

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

NUMBER of Sales:	207	MEDIAN:	95	COV:	26.12	95% Median C.I.:	93.76 to 97.26
TOTAL Sales Price:	13,080,758	WGT. MEAN:	94	STD:	25.98	95% Wgt. Mean C.I.:	92.23 to 96.21
TOTAL Adj.Sales Price:	13,077,258	MEAN:	99	AVG.ABS.DEV:	15.16	95% Mean C.I.:	95.92 to 103.00
TOTAL Assessed Value:	12,321,730						
AVG. Adj. Sales Price:	63,175	COD:	15.91	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	59,525	PRD:	105.56	MIN Sales Ratio:	39.27		

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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
____Qrtrs____											
07/01/03 TO 09/30/03	26	96.74	106.37	95.35	19.85	111.55	55.59	247.88	91.24 to 105.90	48,896	46,624
10/01/03 TO 12/31/03	22	98.72	109.61	97.59	23.77	112.32	57.30	272.50	87.46 to 117.31	47,243	46,105
01/01/04 TO 03/31/04	22	98.47	102.87	99.84	14.39	103.03	68.17	183.60	87.19 to 109.24	75,781	75,658
04/01/04 TO 06/30/04	36	91.88	93.28	91.84	11.77	101.58	61.11	137.09	87.53 to 97.69	76,939	70,659
07/01/04 TO 09/30/04	29	94.85	95.75	93.59	14.14	102.31	39.27	131.00	89.87 to 105.98	48,660	45,540
10/01/04 TO 12/31/04	20	94.71	96.06	94.54	10.82	101.61	62.30	117.79	87.02 to 105.72	70,030	66,206
01/01/05 TO 03/31/05	24	94.66	97.77	94.26	16.25	103.72	50.00	166.83	85.84 to 109.11	64,727	61,011
04/01/05 TO 06/30/05	28	93.54	98.08	90.51	15.72	108.37	69.33	220.30	86.22 to 98.27	70,157	63,496
____Study Years____											
07/01/03 TO 06/30/04	106	96.52	101.87	95.36	17.16	106.82	55.59	272.50	93.96 to 99.04	63,657	60,705
07/01/04 TO 06/30/05	101	94.65	96.94	93.01	14.38	104.23	39.27	220.30	92.37 to 96.76	62,669	58,286
____Calendar Yrs____											
01/01/04 TO 12/31/04	107	94.63	96.44	94.54	13.05	102.01	39.27	183.60	91.94 to 97.89	67,745	64,046
____ALL____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	18	98.38	118.87	92.74	38.36	128.18	55.59	272.50	86.36 to 116.93	32,861	30,475
BEEMER	19	95.23	99.08	93.46	20.29	106.02	39.27	183.60	82.92 to 114.14	39,947	37,334
HIDDEN MEADOWS	1	128.50	128.50	128.50			128.50	128.50	N/A	24,000	30,840
HIDDEN MEADOWS V	1	87.12	87.12	87.12			87.12	87.12	N/A	30,000	26,135
RURAL	24	97.90	99.98	94.84	14.26	105.41	69.33	129.09	86.24 to 113.90	81,292	77,101
WEST POINT	102	95.81	97.66	95.57	10.42	102.18	50.00	137.09	93.63 to 97.69	75,438	72,099
WISNER	39	92.37	94.38	88.50	18.03	106.63	62.30	166.83	83.99 to 96.76	50,224	44,451
WISNER V	3	105.90	103.29	100.67	2.58	102.61	97.89	106.08	N/A	22,750	22,901
____ALL____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

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	181	95.23	99.30	94.06	16.01	105.58	39.27	272.50	93.63 to 96.92	61,172	57,537
3	26	97.90	100.58	95.13	14.79	105.73	69.33	129.09	87.02 to 113.90	77,116	73,362
____ALL____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

Query: 5105

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

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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	196	94.91	99.66	94.16	15.65	105.85	55.59	272.50	93.44 to 96.77	65,734	61,895
2	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
ALL											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	203	95.79	99.42	94.25	15.53	105.49	39.27	272.50	94.08 to 97.26	63,988	60,307
06											
07	4	85.30	101.45	90.71	31.96	111.84	68.38	166.83	N/A	21,875	19,843
ALL											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

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	1	103.05	103.05	103.05			103.05	103.05	N/A	55,000	56,675
11-0020											
19-0059	1	69.33	69.33	69.33			69.33	69.33	N/A	143,000	99,135
20-0001	112	95.81	97.62	95.54	10.74	102.18	50.00	137.09	93.63 to 97.69	77,109	73,666
20-0020	19	100.21	118.82	94.33	36.60	125.96	55.59	272.50	86.36 to 117.79	33,236	31,350
20-0030	48	94.21	95.95	90.74	16.42	105.74	62.30	166.83	87.53 to 99.55	52,427	47,574
20-0055	23	95.23	100.51	94.37	20.52	106.50	39.27	183.60	87.12 to 114.14	41,434	39,101
20-0082	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
27-0046											
27-0062											
27-0594	2	89.70	89.70	83.41	7.30	107.54	83.16	96.25	N/A	51,000	42,540
87-0001											
NonValid School											
ALL											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

Query: 5105

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

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TOTAL Assessed Value:	12,321,730						
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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	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
Prior TO 1860											
1860 TO 1899	15	96.76	109.64	98.22	23.50	111.63	70.32	183.60	90.13 to 122.07	36,646	35,996
1900 TO 1919	55	93.44	102.86	94.51	21.83	108.84	57.30	272.50	87.02 to 104.35	41,922	39,619
1920 TO 1939	32	101.78	102.14	97.70	16.61	104.54	55.59	220.30	90.76 to 108.49	58,241	56,904
1940 TO 1949	10	95.39	95.96	94.32	6.88	101.73	77.81	106.56	90.33 to 105.99	62,940	59,367
1950 TO 1959	20	97.00	97.91	95.12	7.89	102.94	69.33	117.31	93.96 to 100.67	64,375	61,230
1960 TO 1969	22	93.46	91.78	91.00	10.27	100.86	66.85	127.06	84.41 to 99.55	76,154	69,299
1970 TO 1979	24	94.21	93.81	91.60	11.19	102.41	61.11	134.00	87.19 to 98.54	92,190	84,443
1980 TO 1989	7	104.06	108.39	100.48	18.17	107.88	80.00	166.83	80.00 to 166.83	85,428	85,835
1990 TO 1994	2	85.64	85.64	85.36	0.84	100.32	84.92	86.36	N/A	155,000	132,314
1995 TO 1999	5	96.04	96.76	96.19	3.95	100.59	90.30	103.68	N/A	151,000	145,253
2000 TO Present	4	92.79	90.37	90.42	3.78	99.94	81.77	94.12	N/A	174,250	157,553
ALL	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

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	178.49	181.43	190.69	44.12	95.15	96.25	272.50	N/A	3,625	6,912
5000 TO 9999	7	107.91	107.79	108.59	22.42	99.26	39.27	166.83	39.27 to 166.83	7,357	7,989
Total \$											
1 TO 9999	11	109.11	134.57	126.63	40.46	106.27	39.27	272.50	93.44 to 247.88	6,000	7,597
10000 TO 29999	27	106.08	110.75	106.47	26.41	104.03	50.00	220.30	87.28 to 127.06	20,418	21,739
30000 TO 59999	76	98.21	100.19	100.08	12.65	100.12	67.84	137.09	93.96 to 105.72	42,311	42,345
60000 TO 99999	61	94.63	92.70	92.91	9.09	99.77	55.59	121.30	90.67 to 96.48	78,233	72,686
100000 TO 149999	23	91.10	88.64	88.96	10.35	99.65	66.85	111.01	82.53 to 94.63	120,805	107,468
150000 TO 249999	9	90.30	90.03	90.19	5.31	99.82	81.77	99.70	84.69 to 94.12	188,166	169,700
ALL	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

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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	3	96.25	81.54	69.86	24.19	116.73	39.27	109.11	N/A	4,666	3,260
5000 TO 9999	5	107.91	137.23	126.83	33.27	108.20	93.44	247.88	N/A	5,900	7,483
_____Total \$_____											
1 TO 9999	8	106.90	116.34	108.49	30.52	107.24	39.27	247.88	39.27 to 247.88	5,437	5,899
10000 TO 29999	35	96.55	109.09	97.70	30.88	111.66	50.00	272.50	86.80 to 111.83	21,422	20,929
30000 TO 59999	72	97.53	99.00	95.91	14.50	103.21	55.59	137.09	93.08 to 103.96	44,304	42,494
60000 TO 99999	66	94.83	94.62	92.87	9.48	101.89	66.85	130.22	90.67 to 96.71	80,657	74,903
100000 TO 149999	15	94.63	96.49	95.51	8.03	101.02	78.11	118.81	91.40 to 107.23	119,141	113,796
150000 TO 249999	11	93.63	92.75	92.36	6.72	100.43	81.77	111.01	84.69 to 99.70	180,318	166,534
_____ALL_____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
10	3	113.49	109.82	99.17	13.52	110.75	84.98	131.00	N/A	16,533	16,395
20	57	96.55	104.19	95.37	21.85	109.25	55.59	272.50	91.24 to 106.07	35,792	34,136
25	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
30	126	94.64	97.57	93.96	12.99	103.84	61.11	220.30	92.37 to 96.55	73,851	69,390
40	9	93.63	93.59	92.59	6.03	101.08	81.77	103.35	84.92 to 99.70	161,000	149,076
_____ALL_____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
100	4	85.30	101.45	90.71	31.96	111.84	68.38	166.83	N/A	21,875	19,843
101	100	96.27	98.87	94.81	11.82	104.28	57.30	220.30	94.22 to 99.04	76,610	72,635
102	13	94.63	100.35	94.05	22.58	106.70	66.23	151.12	70.32 to 123.86	62,538	58,815
103	2	94.37	94.37	91.12	10.26	103.57	84.69	104.06	N/A	131,000	119,369
104	71	92.40	100.85	92.71	19.78	108.79	55.59	272.50	88.08 to 96.76	50,405	46,729
106	3	97.37	96.53	95.29	6.76	101.30	86.24	105.98	N/A	70,733	67,400
111	3	96.92	99.05	98.42	4.10	100.64	94.16	106.07	N/A	89,833	88,413
_____ALL_____											
	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

Query: 5105

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

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CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	105.81	96.72	100.26	15.52	96.47	39.27	128.50	85.84 to 109.11	25,800	25,866
20	31	111.83	117.69	106.14	25.07	110.88	57.30	272.50	93.08 to 119.57	24,422	25,922
30	122	94.16	95.89	92.43	13.47	103.74	55.59	220.30	91.59 to 96.48	64,344	59,476
40	30	96.74	99.09	97.29	10.85	101.86	68.17	183.60	94.16 to 101.96	79,980	77,808
50	4	91.94	90.07	89.70	4.68	100.42	81.77	94.63	N/A	141,000	126,472
60	6	92.79	92.43	92.51	3.64	99.92	84.92	99.70	84.92 to 99.70	190,916	176,611
ALL	207	95.30	99.46	94.22	15.91	105.56	39.27	272.50	93.76 to 97.26	63,175	59,525

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5105

What If ID: 4665

Desc: New Whatif for Query ID: 5105

<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	Imprvmnt	Decrease	7.000	A	1