

Type: Qualified

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

NUMBER of Sales:	40	MEDIAN:	99	COV:	53.15	95% Median C.I.:	88.79 to 109.15	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	101	STD:	59.11	95% Wgt. Mean C.I.:	87.78 to 114.59	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	33.14	95% Mean C.I.:	92.89 to 129.52	
TOTAL Assessed Value:	3,064,128							
AVG. Adj. Sales Price:	75,706	COD:	33.35	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	76,603	PRD:	109.90	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	83.15	83.15	83.15			83.15	83.15	N/A	22,500	18,709
10/01/02 TO 12/31/02	2	96.66	96.66	97.95	3.76	98.68	93.03	100.29	N/A	31,000	30,363
01/01/03 TO 03/31/03	6	87.21	114.76	155.98	35.49	73.57	80.47	235.51	80.47 to 235.51	38,583	60,180
04/01/03 TO 06/30/03	3	81.84	68.92	88.97	25.30	77.46	31.40	93.52	N/A	42,787	38,070
07/01/03 TO 09/30/03	3	73.90	71.21	69.93	28.28	101.83	38.53	101.21	N/A	133,600	93,426
10/01/03 TO 12/31/03	2	90.21	90.21	93.70	9.20	96.27	81.91	98.51	N/A	324,746	304,293
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	109.15	105.43	94.34	15.38	111.75	68.48	132.00	68.48 to 132.00	40,105	37,836
10/01/04 TO 12/31/04	5	109.54	129.52	127.79	27.24	101.36	90.00	231.47	N/A	91,070	116,376
01/01/05 TO 03/31/05	5	92.44	110.03	93.93	36.71	117.14	52.58	213.38	N/A	141,600	133,009
04/01/05 TO 06/30/05	5	147.03	176.05	142.89	40.04	123.21	107.75	363.50	N/A	12,900	18,433
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	87.21	97.65	124.84	26.39	78.22	31.40	235.51	81.84 to 100.29	37,030	46,227
07/01/03 TO 06/30/04	6	77.90	76.73	84.20	22.01	91.12	38.53	101.21	38.53 to 101.21	179,215	150,907
07/01/04 TO 06/30/05	22	109.34	128.00	106.32	33.61	120.39	52.58	363.50	92.44 to 132.00	68,572	72,906
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	85.47	92.10	96.74	28.64	95.20	31.40	235.51	73.90 to 101.21	100,725	97,440
01/01/04 TO 12/31/04	13	109.15	111.69	113.43	21.84	98.46	66.32	231.47	83.96 to 124.56	58,545	66,409
<u>ALL</u>	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	96.01	103.01	98.76	20.01	104.30	68.48	235.51	83.96 to 111.68	124,096	122,556
WEST POINT V	2	85.26	85.26	47.43	54.81	179.77	38.53	132.00	N/A	26,250	12,450
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	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

Type: Qualified

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TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	33.14	95% Mean C.I.:	92.89 to 129.52	
TOTAL Assessed Value:	3,064,128							
AVG. Adj. Sales Price:	75,706	COD:	33.35	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	76,603	PRD:	109.90	MIN Sales Ratio:	31.40			

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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	98.51	111.25	100.76	34.22	110.40	31.40	363.50	85.64 to 109.15	73,930	74,495
3	1	109.54	109.54	109.54			109.54	109.54	N/A	144,963	158,790
<u>ALL</u>											
	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	98.51	108.06	102.14	25.93	105.80	52.58	235.51	88.79 to 107.75	89,204	91,113
2	7	111.68	126.02	67.91	60.08	185.58	31.40	363.50	31.40 to 363.50	12,071	8,197
<u>ALL</u>											
	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	98.51	101.63	98.29	21.77	103.39	38.53	235.51	83.96 to 111.68	115,771	113,795
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	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

PA&T 2006 R&O Statistics

What If ID: 4666

Query: 5109

Type: Qualified

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

NUMBER of Sales:	40	MEDIAN:	99	COV:	53.15	95% Median C.I.:	88.79 to 109.15	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	101	STD:	59.11	95% Wgt. Mean C.I.:	87.78 to 114.59	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	33.14	95% Mean C.I.:	92.89 to 129.52	
TOTAL Assessed Value:	3,064,128							
AVG. Adj. Sales Price:	75,706	COD:	33.35	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	76,603	PRD:	109.90	MIN Sales Ratio:	31.40			

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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	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	11	93.03	95.58	93.89	9.99	101.80	83.15	116.61	83.96 to 107.75	22,003	20,659
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	79.92	79.92	88.08	17.02	90.74	66.32	93.52	N/A	62,500	55,050
1970 TO 1979	8	100.80	119.37	112.09	30.50	106.50	81.84	231.47	81.84 to 231.47	87,277	97,828
1980 TO 1989	5	103.25	133.24	112.55	39.15	118.38	81.91	235.51	N/A	169,898	191,221
1990 TO 1994	2	84.40	84.40	92.43	18.87	91.32	68.48	100.33	N/A	158,250	146,265
1995 TO 1999	2	93.03	93.03	88.46	20.57	105.17	73.90	112.16	N/A	282,500	249,896
2000 TO Present	1	112.84	112.84	112.84			112.84	112.84	N/A	47,500	53,597
ALL	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	82.38	82.24	31.84	100.17	31.40	132.00	N/A	5,750	4,728
Total \$											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	11	93.03	111.81	112.18	30.95	99.67	66.32	213.38	81.84 to 150.31	20,032	22,472
30000 TO 59999	8	95.87	92.27	91.09	18.21	101.29	38.53	116.61	38.53 to 116.61	43,967	40,049
60000 TO 99999	4	85.87	113.94	108.92	62.21	104.61	52.58	231.47	N/A	76,222	83,023
100000 TO 149999	3	109.54	146.19	141.41	43.21	103.38	93.52	235.51	N/A	114,987	162,607
150000 TO 249999	3	100.33	98.13	98.89	10.05	99.23	81.91	112.16	N/A	213,666	211,305
250000 TO 499999	3	92.44	88.28	89.18	8.87	98.99	73.90	98.51	N/A	377,164	336,351
ALL	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

PA&T 2006 R&O Statistics

What If ID: 4666

Query: 5109

Type: Qualified

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

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TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	33.14	95% Mean C.I.:	92.89 to 129.52	
TOTAL Assessed Value:	3,064,128							
AVG. Adj. Sales Price:	75,706	COD:	33.35	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	76,603	PRD:	109.90	MIN Sales Ratio:	31.40			

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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	112.34	107.29	13.79	104.70	80.47	132.00	N/A	5,666	6,080
Total \$ _____											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	10	89.39	90.48	82.36	20.98	109.86	38.53	147.03	66.32 to 111.68	22,036	18,148
30000 TO 59999	11	100.29	107.67	94.45	29.05	113.99	52.58	213.38	68.48 to 150.31	46,385	43,811
60000 TO 99999	2	98.39	98.39	97.85	4.95	100.55	93.52	103.25	N/A	90,000	88,061
150000 TO 249999	5	109.54	151.75	127.58	51.99	118.94	81.91	235.51	N/A	147,470	188,148
250000 TO 499999	4	95.47	94.25	92.85	11.61	101.51	73.90	112.16	N/A	336,623	312,551
ALL _____											
	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
10	15	88.79	89.82	88.93	11.20	101.00	66.32	116.61	83.15 to 100.29	34,526	30,705
20	16	108.64	129.23	108.76	32.03	118.82	73.90	235.51	92.44 to 150.31	117,772	128,094
30	1	98.51	98.51	98.51			98.51	98.51	N/A	461,493	454,600
ALL _____											
	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

PA&T 2006 R&O Statistics

What If ID: 4666

Query: 5109

Type: Qualified

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

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TOTAL Adj.Sales Price:	3,028,249	MEAN:	111	AVG.ABS.DEV:	33.14	95% Mean C.I.:	92.89 to 129.52	
TOTAL Assessed Value:	3,064,128							
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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	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
326	1	101.21	101.21	101.21			101.21	101.21	N/A	3,300	3,340
341	2	116.11	116.11	90.64	29.46	128.10	81.91	150.31	N/A	107,750	97,661
344	2	94.54	94.54	96.71	6.08	97.76	88.79	100.29	N/A	30,500	29,496
350	1	235.51	235.51	235.51			235.51	235.51	N/A	100,000	235,513
352	2	164.99	164.99	115.23	40.29	143.18	98.51	231.47	N/A	263,942	304,137
353	3	112.84	104.92	102.66	9.25	102.20	85.31	116.61	N/A	43,166	44,313
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	93.94	102.96	14.04	91.24	66.32	112.16	N/A	100,500	103,474
442	2	94.19	94.19	90.01	10.87	104.65	83.96	104.43	N/A	25,370	22,835
444	1	73.90	73.90	73.90			73.90	73.90	N/A	350,000	258,640
471	2	99.58	99.58	104.76	9.62	95.05	90.00	109.15	N/A	30,500	31,950
494	2	85.87	85.87	86.03	20.25	99.81	68.48	103.25	N/A	79,250	68,179
526	1	93.52	93.52	93.52			93.52	93.52	N/A	100,000	93,520
528	4	100.99	124.30	101.59	36.79	122.36	81.84	213.38	N/A	127,081	129,099
555	1	91.45	91.45	91.45			91.45	91.45	N/A	50,000	45,726
ALL	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

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	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603
04											
ALL	40	99.40	111.20	101.18	33.35	109.90	31.40	363.50	88.79 to 109.15	75,706	76,603

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5109

What If ID: 4666

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	Imprvmnt	Decrease	6.000	A	1
Assessor Location	West Point V	Imprvmnt	Decrease	6.000	B	1