43	92.57 to 97.93	43,028	40,489
60000 TO 99999	45	92.21	91.91	91.64	10.38	100.30	65.88	122.31	87.56 to 94.38	77,744	71,245
100000 TO 149999	24	88.52	88.75	88.58	13.53	100.20	67.23	126.01	77.38 to 97.56	120,672	106,890
150000 TO 249999	13	82.76	87.09	86.54	13.92	100.63	69.07	122.16	72.44 to 102.80	176,480	152,725
250000 TO 499999	1	85.25	85.25	85.25			85.25	85.25	N/A	250,000	213,120
ALL	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

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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	38	99.70	100.53	94.67	17.05	106.19	34.67	155.50	96.67 to 103.50	2,638	2,498
5000 TO 9999	39	102.20	100.30	96.13	14.70	104.34	38.33	134.71	93.20 to 108.60	8,216	7,898
Total \$ _____											
1 TO 9999	77	100.00	100.41	95.78	16.04	104.83	34.67	155.50	96.94 to 103.89	5,463	5,233
10000 TO 29999	105	97.93	99.59	95.22	12.39	104.59	59.62	169.17	95.76 to 99.80	19,622	18,684
30000 TO 59999	66	95.65	94.74	93.13	9.48	101.72	61.60	122.60	92.57 to 97.61	47,390	44,134
60000 TO 99999	51	92.21	92.47	90.48	12.67	102.20	65.88	122.31	87.12 to 97.88	85,365	77,240
100000 TO 149999	20	87.05	87.05	85.50	11.93	101.81	69.07	112.99	76.07 to 95.36	145,637	124,521
150000 TO 249999	7	102.80	102.21	99.33	13.12	102.90	85.18	126.01	85.18 to 126.01	185,357	184,121
ALL _____											
	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	96.80	96.54	93.49	18.57	103.26	34.67	169.17	93.33 to 99.80	15,431	14,426
10	2	98.10	98.10	96.46	2.92	101.70	95.24	100.97	N/A	35,000	33,762
20	124	98.12	99.80	92.42	11.42	107.98	65.88	160.94	95.93 to 100.73	38,040	35,157
30	107	95.36	94.23	90.43	10.96	104.20	61.60	136.80	92.27 to 97.08	65,200	58,962
40	10	91.58	94.75	94.18	10.72	100.61	78.18	122.16	84.62 to 104.02	112,850	106,276
ALL _____											
	326	96.75	96.98	91.70	13.10	105.75	34.67	169.17	95.36 to 98.03	43,474	39,865

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	96.80	96.50	93.48	18.53	103.24	34.67	169.17	93.33 to 99.72	15,509	14,497
100	15	97.39	94.29	92.84	5.76	101.56	77.47	105.76	91.97 to 99.50	25,566	23,737
101	136	96.75	97.68	91.36	11.84	106.91	65.88	160.94	94.48 to 98.99	56,252	51,393
102	15	96.22	97.62	99.12	12.35	98.49	72.46	122.16	89.22 to 112.00	58,500	57,983
103	3	97.88	93.77	93.31	8.18	100.49	79.71	103.73	N/A	66,066	61,648
104	73	96.07	96.68	89.78	11.25	107.68	61.60	130.17	93.45 to 99.90	51,450	46,194
106	1	102.63	102.63	102.63			102.63	102.63	N/A	20,000	20,525
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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	83	96.80	96.54	93.49	18.57	103.26	34.67	169.17	93.33 to 99.80	15,431	14,426	
20	10	97.29	96.38	94.96	7.99	101.49	77.47	108.30	79.50 to 107.90	19,847	18,848	
30	216	96.31	97.12	90.86	11.55	106.88	61.60	160.94	94.42 to 98.15	52,049	47,294	
40	13	95.18	95.90	94.55	10.40	101.42	71.71	126.01	82.14 to 103.57	91,014	86,058	
50	4	103.80	103.41	103.22	4.36	100.18	95.93	110.09	N/A	66,875	69,027	
<u>ALL</u>	<u>326</u>	<u>96.75</u>	<u>96.98</u>	<u>91.70</u>	<u>13.10</u>	<u>105.75</u>	<u>34.67</u>	<u>169.17</u>	<u>95.36 to 98.03</u>	<u>43,474</u>	<u>39,865</u>	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5101

What If ID: 4508

Desc: New Whatif for Query ID: 5101

<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	Lake	Total	Increase	6.000	A	1
