

PA&T 2006 R&O Statistics

What If ID: 4660

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	MEDIAN:	75	COV:	40.93	95% Median C.I.:	71.43 to 78.74	(! : Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	73	STD:	33.15	95% Wgt. Mean C.I.:	69.02 to 76.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	81	AVG.ABS.DEV:	18.89	95% Mean C.I.:	74.54 to 87.41	
(AgLand) TOTAL Assessed Value:	12,046,842							
AVG. Adj. Sales Price:	162,723	COD:	25.06	MAX Sales Ratio:	308.00			
AVG. Assessed Value:	118,106	PRD:	111.57	MIN Sales Ratio:	12.66			

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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	2	108.32	108.32	109.35	17.35	99.05	89.52	127.11	N/A	79,382	86,807
10/01/02 TO 12/31/02	3	74.30	80.69	83.30	19.14	96.87	62.56	105.22	N/A	103,308	86,057
01/01/03 TO 03/31/03	9	78.74	84.37	83.52	16.50	101.02	65.66	121.15	71.38 to 100.56	136,580	114,074
04/01/03 TO 06/30/03	10	87.84	96.97	88.07	21.11	110.11	74.49	170.74	76.21 to 111.02	105,477	92,892
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	17	77.42	76.64	74.59	10.21	102.74	46.31	89.18	70.57 to 87.16	167,871	125,219
01/01/04 TO 03/31/04	15	77.01	77.48	76.55	24.48	101.21	12.66	117.76	58.75 to 93.18	157,798	120,792
04/01/04 TO 06/30/04	9	84.44	95.41	85.37	36.08	111.76	45.13	173.73	66.33 to 131.54	77,020	65,750
07/01/04 TO 09/30/04	2	49.08	49.08	49.17	1.57	99.81	48.31	49.85	N/A	226,469	111,364
10/01/04 TO 12/31/04	10	70.33	99.84	70.24	51.76	142.13	58.03	308.00	61.74 to 138.84	165,814	116,474
01/01/05 TO 03/31/05	17	63.38	66.73	64.97	15.00	102.70	49.61	94.28	56.80 to 78.21	253,698	164,836
04/01/05 TO 06/30/05	8	62.64	64.65	62.19	18.85	103.95	47.30	91.20	47.30 to 91.20	188,399	117,173
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	82.50	91.16	86.73	20.64	105.11	62.56	170.74	74.49 to 101.28	114,695	99,474
07/01/03 TO 06/30/04	41	77.42	81.06	76.64	22.01	105.77	12.66	173.73	72.22 to 86.46	144,243	110,545
07/01/04 TO 06/30/05	37	63.57	74.27	64.64	28.23	114.90	47.30	308.00	61.25 to 71.43	214,355	138,569
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	78.66	84.22	79.50	15.98	105.94	46.31	170.74	74.37 to 87.16	142,717	113,453
01/01/04 TO 12/31/04	36	74.84	86.59	73.31	37.09	118.12	12.66	308.00	64.65 to 86.46	143,645	105,308
<u>ALL</u>											
	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

PA&T 2006 R&O Statistics

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	69.36	85.44	66.48	32.43	128.51	61.74	170.74	61.74 to 170.74	175,057	116,386	
1511	8	75.86	77.28	75.15	14.85	102.83	58.75	117.76	58.75 to 117.76	182,106	136,848	
1513	10	71.50	78.63	69.80	19.90	112.65	56.80	127.11	63.38 to 109.18	248,040	173,135	
1515	6	90.26	88.12	82.05	21.87	107.39	58.46	110.11	58.46 to 110.11	177,862	145,942	
1537	5	81.72	83.13	79.83	10.74	104.14	70.87	100.56	N/A	201,458	160,816	
1539	7	61.82	82.08	61.66	41.72	133.13	50.45	173.73	50.45 to 173.73	141,829	87,446	
1541	4	63.39	64.46	70.61	29.56	91.29	45.13	85.92	N/A	142,819	100,841	
1543	10	76.43	95.79	65.73	54.61	145.73	47.30	308.00	49.61 to 101.28	117,768	77,410	
1789	3	77.01	77.48	72.56	10.44	106.79	65.66	89.79	N/A	160,966	116,795	
1791	4	75.92	61.74	72.62	24.00	85.01	12.66	82.45	N/A	100,500	72,985	
1793	9	77.00	77.73	72.20	26.70	107.66	48.31	121.15	49.85 to 111.02	136,535	98,573	
1795	8	71.96	71.86	70.28	9.81	102.25	58.16	88.25	58.16 to 88.25	192,305	135,160	
1821	9	75.43	82.70	74.13	25.36	111.56	53.30	131.54	61.25 to 109.74	162,098	120,163	
1823	7	74.25	78.90	78.48	9.30	100.54	70.34	91.20	70.34 to 91.20	98,584	77,371	
1825	2	93.21	93.21	93.20	0.03	100.01	93.18	93.24	N/A	105,802	98,607	
1827	4	83.87	92.71	79.62	25.60	116.44	64.25	138.84	N/A	195,312	155,500	
_____ALL_____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	75.29	82.17	72.57	25.69	113.23	45.13	173.73	70.24 to 81.72	184,498	133,889	
2	17	77.00	74.30	73.58	22.10	100.97	12.66	121.15	58.03 to 87.16	121,965	89,746	
3	21	77.01	86.12	71.19	32.88	120.98	47.30	308.00	64.65 to 89.79	148,449	105,679	
4	13	74.25	76.70	73.77	11.89	103.97	58.16	93.24	66.33 to 89.18	153,657	113,347	
_____ALL_____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106	
_____ALL_____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106	

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059	3	78.21	77.33	72.19	10.77	107.11	64.25	89.52	N/A	231,416	167,070
20-0001	44	76.61	80.74	73.47	19.73	109.89	48.31	173.73	71.43 to 84.95	150,759	110,758
20-0020	9	81.72	86.41	81.98	17.38	105.41	58.46	110.11	71.38 to 108.24	179,935	147,506
20-0030	27	74.37	84.79	69.41	34.65	122.16	45.13	308.00	62.85 to 82.55	154,065	106,941
20-0055	5	61.04	57.28	70.34	35.20	81.43	12.66	85.92	N/A	112,313	79,002
20-0082	11	70.57	76.02	68.31	19.79	111.30	54.61	127.11	56.80 to 109.18	240,946	164,580
27-0046	2	116.04	116.04	118.19	19.65	98.18	93.24	138.84	N/A	79,500	93,960
27-0062											
27-0594	1	53.30	53.30	53.30			53.30	53.30	N/A	120,000	63,955
87-0001											
NonValid School											
____ALL____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	195.27	195.27	150.66	57.73	129.61	82.55	308.00	N/A	4,137	6,233
10.01 TO 30.00	10	86.46	85.38	82.87	27.76	103.03	12.66	170.74	61.04 to 101.28	37,928	31,432
30.01 TO 50.00	23	78.14	82.07	77.22	21.67	106.29	45.13	173.73	70.32 to 88.35	77,691	59,990
50.01 TO 100.00	43	74.37	79.30	74.84	23.11	105.96	46.31	138.84	70.24 to 84.95	159,147	119,107
100.01 TO 180.00	23	70.87	72.20	69.82	15.81	103.41	49.85	111.02	63.38 to 78.21	304,826	212,844
180.01 TO 330.00	1	56.80	56.80	56.80			56.80	56.80	N/A	569,000	323,220
____ALL____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	12.66	12.66	12.66			12.66	12.66	N/A	30,000	3,798
DRY	63	76.21	82.02	71.38	23.83	114.91	47.30	308.00	70.87 to 78.58	172,874	123,391
DRY-N/A	25	74.37	81.65	78.33	27.55	104.24	45.13	138.84	65.66 to 94.28	147,800	115,774
GRASS	1	82.55	82.55	82.55			82.55	82.55	N/A	5,775	4,767
GRASS-N/A	3	62.56	67.87	57.61	22.03	117.81	49.85	91.20	N/A	120,360	69,339
IRRGTD	2	92.91	92.91	82.53	30.40	112.58	64.66	121.15	N/A	173,921	143,531
IRRGTD-N/A	7	78.94	80.93	69.07	14.92	117.17	56.80	101.28	56.80 to 101.28	181,000	125,022
____ALL____	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	12.66	12.66	12.66			12.66	12.66	N/A	30,000	3,798
DRY	76	75.75	82.04	72.28	23.72	113.50	47.30	308.00	70.87 to 78.74	172,880	124,958
DRY-N/A	12	74.37	81.12	80.92	32.78	100.24	45.13	131.54	49.61 to 111.02	120,603	97,596
GRASS	2	86.87	86.87	90.30	4.98	96.20	82.55	91.20	N/A	27,887	25,183
GRASS-N/A	2	56.21	56.21	52.21	11.31	107.65	49.85	62.56	N/A	155,540	81,209
IRRGTD	7	75.43	84.42	70.45	24.98	119.83	56.80	121.15	56.80 to 121.15	194,406	136,965
IRRGTD-N/A	2	80.70	80.70	80.10	2.17	100.74	78.94	82.45	N/A	127,000	101,732
ALL	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	12.66	12.66	12.66			12.66	12.66	N/A	30,000	3,798
DRY	86	75.75	82.45	73.29	24.97	112.51	46.31	308.00	71.43 to 78.74	168,303	123,345
DRY-N/A	2	58.72	58.72	53.87	23.14	109.01	45.13	72.31	N/A	56,000	30,165
GRASS	2	86.87	86.87	90.30	4.98	96.20	82.55	91.20	N/A	27,887	25,183
GRASS-N/A	2	56.21	56.21	52.21	11.31	107.65	49.85	62.56	N/A	155,540	81,209
IRRGTD	9	78.94	83.59	71.97	19.55	116.15	56.80	121.15	64.66 to 101.28	179,427	129,135
ALL	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

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	308.00	308.00	308.00			308.00	308.00	N/A	2,500	7,700
5000 TO 9999	1	82.55	82.55	82.55			82.55	82.55	N/A	5,775	4,767
Total \$											
1 TO 9999	2	195.27	195.27	150.66	57.73	129.61	82.55	308.00	N/A	4,137	6,233
10000 TO 29999	1	170.74	170.74	170.74			170.74	170.74	N/A	18,030	30,785
30000 TO 59999	15	86.46	88.28	89.67	27.31	98.44	12.66	173.73	72.22 to 101.28	42,181	37,826
60000 TO 99999	16	83.45	87.35	88.28	19.42	98.94	45.13	138.84	77.01 to 93.24	79,787	70,440
100000 TO 149999	24	74.33	80.57	80.36	21.88	100.26	46.31	121.15	66.35 to 93.18	125,184	100,595
150000 TO 249999	22	71.38	70.44	69.66	16.94	101.13	47.30	111.02	58.03 to 78.94	194,801	135,689
250000 TO 499999	20	66.12	69.29	68.76	12.13	100.77	49.85	94.53	63.38 to 76.21	315,157	216,711
500000 +	2	53.63	53.63	53.83	5.93	99.62	50.45	56.80	N/A	534,500	287,725
ALL	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

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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	1	12.66	12.66	12.66			12.66	12.66	N/A	30,000	3,798
5000 TO 9999	2	195.27	195.27	150.66	57.73	129.61	82.55	308.00	N/A	4,137	6,233
Total \$ _____											
1 TO 9999	3	82.55	134.40	42.50	119.26	316.28	12.66	308.00	N/A	12,758	5,421
10000 TO 29999	3	72.31	69.28	69.36	6.20	99.88	61.04	74.49	N/A	36,818	25,536
30000 TO 59999	17	86.46	87.28	77.77	24.60	112.23	45.13	170.74	62.56 to 101.28	55,486	43,152
60000 TO 99999	20	75.63	78.91	73.49	20.03	107.38	49.61	173.73	66.33 to 88.35	102,434	75,274
100000 TO 149999	30	75.69	82.40	76.17	26.59	108.19	47.30	138.84	70.24 to 93.18	158,358	120,615
150000 TO 249999	22	75.82	74.90	72.88	12.19	102.77	58.16	111.02	64.25 to 80.85	263,744	192,217
250000 TO 499999	7	64.65	66.68	64.31	13.67	103.68	50.45	94.53	50.45 to 94.53	414,857	266,804
ALL											
	102	75.36	80.98	72.58	25.06	111.57	12.66	308.00	71.43 to 78.74	162,723	118,106

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5122

What If ID: 4660

Desc: New Whatif for Query ID: 5122

<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>
Area (market)	2	Land	Decrease	5.060	A	1
Area (market)	3	Land	Decrease	8.600	B	1