

PA&T 2006 R&O Statistics

What If ID: 4664

Query: 5109

Type: Qualified

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

NUMBER of Sales:	40	MEDIAN:	100	COV:	53.48	95% Median C.I.:	88.79 to 107.75	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	101	STD:	59.26	95% Wgt. Mean C.I.:	87.87 to 114.70	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	32.98	95% Mean C.I.:	92.43 to 129.16	
TOTAL Assessed Value:	3,067,157							
AVG. Adj. Sales Price:	75,706	COD:	33.11	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	76,678	PRD:	109.39	MIN Sales Ratio:	31.40			

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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	1	81.87	81.87	81.87			81.87	81.87	N/A	22,500	18,421
10/01/02 TO 12/31/02	2	96.56	96.56	97.82	3.66	98.72	93.03	100.10	N/A	31,000	30,323
01/01/03 TO 03/31/03	6	87.21	115.03	156.69	35.85	73.41	80.47	237.19	80.47 to 237.19	38,583	60,455
04/01/03 TO 06/30/03	3	81.84	68.82	88.74	25.18	77.55	31.40	93.21	N/A	42,787	37,968
07/01/03 TO 09/30/03	3	74.47	70.76	70.20	28.92	100.80	36.60	101.21	N/A	133,600	93,790
10/01/03 TO 12/31/03	2	90.68	90.68	94.24	9.34	96.22	82.21	99.14	N/A	324,746	306,050
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	66.32	66.32	66.32			66.32	66.32	N/A	25,000	16,580
07/01/04 TO 09/30/04	7	108.60	104.26	93.89	14.70	111.05	67.41	125.40	67.41 to 125.40	40,105	37,654
10/01/04 TO 12/31/04	5	109.54	129.44	127.59	27.17	101.45	90.00	231.47	N/A	91,070	116,196
01/01/05 TO 03/31/05	5	92.88	109.72	93.99	36.97	116.73	52.58	213.38	N/A	141,600	133,091
04/01/05 TO 06/30/05	5	147.03	174.94	141.68	40.80	123.47	106.09	363.50	N/A	12,900	18,276
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	87.21	97.64	125.06	26.64	78.07	31.40	237.19	81.84 to 100.10	37,030	46,308
07/01/03 TO 06/30/04	6	78.34	76.66	84.63	22.38	90.58	36.60	101.21	36.60 to 101.21	179,215	151,675
07/01/04 TO 06/30/05	22	108.18	127.29	106.15	33.77	119.91	52.58	363.50	92.88 to 125.40	68,572	72,790
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	85.42	92.16	97.16	28.92	94.86	31.40	237.19	74.47 to 101.21	100,725	97,864
01/01/04 TO 12/31/04	13	108.60	111.03	113.14	21.51	98.13	66.32	231.47	83.80 to 124.56	58,545	66,241
<u>ALL</u>	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
BEEEMER	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
RURAL	1	109.54	109.54	109.54			109.54	109.54	N/A	144,963	158,790
WEST POINT	18	96.18	102.57	98.95	19.95	103.66	67.41	237.19	83.80 to 108.60	124,096	122,794
WEST POINT V	2	81.00	81.00	45.06	54.81	179.77	36.60	125.40	N/A	26,250	11,827
WISNER	8	148.67	169.06	140.53	47.49	120.30	52.58	363.50	52.58 to 363.50	29,773	41,841
WISNER V	3	80.47	78.81	77.71	38.59	101.42	31.40	124.56	N/A	5,666	4,403
<u>ALL</u>	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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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	39	99.14	110.83	100.87	33.85	109.87	31.40	363.50	85.64 to 107.75	73,930	74,573
3	1	109.54	109.54	109.54			109.54	109.54	N/A	144,963	158,790
<u>ALL</u>											
	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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	33	99.14	108.00	102.31	25.90	105.56	52.58	237.19	88.79 to 107.75	89,204	91,266
2	7	106.09	124.00	65.51	62.61	189.30	31.40	363.50	31.40 to 363.50	12,071	7,907
<u>ALL</u>											
	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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	21	99.14	100.85	98.42	21.35	102.47	36.60	237.19	83.80 to 109.54	115,771	113,940
20-0020	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
20-0030	11	124.56	144.45	136.34	54.52	105.94	31.40	363.50	52.58 to 231.47	23,199	31,630
20-0055	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
20-0082											
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
<u>ALL</u>											
	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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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	8	93.28	115.07	59.22	69.48	194.32	31.40	363.50	31.40 to 363.50	20,562	12,176
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	11	93.03	95.41	93.68	10.12	101.85	81.87	116.53	83.80 to 107.75	22,003	20,613
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	213.38	213.38	213.38			213.38	213.38	N/A	20,000	42,675
1960 TO 1969	2	79.77	79.77	87.84	16.86	90.81	66.32	93.21	N/A	62,500	54,897
1970 TO 1979	8	100.74	119.11	112.11	30.64	106.24	81.84	231.47	81.84 to 231.47	87,277	97,847
1980 TO 1989	5	103.54	133.82	113.19	39.18	118.23	82.21	237.19	N/A	169,898	192,304
1990 TO 1994	2	83.87	83.87	92.16	19.62	91.00	67.41	100.33	N/A	158,250	145,847
1995 TO 1999	2	93.11	93.11	88.65	20.02	105.02	74.47	111.74	N/A	282,500	250,448
2000 TO Present	1	112.90	112.90	112.90			112.90	112.90	N/A	47,500	53,628
ALL	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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	4	116.15	174.25	136.44	60.07	127.72	101.21	363.50	N/A	2,700	3,683
5000 TO 9999	4	83.05	80.73	80.80	29.85	99.90	31.40	125.40	N/A	5,750	4,646
Total \$											
1 TO 9999	8	104.48	127.49	98.58	50.55	129.33	31.40	363.50	31.40 to 363.50	4,225	4,165
10000 TO 29999	11	93.03	111.19	111.69	30.53	99.55	66.32	213.38	81.84 to 150.31	20,032	22,375
30000 TO 59999	8	94.77	91.65	90.42	18.87	101.36	36.60	116.53	36.60 to 116.53	43,967	39,754
60000 TO 99999	4	85.48	113.75	108.72	62.89	104.62	52.58	231.47	N/A	76,222	82,871
100000 TO 149999	3	109.54	146.65	141.81	43.81	103.41	93.21	237.19	N/A	114,987	163,063
150000 TO 249999	3	100.33	98.09	98.84	9.81	99.24	82.21	111.74	N/A	213,666	211,193
250000 TO 499999	3	92.88	88.83	89.74	8.85	98.99	74.47	99.14	N/A	377,164	338,472
ALL	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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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	5	101.21	137.90	91.73	69.99	150.34	31.40	363.50	N/A	3,360	3,082
5000 TO 9999	3	124.56	110.14	105.35	12.02	104.54	80.47	125.40	N/A	5,666	5,970
Total \$ _____											
1 TO 9999	8	104.48	127.49	98.58	50.55	129.33	31.40	363.50	31.40 to 363.50	4,225	4,165
10000 TO 29999	10	89.39	89.60	81.46	20.71	109.99	36.60	147.03	66.32 to 106.09	22,036	17,950
30000 TO 59999	11	100.10	107.30	94.00	29.36	114.14	52.58	213.38	67.41 to 150.31	46,385	43,603
60000 TO 99999	2	98.38	98.38	97.80	5.25	100.59	93.21	103.54	N/A	90,000	88,022
150000 TO 249999	5	109.54	152.15	127.89	52.24	118.97	82.21	237.19	N/A	147,470	188,596
250000 TO 499999	4	96.01	94.56	93.25	11.34	101.40	74.47	111.74	N/A	336,623	313,917
ALL _____											
	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	93.28	115.07	59.22	69.48	194.32	31.40	363.50	31.40 to 363.50	20,562	12,176
10	15	88.79	89.57	88.56	11.31	101.14	66.32	116.53	81.87 to 100.10	34,526	30,578
20	16	108.64	129.29	108.98	32.13	118.64	74.47	237.19	92.88 to 150.31	117,772	128,345
30	1	99.14	99.14	99.14			99.14	99.14	N/A	461,493	457,544
ALL _____											
	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	93.28	115.07	59.22	69.48	194.32	31.40	363.50	31.40 to 363.50	20,562	12,176
326	1	101.21	101.21	101.21			101.21	101.21	N/A	3,300	3,340
341	2	116.26	116.26	90.90	29.29	127.90	82.21	150.31	N/A	107,750	97,945
344	2	94.44	94.44	96.58	5.99	97.79	88.79	100.10	N/A	30,500	29,456
350	1	237.19	237.19	237.19			237.19	237.19	N/A	100,000	237,187
352	2	165.31	165.31	115.79	40.02	142.77	99.14	231.47	N/A	263,942	305,609
353	3	112.90	104.88	102.62	9.25	102.20	85.20	116.53	N/A	43,166	44,297
384	1	93.03	93.03	93.03			93.03	93.03	N/A	20,000	18,605
386	1	147.03	147.03	147.03			147.03	147.03	N/A	20,000	29,405
391	1	85.64	85.64	85.64			85.64	85.64	N/A	5,500	4,710
406	5	100.33	93.60	102.72	14.21	91.12	66.32	111.74	N/A	100,500	103,236
442	2	94.12	94.12	89.90	10.96	104.69	83.80	104.43	N/A	25,370	22,807
444	1	74.47	74.47	74.47			74.47	74.47	N/A	350,000	260,647
471	2	99.30	99.30	104.33	9.37	95.18	90.00	108.60	N/A	30,500	31,822
494	2	85.48	85.48	85.65	21.13	99.80	67.41	103.54	N/A	79,250	67,875
526	1	93.21	93.21	93.21			93.21	93.21	N/A	100,000	93,214
528	4	101.21	124.41	101.87	36.60	122.13	81.84	213.38	N/A	127,081	129,453
555	1	89.44	89.44	89.44			89.44	89.44	N/A	50,000	44,721
ALL	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

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	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678
04											
ALL	40	99.62	110.80	101.28	33.11	109.39	31.40	363.50	88.79 to 107.75	75,706	76,678

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5109

What If ID: 4664

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	Decrease	5.000	A	1
Assessor Location	West Point V	Total	Decrease	5.000	B	1