

**PA&T 2006 R&O Statistics**

Query: 5109

Type: Qualified

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

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>101</b>	COV:	37.70	95% Median C.I.:	88.21 to 114.32	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	103	STD:	39.85	95% Wgt. Mean C.I.:	85.80 to 119.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	106	AVG.ABS.DEV:	22.85	95% Mean C.I.:	87.05 to 124.35	
TOTAL Assessed Value:	2,351,525							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	249.67			
AVG. Assessed Value:	117,576	PRD:	102.77	MIN Sales Ratio:	38.53			

Printed: 04/21/2006 11:39:41

**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>											
07/01/02 TO 09/30/02	1	86.18	86.18	86.18			86.18	86.18	N/A	22,500	19,390
10/01/02 TO 12/31/02	1	105.37	105.37	105.37			105.37	105.37	N/A	42,000	44,255
01/01/03 TO 03/31/03	3	118.84	152.73	176.82	44.87	86.38	89.68	249.67	N/A	66,500	117,585
04/01/03 TO 06/30/03	1	98.12	98.12	98.12			98.12	98.12	N/A	100,000	98,120
07/01/03 TO 09/30/03	2	58.46	58.46	73.63	34.10	79.40	38.53	78.39	N/A	198,750	146,332
10/01/03 TO 12/31/03	2	95.45	95.45	99.20	9.34	96.22	86.54	104.36	N/A	324,746	322,157
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	6	111.65	106.19	98.30	15.05	108.02	70.96	132.00	70.96 to 132.00	46,040	45,258
10/01/04 TO 12/31/04	1	117.63	117.63	117.63			117.63	117.63	N/A	215,000	252,895
01/01/05 TO 03/31/05	2	95.96	95.96	97.28	1.89	98.64	94.15	97.77	N/A	185,000	179,972
04/01/05 TO 06/30/05	1	111.68	111.68	111.68			111.68	111.68	N/A	14,000	15,635
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	101.74	124.64	141.35	32.75	88.18	86.18	249.67	86.18 to 249.67	60,666	85,753
07/01/03 TO 06/30/04	4	82.46	76.95	89.49	22.43	85.99	38.53	104.36	N/A	261,748	234,245
07/01/04 TO 06/30/05	10	110.33	105.84	102.83	12.53	102.92	70.96	132.00	88.21 to 122.67	87,524	90,002
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	93.90	108.02	103.07	36.99	104.80	38.53	249.67	38.53 to 249.67	168,311	173,481
01/01/04 TO 12/31/04	7	114.32	107.82	106.76	13.01	101.00	70.96	132.00	70.96 to 132.00	70,177	74,920
<u>ALL</u>											
	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
WEST POINT	18	101.24	107.97	104.16	19.95	103.66	70.96	249.67	88.21 to 114.32	124,096	129,256
WEST POINT V	2	85.26	85.26	47.43	54.81	179.77	38.53	132.00	N/A	26,250	12,450
<u>ALL</u>											
	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**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	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576
<u>ALL</u>											
	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**PA&T 2006 R&O Statistics**

Query: 5109

Type: Qualified

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

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>101</b>	COV:	37.70	95% Median C.I.:	88.21 to 114.32	(!: Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	103	STD:	39.85	95% Wgt. Mean C.I.:	85.80 to 119.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	106	AVG.ABS.DEV:	22.85	95% Mean C.I.:	87.05 to 124.35	
TOTAL Assessed Value:	2,351,525							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	249.67			
AVG. Assessed Value:	117,576	PRD:	102.77	MIN Sales Ratio:	38.53			

Printed: 04/21/2006 11:39:41

**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	17	98.12	107.76	104.11	20.98	103.50	70.96	249.67	86.54 to 117.63	130,572	135,940
2	3	111.68	94.07	60.95	27.90	154.32	38.53	132.00	N/A	22,166	13,511
<u>ALL</u>	<u>20</u>	<u>101.24</u>	<u>105.70</u>	<u>102.86</u>	<u>22.57</u>	<u>102.77</u>	<u>38.53</u>	<u>249.67</u>	<u>88.21 to 114.32</u>	<u>114,311</u>	<u>117,576</u>

**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											
20-0001	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576
20-0020											
20-0030											
20-0055											
20-0082											
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
<u>ALL</u>	<u>20</u>	<u>101.24</u>	<u>105.70</u>	<u>102.86</u>	<u>22.57</u>	<u>102.77</u>	<u>38.53</u>	<u>249.67</u>	<u>88.21 to 114.32</u>	<u>114,311</u>	<u>117,576</u>

**PA&T 2006 R&O Statistics**

Query: 5109

Type: Qualified

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

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>101</b>	COV:	37.70	95% Median C.I.:	88.21 to 114.32	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	103	STD:	39.85	95% Wgt. Mean C.I.:	85.80 to 119.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	106	AVG.ABS.DEV:	22.85	95% Mean C.I.:	87.05 to 124.35	
TOTAL Assessed Value:	2,351,525							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	249.67			
AVG. Assessed Value:	117,576	PRD:	102.77	MIN Sales Ratio:	38.53			

Printed: 04/21/2006 11:39:41

**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	3	111.68	94.07	60.95	27.90	154.32	38.53	132.00	N/A	22,166	13,511
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	89.68	98.42	98.01	11.96	100.42	86.18	122.67	N/A	36,448	35,721
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	98.12	98.12	98.12			98.12	98.12	N/A	100,000	98,120
1970 TO 1979	3	97.77	102.08	99.20	6.88	102.90	94.15	114.32	N/A	139,000	137,891
1980 TO 1989	4	106.67	137.39	118.29	39.32	116.15	86.54	249.67	N/A	207,373	245,293
1990 TO 1994	1	70.96	70.96	70.96			70.96	70.96	N/A	78,500	55,705
1995 TO 1999	2	98.01	98.01	93.32	20.02	105.02	78.39	117.63	N/A	282,500	263,630
2000 TO Present	1	118.84	118.84	118.84			118.84	118.84	N/A	47,500	56,450
ALL	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
Total \$											
1 TO 9999	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
10000 TO 29999	2	98.93	98.93	95.96	12.89	103.09	86.18	111.68	N/A	18,250	17,512
30000 TO 59999	8	99.76	96.47	95.18	18.87	101.36	38.53	122.67	38.53 to 122.67	43,967	41,846
60000 TO 99999	2	89.97	89.97	90.15	21.13	99.80	70.96	108.99	N/A	79,250	71,447
100000 TO 149999	2	173.90	173.90	173.90	43.58	100.00	98.12	249.67	N/A	100,000	173,895
150000 TO 249999	2	102.08	102.08	103.12	15.23	98.99	86.54	117.63	N/A	201,500	207,792
250000 TO 499999	3	97.77	93.51	94.46	8.85	98.99	78.39	104.36	N/A	377,164	356,286
ALL	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**PA&T 2006 R&O Statistics**

Query: 5109

Type: Qualified

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

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>101</b>	COV:	37.70	95% Median C.I.:	88.21 to 114.32	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	103	STD:	39.85	95% Wgt. Mean C.I.:	85.80 to 119.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	106	AVG.ABS.DEV:	22.85	95% Mean C.I.:	87.05 to 124.35	
TOTAL Assessed Value:	2,351,525							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	249.67			
AVG. Assessed Value:	117,576	PRD:	102.77	MIN Sales Ratio:	38.53			

Printed: 04/21/2006 11:39:41

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
Total \$											
1 TO 9999	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
10000 TO 29999	3	86.18	78.79	63.48	28.30	124.12	38.53	111.68	N/A	28,000	17,775
30000 TO 59999	8	99.76	100.52	97.24	14.81	103.38	70.96	122.67	70.96 to 122.67	47,842	46,521
60000 TO 99999	2	103.55	103.55	102.95	5.25	100.59	98.12	108.99	N/A	90,000	92,655
150000 TO 249999	2	168.10	168.10	143.18	48.52	117.41	86.54	249.67	N/A	144,000	206,180
250000 TO 499999	4	101.07	99.54	98.16	11.34	101.40	78.39	117.63	N/A	336,623	330,438
ALL	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	111.68	94.07	60.95	27.90	154.32	38.53	132.00	N/A	22,166	13,511
10	8	93.90	96.94	94.71	14.04	102.36	70.96	122.67	70.96 to 122.67	50,967	48,270
20	8	103.38	119.00	106.86	28.81	111.35	78.39	249.67	78.39 to 249.67	168,812	180,400
30	1	104.36	104.36	104.36			104.36	104.36	N/A	461,493	481,625
ALL	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	111.68	94.07	60.95	27.90	154.32	38.53	132.00	N/A	22,166	13,511
341	1	86.54	86.54	86.54			86.54	86.54	N/A	188,000	162,690
344	1	105.37	105.37	105.37			105.37	105.37	N/A	42,000	44,255
350	1	249.67	249.67	249.67			249.67	249.67	N/A	100,000	249,670
352	1	104.36	104.36	104.36			104.36	104.36	N/A	461,493	481,625
353	3	118.84	110.40	108.02	9.25	102.20	89.68	122.67	N/A	43,166	46,628
406	2	101.90	101.90	114.65	15.43	88.88	86.18	117.63	N/A	118,750	136,142
442	1	88.21	88.21	88.21			88.21	88.21	N/A	35,740	31,525
444	1	78.39	78.39	78.39			78.39	78.39	N/A	350,000	274,365
471	1	114.32	114.32	114.32			114.32	114.32	N/A	47,000	53,730
494	2	89.97	89.97	90.15	21.13	99.80	70.96	108.99	N/A	79,250	71,447
526	1	98.12	98.12	98.12			98.12	98.12	N/A	100,000	98,120
528	1	97.77	97.77	97.77			97.77	97.77	N/A	320,000	312,870
555	1	94.15	94.15	94.15			94.15	94.15	N/A	50,000	47,075
ALL	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576

**PA&T 2006 R&O Statistics**

*Query: 5109*

Type: Qualified

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

NUMBER of Sales:	20	<b>MEDIAN:</b>	<b>101</b>	COV:	37.70	95% Median C.I.:	88.21 to 114.32	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	103	STD:	39.85	95% Wgt. Mean C.I.:	85.80 to 119.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	106	AVG.ABS.DEV:	22.85	95% Mean C.I.:	87.05 to 124.35	
TOTAL Assessed Value:	2,351,525							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	249.67			
AVG. Assessed Value:	117,576	PRD:	102.77	MIN Sales Ratio:	38.53			

Printed: 04/21/2006 11:39:42

**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	20	101.24	105.70	102.86	22.57	102.77	38.53	249.67	88.21 to 114.32	114,311	117,576
04											
<u>ALL</u>	<u>20</u>	<u>101.24</u>	<u>105.70</u>	<u>102.86</u>	<u>22.57</u>	<u>102.77</u>	<u>38.53</u>	<u>249.67</u>	<u>88.21 to 114.32</u>	<u>114,311</u>	<u>117,576</u>

### SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5109

What If ID: 4662 SUB STAT

Desc: New Whatif for Query ID: 5109

<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	West Point	Total	Increase	0.000	A	1
Assessor Location	West Point V	Total	Increase	0.000	B	1