

PA&T 2006 R&O Statistics

Base Stat

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:	18.58	95% Median C.I.:	95.01 to 97.93
TOTAL Sales Price:	14,165,981	WGT. MEAN:	90	STD:	17.90	95% Wgt. Mean C.I.:	87.90 to 92.27
TOTAL Adj.Sales Price:	14,172,741	MEAN:	96	AVG.ABS.DEV:	12.68	95% Mean C.I.:	94.42 to 98.31
TOTAL Assessed Value:	12,767,505						
AVG. Adj. Sales Price:	43,474	COD:	13.14	MAX Sales Ratio:	169.17		
AVG. Assessed Value:	39,164	PRD:	106.97	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	97.35	95.34	93.63	11.52	101.83	54.70	125.00	92.08 to 100.73	45,239	42,356
10/01/03 TO 12/31/03	49	95.11	95.50	90.62	14.04	105.38	34.67	169.17	94.34 to 99.53	36,380	32,966
01/01/04 TO 03/31/04	39	97.93	98.97	90.26	11.79	109.65	73.45	155.50	90.59 to 102.84	40,994	37,001
04/01/04 TO 06/30/04	46	96.56	97.02	94.32	10.05	102.86	68.93	138.25	93.17 to 99.74	50,515	47,647
07/01/04 TO 09/30/04	36	93.12	96.88	84.82	16.60	114.22	68.34	160.94	86.57 to 100.00	45,481	38,578
10/01/04 TO 12/31/04	27	97.93	94.33	84.42	15.97	111.74	38.33	136.00	82.49 to 103.18	57,618	48,642
01/01/05 TO 03/31/05	23	104.23	104.62	96.13	12.65	108.83	81.38	156.45	93.20 to 109.81	33,015	31,738
04/01/05 TO 06/30/05	48	94.61	92.57	86.10	13.21	107.52	59.62	134.71	86.31 to 99.50	39,402	33,926
<u>Study Years</u>											
07/01/03 TO 06/30/04	192	96.78	96.52	92.53	11.91	104.31	34.67	169.17	94.87 to 98.97	43,380	40,140
07/01/04 TO 06/30/05	134	96.06	96.15	86.60	14.91	111.03	38.33	160.94	93.20 to 98.31	43,609	37,765
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	148	96.70	97.01	89.06	13.29	108.92	38.33	160.94	94.26 to 98.03	48,077	42,817
<u>ALL</u>											
	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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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	92.70	90.97	88.02	13.45	103.35	63.42	118.88	84.76 to 99.42	114,137	100,465
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>96.53</u>	<u>96.37</u>	<u>90.08</u>	<u>13.14</u>	<u>106.97</u>	<u>34.67</u>	<u>169.17</u>	<u>95.01 to 97.93</u>	<u>43,474</u>	<u>39,164</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	95.85	94.67	88.63	15.91	106.81	38.33	169.17	91.78 to 98.26	58,935	52,233
ALL	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	96.31	96.37	89.87	11.22	107.23	61.60	160.94	94.44 to 97.93	52,441	47,128
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	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	95.91	95.04	89.06	17.22	106.71	38.33	169.17	90.59 to 99.42	59,730	53,195
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	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	96.05	93.76	88.56	16.37	105.88	34.67	169.17	90.59 to 98.26	58,743	52,020
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	101.79	99.40	97.34	2.59	102.12	94.26	102.17	N/A	11,658	11,348
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	101.07	94.96	11.16	106.43	72.46	160.94	95.95 to 102.03	32,365	30,733
70-0005											
70-0542											
NonValid School											
ALL	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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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	96.47	93.17	18.68	103.55	34.67	169.17	93.30 to 100.00	15,577	14,512
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	99.42	101.10	98.89	10.58	102.23	80.58	160.94	92.27 to 104.59	34,656	34,270
1960 TO 1969	30	97.88	96.64	94.60	9.40	102.15	73.15	118.88	88.27 to 100.97	56,123	53,091
1970 TO 1979	42	92.29	90.48	85.71	11.23	105.56	63.42	115.95	87.56 to 97.39	73,584	63,067
1980 TO 1989	22	95.49	91.10	85.53	11.62	106.51	69.83	110.46	79.80 to 101.79	84,940	72,651
1990 TO 1994	4	87.67	89.73	89.66	15.04	100.08	68.34	115.24	N/A	136,750	122,605
1995 TO 1999	5	89.96	89.06	86.79	10.34	102.62	69.18	106.59	N/A	140,700	122,110
2000 TO Present	4	93.81	91.85	90.42	7.80	101.58	80.35	99.42	N/A	174,875	158,125
ALL	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	103.69	108.87	109.75	15.06	99.20	34.67	169.17	99.53 to 111.85	7,265	7,974
Total \$											
1 TO 9999	71	103.18	106.22	107.47	16.04	98.84	34.67	169.17	99.53 to 108.71	4,861	5,225
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	96.07	93.74	94.13	10.81	99.58	60.75	120.43	92.57 to 98.03	43,028	40,503
60000 TO 99999	45	91.70	90.51	90.15	9.79	100.40	65.88	116.46	87.12 to 94.38	77,744	70,087
100000 TO 149999	24	84.58	85.72	85.50	12.68	100.26	63.42	118.88	76.07 to 93.36	120,672	103,176
150000 TO 249999	13	80.35	83.23	82.71	13.84	100.62	65.16	115.24	68.34 to 96.98	176,480	145,974
250000 TO 499999	1	85.25	85.25	85.25			85.25	85.25	N/A	250,000	213,120
ALL	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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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	101.79	99.99	95.86	14.46	104.30	38.33	134.71	93.20 to 108.60	8,216	7,876
Total \$ _____											
1 TO 9999	77	100.00	100.25	95.58	15.88	104.89	34.67	155.50	96.94 to 103.50	5,463	5,222
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	96.06	94.74	93.16	9.42	101.69	61.60	122.60	92.57 to 97.93	47,390	44,150
60000 TO 99999	51	91.70	90.67	88.56	12.28	102.39	63.42	116.46	84.89 to 96.07	85,365	75,600
100000 TO 149999	20	84.51	83.85	82.26	11.55	101.94	65.16	106.59	75.75 to 90.59	145,637	119,800
150000 TO 249999	7	96.98	97.83	95.41	11.67	102.54	80.35	118.88	80.35 to 118.88	185,357	176,846
ALL _____											
	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	96.46	93.17	18.49	103.53	34.67	169.17	93.33 to 99.80	15,431	14,377
10	2	104.50	104.50	106.51	3.38	98.11	100.97	108.03	N/A	35,000	37,280
20	124	97.94	98.90	90.15	11.57	109.70	63.90	160.94	94.87 to 100.44	38,040	34,294
30	107	94.38	93.42	88.79	11.02	105.21	61.60	136.80	91.70 to 96.98	65,200	57,894
40	10	91.58	94.05	93.26	9.97	100.86	78.18	115.24	84.62 to 104.02	112,850	105,239
ALL _____											
	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164

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	96.43	93.16	18.45	103.51	34.67	169.17	93.33 to 99.72	15,509	14,448
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	96.56	96.85	89.66	11.99	108.01	63.42	160.94	94.26 to 98.88	56,252	50,438
102	15	96.22	96.74	97.37	11.44	99.36	72.46	116.78	89.22 to 112.00	58,500	56,960
103	3	97.88	93.77	93.31	8.18	100.49	79.71	103.73	N/A	66,066	61,648
104	73	96.06	95.77	87.67	11.29	109.25	61.60	130.17	93.20 to 98.91	51,450	45,104
106	1	102.63	102.63	102.63			102.63	102.63	N/A	20,000	20,525
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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)	83	96.80	96.46	93.17	18.49	103.53	34.67	169.17	93.33 to 99.80	15,431	14,377
20	10	97.29	95.15	94.53	6.73	100.65	77.47	103.73	79.50 to 103.00	19,847	18,762
30	216	96.13	96.44	89.26	11.70	108.04	61.60	160.94	94.34 to 98.08	52,049	46,459
40	13	96.81	93.84	91.20	10.05	102.90	67.65	118.88	77.49 to 103.57	91,014	83,003
50	4	100.92	101.96	101.75	5.91	100.21	95.93	110.09	N/A	66,875	68,047
ALL	326	96.53	96.37	90.08	13.14	106.97	34.67	169.17	95.01 to 97.93	43,474	39,164