

**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>96</b>	COV:	37.70	95% Median C.I.:	83.80 to 108.60	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	98	STD:	37.86	95% Wgt. Mean C.I.:	81.51 to 113.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	100	AVG.ABS.DEV:	21.71	95% Mean C.I.:	82.70 to 118.14	
TOTAL Assessed Value:	2,233,952							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	237.19			
AVG. Assessed Value:	111,697	PRD:	102.77	MIN Sales Ratio:	36.60			

Printed: 04/21/2006 12:10:15

**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	81.87	81.87	81.87			81.87	81.87	N/A	22,500	18,421
10/01/02 TO 12/31/02	1	100.10	100.10	100.10			100.10	100.10	N/A	42,000	42,042
01/01/03 TO 03/31/03	3	112.90	145.10	167.98	44.87	86.38	85.20	237.19	N/A	66,500	111,706
04/01/03 TO 06/30/03	1	93.21	93.21	93.21			93.21	93.21	N/A	100,000	93,214
07/01/03 TO 09/30/03	2	55.54	55.54	69.95	34.10	79.40	36.60	74.47	N/A	198,750	139,016
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											
07/01/04 TO 09/30/04	6	106.07	100.88	93.39	15.05	108.02	67.41	125.40	67.41 to 125.40	46,040	42,995
10/01/04 TO 12/31/04	1	111.74	111.74	111.74			111.74	111.74	N/A	215,000	240,250
01/01/05 TO 03/31/05	2	91.16	91.16	92.42	1.89	98.64	89.44	92.88	N/A	185,000	170,974
04/01/05 TO 06/30/05	1	106.09	106.09	106.09			106.09	106.09	N/A	14,000	14,853
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	96.66	118.41	134.28	32.75	88.18	81.87	237.19	81.87 to 237.19	60,666	81,465
07/01/03 TO 06/30/04	4	78.34	73.11	85.02	22.43	85.99	36.60	99.14	N/A	261,748	222,533
07/01/04 TO 06/30/05	10	104.82	100.54	97.69	12.53	102.92	67.41	125.40	83.80 to 116.53	87,524	85,502
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	89.21	102.62	97.92	36.99	104.80	36.60	237.19	36.60 to 237.19	168,311	164,808
01/01/04 TO 12/31/04	7	108.60	102.43	101.42	13.01	101.00	67.41	125.40	67.41 to 125.40	70,177	71,174
<u>ALL</u>											
	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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	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
<u>ALL</u>											
	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697
<u>ALL</u>											
	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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>96</b>	COV:	37.70	95% Median C.I.:	83.80 to 108.60	(!: Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	98	STD:	37.86	95% Wgt. Mean C.I.:	81.51 to 113.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	100	AVG.ABS.DEV:	21.71	95% Mean C.I.:	82.70 to 118.14	
TOTAL Assessed Value:	2,233,952							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	237.19			
AVG. Assessed Value:	111,697	PRD:	102.77	MIN Sales Ratio:	36.60			

Printed: 04/21/2006 12:10:16

**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	93.21	102.37	98.91	20.98	103.50	67.41	237.19	82.21 to 111.74	130,572	129,143
2	3	106.09	89.36	57.91	27.90	154.32	36.60	125.40	N/A	22,166	12,836
<u>ALL</u>	<u>20</u>	<u>96.18</u>	<u>100.42</u>	<u>97.71</u>	<u>22.57</u>	<u>102.77</u>	<u>36.60</u>	<u>237.19</u>	<u>83.80 to 108.60</u>	<u>114,311</u>	<u>111,697</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	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697
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>96.18</u>	<u>100.42</u>	<u>97.71</u>	<u>22.57</u>	<u>102.77</u>	<u>36.60</u>	<u>237.19</u>	<u>83.80 to 108.60</u>	<u>114,311</u>	<u>111,697</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>96</b>	COV:	37.70	95% Median C.I.:	83.80 to 108.60	(!: Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	98	STD:	37.86	95% Wgt. Mean C.I.:	81.51 to 113.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	100	AVG.ABS.DEV:	21.71	95% Mean C.I.:	82.70 to 118.14	
TOTAL Assessed Value:	2,233,952							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	237.19			
AVG. Assessed Value:	111,697	PRD:	102.77	MIN Sales Ratio:	36.60			

Printed: 04/21/2006 12:10:16

**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	106.09	89.36	57.91	27.90	154.32	36.60	125.40	N/A	22,166	12,836
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	85.20	93.50	93.11	11.96	100.42	81.87	116.53	N/A	36,448	33,935
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	93.21	93.21	93.21			93.21	93.21	N/A	100,000	93,214
1970 TO 1979	3	92.88	96.98	94.24	6.88	102.90	89.44	108.60	N/A	139,000	130,997
1980 TO 1989	4	101.34	130.52	112.37	39.32	116.15	82.21	237.19	N/A	207,373	233,029
1990 TO 1994	1	67.41	67.41	67.41			67.41	67.41	N/A	78,500	52,920
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	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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	125.40	125.40	125.40			125.40	125.40	N/A	5,000	6,270
Total \$											
1 TO 9999	1	125.40	125.40	125.40			125.40	125.40	N/A	5,000	6,270
10000 TO 29999	2	93.98	93.98	91.16	12.89	103.09	81.87	106.09	N/A	18,250	16,637
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	2	85.48	85.48	85.65	21.13	99.80	67.41	103.54	N/A	79,250	67,875
100000 TO 149999	2	165.20	165.20	165.20	43.58	100.00	93.21	237.19	N/A	100,000	165,200
150000 TO 249999	2	96.98	96.98	97.97	15.23	98.99	82.21	111.74	N/A	201,500	197,403
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	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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>96</b>	COV:	37.70	95% Median C.I.:	83.80 to 108.60	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	98	STD:	37.86	95% Wgt. Mean C.I.:	81.51 to 113.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	100	AVG.ABS.DEV:	21.71	95% Mean C.I.:	82.70 to 118.14	
TOTAL Assessed Value:	2,233,952							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	237.19			
AVG. Assessed Value:	111,697	PRD:	102.77	MIN Sales Ratio:	36.60			

Printed: 04/21/2006 12:10:16

**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	125.40	125.40	125.40			125.40	125.40	N/A	5,000	6,270
Total \$											
1 TO 9999	1	125.40	125.40	125.40			125.40	125.40	N/A	5,000	6,270
10000 TO 29999	3	81.87	74.85	60.31	28.29	124.12	36.60	106.09	N/A	28,000	16,886
30000 TO 59999	8	94.77	95.50	92.38	14.81	103.38	67.41	116.53	67.41 to 116.53	47,842	44,195
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	2	159.70	159.70	136.02	48.52	117.41	82.21	237.19	N/A	144,000	195,871
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	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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	106.09	89.36	57.91	27.90	154.32	36.60	125.40	N/A	22,166	12,836
10	8	89.21	92.09	89.97	14.04	102.36	67.41	116.53	67.41 to 116.53	50,967	45,856
20	8	98.21	113.05	101.52	28.81	111.35	74.47	237.19	74.47 to 237.19	168,812	171,380
30	1	99.14	99.14	99.14			99.14	99.14	N/A	461,493	457,544
ALL	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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	106.09	89.36	57.91	27.90	154.32	36.60	125.40	N/A	22,166	12,836
341	1	82.21	82.21	82.21			82.21	82.21	N/A	188,000	154,556
344	1	100.10	100.10	100.10			100.10	100.10	N/A	42,000	42,042
350	1	237.19	237.19	237.19			237.19	237.19	N/A	100,000	237,187
352	1	99.14	99.14	99.14			99.14	99.14	N/A	461,493	457,544
353	3	112.90	104.88	102.62	9.25	102.20	85.20	116.53	N/A	43,166	44,297
406	2	96.81	96.81	108.91	15.43	88.88	81.87	111.74	N/A	118,750	129,335
442	1	83.80	83.80	83.80			83.80	83.80	N/A	35,740	29,949
444	1	74.47	74.47	74.47			74.47	74.47	N/A	350,000	260,647
471	1	108.60	108.60	108.60			108.60	108.60	N/A	47,000	51,044
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	1	92.88	92.88	92.88			92.88	92.88	N/A	320,000	297,227
555	1	89.44	89.44	89.44			89.44	89.44	N/A	50,000	44,721
ALL	20	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697

**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>96</b>	COV:	37.70	95% Median C.I.:	83.80 to 108.60	(! : Derived)
TOTAL Sales Price:	2,286,233	WGT. MEAN:	98	STD:	37.86	95% Wgt. Mean C.I.:	81.51 to 113.92	
TOTAL Adj.Sales Price:	2,286,233	MEAN:	100	AVG.ABS.DEV:	21.71	95% Mean C.I.:	82.70 to 118.14	
TOTAL Assessed Value:	2,233,952							
AVG. Adj. Sales Price:	114,311	COD:	22.57	MAX Sales Ratio:	237.19			
AVG. Assessed Value:	111,697	PRD:	102.77	MIN Sales Ratio:	36.60			

Printed: 04/21/2006 12:10:16

**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	96.18	100.42	97.71	22.57	102.77	36.60	237.19	83.80 to 108.60	114,311	111,697
04											
<u>ALL</u>	<u>20</u>	<u>96.18</u>	<u>100.42</u>	<u>97.71</u>	<u>22.57</u>	<u>102.77</u>	<u>36.60</u>	<u>237.19</u>	<u>83.80 to 108.60</u>	<u>114,311</u>	<u>111,697</u>

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

Query: 5109

What If ID: 4664 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	Decrease	5.000	A	1
Assessor Location	West Point V	Total	Decrease	5.000	B	1