

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	44	MEDIAN:	94	COV:	35.03	95% Median C.I.:	81.67 to 99.55	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	94	STD:	32.16	95% Wgt. Mean C.I.:	81.99 to 105.92	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	92	AVG.ABS.DEV:	22.63	95% Mean C.I.:	82.30 to 101.30	
TOTAL Assessed Value:	992,690							
AVG. Adj. Sales Price:	24,012	COD:	24.06	MAX Sales Ratio:	177.75			
AVG. Assessed Value:	22,561	PRD:	97.71	MIN Sales Ratio:	18.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	89.56	86.76	87.86	6.51	98.74	76.62	94.10	N/A	59,000	51,840
10/01/02 TO 12/31/02	3	78.28	83.81	77.03	11.43	108.80	73.15	100.00	N/A	35,333	27,218
01/01/03 TO 03/31/03	3	95.36	96.07	95.49	1.14	100.62	94.79	98.07	N/A	17,833	17,028
04/01/03 TO 06/30/03	3	99.55	121.70	105.71	30.12	115.13	87.80	177.75	N/A	24,333	25,721
07/01/03 TO 09/30/03	3	76.05	74.60	75.69	16.33	98.56	55.25	92.50	N/A	8,000	6,055
10/01/03 TO 12/31/03	5	94.02	86.43	93.69	24.71	92.25	18.00	129.64	N/A	12,600	11,804
01/01/04 TO 03/31/04	2	95.39	95.39	97.44	3.22	97.90	92.31	98.46	N/A	24,000	23,385
04/01/04 TO 06/30/04	7	96.27	95.51	100.53	18.53	95.01	56.16	129.00	56.16 to 129.00	11,071	11,129
07/01/04 TO 09/30/04	6	58.25	66.11	76.12	49.55	86.85	32.00	110.08	32.00 to 110.08	15,675	11,932
10/01/04 TO 12/31/04	6	123.23	118.81	112.14	20.93	105.95	40.92	156.61	40.92 to 156.61	46,083	51,679
01/01/05 TO 03/31/05	1	81.67	81.67	81.67			81.67	81.67	N/A	9,000	7,350
04/01/05 TO 06/30/05	2	83.90	83.90	66.15	25.86	126.84	62.20	105.60	N/A	27,500	18,190
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	94.45	97.09	89.24	14.65	108.80	73.15	177.75	78.28 to 99.55	34,125	30,452
07/01/03 TO 06/30/04	17	92.97	89.13	95.00	19.40	93.83	18.00	129.64	76.05 to 101.00	12,500	11,874
07/01/04 TO 06/30/05	15	99.83	90.60	97.89	34.47	92.55	32.00	156.61	41.50 to 122.51	28,970	28,359
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	94.41	93.52	96.22	20.89	97.19	18.00	177.75	76.05 to 99.55	15,250	14,674
01/01/04 TO 12/31/04	21	98.46	93.75	102.07	28.56	91.85	32.00	156.61	75.00 to 118.57	23,621	24,111
<u>ALL</u>											
	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	5	99.83	117.80	111.35	20.73	105.80	94.79	177.75	N/A	17,611	19,609
BLOOMFIELD V	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310
CREIGHTON	13	96.27	101.12	107.67	30.75	93.92	38.22	156.61	76.05 to 129.64	29,730	32,010
CROFTON	6	95.00	91.39	91.28	11.19	100.12	73.15	110.08	73.15 to 110.08	22,333	20,385
NIOBRARA	3	92.31	95.83	90.20	5.79	106.23	89.56	105.60	N/A	53,333	48,108
RURAL	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
VERDEL	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
VERDIGRE	6	87.84	81.18	89.00	17.22	91.21	41.50	99.55	41.50 to 99.55	20,333	18,097
VERDIGRE V	2	43.63	43.63	42.33	26.65	103.05	32.00	55.25	N/A	2,250	952
WAUSA	5	94.10	95.85	80.43	15.90	119.18	62.20	129.00	N/A	17,800	14,316
WAUSA V	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
<u>ALL</u>											
	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

PA&T 2006 R&O Statistics

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TOTAL Sales Price:	1,211,555	WGT. MEAN:	94	STD:	32.16	95% Wgt. Mean C.I.:	81.99 to 105.92	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	92	AVG.ABS.DEV:	22.63	95% Mean C.I.:	82.30 to 101.30	
TOTAL Assessed Value:	992,690							
AVG. Adj. Sales Price:	24,012	COD:	24.06	MAX Sales Ratio:	177.75			
AVG. Assessed Value:	22,561	PRD:	97.71	MIN Sales Ratio:	18.00			

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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	42	94.45	93.41	97.45	23.28	95.85	18.00	177.75	87.80 to 99.55	23,584	22,984
2	2	57.96	57.96	41.44	29.40	139.87	40.92	75.00	N/A	33,000	13,675
<u>ALL</u>											
	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

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	37	94.79	94.59	94.18	24.45	100.43	18.00	177.75	87.80 to 99.83	28,123	26,487
2	7	87.33	77.08	79.16	20.90	97.38	32.00	100.00	32.00 to 100.00	2,285	1,809
<u>ALL</u>											
	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

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	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
54-0013	13	96.27	101.12	107.67	30.75	93.92	38.22	156.61	76.05 to 129.64	29,730	32,010
54-0096	6	95.00	91.39	91.28	11.19	100.12	73.15	110.08	73.15 to 110.08	22,333	20,385
54-0501	3	92.31	95.83	90.20	5.79	106.23	89.56	105.60	N/A	53,333	48,108
54-0505											
54-0576	6	97.05	96.55	80.64	13.86	119.72	62.20	129.00	62.20 to 129.00	15,000	12,096
54-0583	8	78.33	71.79	87.34	26.63	82.20	32.00	99.55	32.00 to 99.55	15,812	13,811
54-0586	7	98.07	102.47	81.50	25.22	125.73	40.92	177.75	40.92 to 177.75	22,079	17,993
70-0005											
70-0542											
NonValid School											
<u>ALL</u>											
	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

PA&T 2006 R&O Statistics

Query: 5112

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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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	14	82.81	79.65	75.90	24.75	104.94	32.00	123.96	55.25 to 100.00	16,428	12,469
Prior TO 1860											
1860 TO 1899	1	76.62	76.62	76.62			76.62	76.62	N/A	25,000	19,155
1900 TO 1919	21	95.36	95.46	97.76	23.12	97.65	18.00	177.75	81.67 to 99.83	17,216	16,830
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	110.08	110.08	110.08			110.08	110.08	N/A	31,000	34,125
1970 TO 1979	3	92.31	100.15	94.12	10.47	106.40	89.56	118.57	N/A	61,000	57,415
1980 TO 1989	3	122.51	130.46	132.02	10.24	98.82	115.62	153.26	N/A	53,666	70,850
1990 TO 1994	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
1995 TO 1999											
2000 TO Present											
ALL	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

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	6	81.17	73.68	68.15	24.14	108.12	32.00	100.00	32.00 to 100.00	1,666	1,135
5000 TO 9999	10	96.88	96.23	99.08	20.39	97.12	18.00	177.75	81.67 to 105.60	6,650	6,589
Total \$											
1 TO 9999	16	93.30	87.77	95.04	22.52	92.35	18.00	177.75	75.00 to 100.00	4,781	4,544
10000 TO 29999	17	94.02	93.61	94.89	24.91	98.65	38.22	156.61	76.05 to 123.96	19,473	18,478
30000 TO 59999	7	99.55	97.37	98.14	16.42	99.22	62.20	122.51	62.20 to 122.51	43,000	42,199
60000 TO 99999	3	78.28	90.82	88.95	47.83	102.10	40.92	153.26	N/A	67,000	59,599
100000 TO 149999	1	89.56	89.56	89.56			89.56	89.56	N/A	147,000	131,660
ALL	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

PA&T 2006 R&O Statistics

What If ID: 4509

Query: 5112

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	44	MEDIAN:	94	COV:	35.03	95% Median C.I.:	81.67 to 99.55	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	94	STD:	32.16	95% Wgt. Mean C.I.:	81.99 to 105.92	
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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	81.17	69.27	62.10	29.83	111.55	18.00	100.00	18.00 to 100.00	2,500	1,552
5000 TO 9999	9	96.27	85.56	78.79	15.07	108.60	41.50	105.60	56.16 to 101.00	8,166	6,434
Total \$											
1 TO 9999	17	92.31	77.90	75.22	21.55	103.56	18.00	105.60	55.25 to 98.07	5,500	4,136
10000 TO 29999	15	92.97	92.42	78.94	24.91	117.09	38.22	177.75	76.05 to 99.83	22,037	17,395
30000 TO 59999	7	110.08	109.92	103.61	18.03	106.09	62.20	156.61	62.20 to 156.61	35,642	36,930
60000 TO 99999	3	115.62	105.47	101.59	12.75	103.82	78.28	122.51	N/A	58,333	59,258
100000 TO 149999	2	121.41	121.41	108.24	26.23	112.16	89.56	153.26	N/A	104,000	112,573
ALL	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	89.92	83.36	79.69	25.48	104.61	32.00	129.00	55.25 to 105.60	13,000	10,359
10	21	98.07	100.40	107.13	25.07	93.72	18.00	177.75	92.31 to 115.62	25,502	27,321
20	9	87.80	84.86	80.80	16.23	105.03	40.92	118.57	76.05 to 101.00	37,666	30,433
ALL	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	87.33	79.05	74.34	26.74	106.34	32.00	123.96	38.22 to 105.60	10,909	8,109
326	1	118.57	118.57	118.57			118.57	118.57	N/A	28,000	33,200
340	1	78.28	78.28	78.28			78.28	78.28	N/A	75,000	58,711
344	7	80.23	95.88	110.75	30.85	86.57	56.16	153.26	56.16 to 153.26	23,079	25,560
353	7	94.79	99.97	96.89	26.03	103.18	41.50	177.75	41.50 to 177.75	15,857	15,363
384	1	98.07	98.07	98.07			98.07	98.07	N/A	7,500	7,355
406	6	95.18	97.07	116.47	31.98	83.34	18.00	156.61	18.00 to 156.61	11,083	12,908
442	3	94.02	94.02	91.77	3.15	102.45	89.56	98.46	N/A	70,666	64,850
470	1	92.31	92.31	92.31			92.31	92.31	N/A	8,000	7,385
528	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
539	1	99.55	99.55	99.55			99.55	99.55	N/A	50,000	49,775
558	2	119.06	119.06	119.06	2.89	100.00	115.62	122.51	N/A	50,000	59,531
851	2	84.26	84.26	82.55	13.18	102.07	73.15	95.36	N/A	26,000	21,462
ALL	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561

PA&T 2006 R&O Statistics

Query: 5112

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TOTAL Sales Price:	1,211,555	WGT. MEAN:	94	STD:	32.16	95% Wgt. Mean C.I.:	81.99 to 105.92	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	92	AVG.ABS.DEV:	22.63	95% Mean C.I.:	82.30 to 101.30	
TOTAL Assessed Value:	992,690							
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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
02											
03	44	94.06	91.80	93.96	24.06	97.71	18.00	177.75	81.67 to 99.55	24,012	22,561
04											
<u>ALL</u>	<u>44</u>	<u>94.06</u>	<u>91.80</u>	<u>93.96</u>	<u>24.06</u>	<u>97.71</u>	<u>18.00</u>	<u>177.75</u>	<u>81.67 to 99.55</u>	<u>24,012</u>	<u>22,561</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5112

What If ID: 4509

Desc: New Whatif for Query ID: 5112

<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	Creighton	Total	Decrease	22.000	A	1