

PA&T 2006 R&O Statistics

Query: 5099

Type: Qualified

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

NUMBER of Sales:	25	MEDIAN:	78	COV:	23.44	95% Median C.I.:	64.60 to 94.37	(!: Derived)
TOTAL Sales Price:	2,636,552	WGT. MEAN:	78	STD:	18.73	95% Wgt. Mean C.I.:	69.47 to 85.77	
TOTAL Adj.Sales Price:	2,636,552	MEAN:	80	AVG.ABS.DEV:	15.72	95% Mean C.I.:	72.15 to 87.61	
TOTAL Assessed Value:	2,046,430							
AVG. Adj. Sales Price:	105,462	COD:	20.23	MAX Sales Ratio:	110.58			
AVG. Assessed Value:	81,857	PRD:	102.91	MIN Sales Ratio:	53.63			

Printed: 04/21/2006 14:01:22

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	1	99.68	99.68	99.68			99.68	99.68	N/A	115,500	115,125
10/01/03 TO 12/31/03	4	101.32	97.43	97.09	9.78	100.35	77.62	109.47	N/A	134,138	130,236
01/01/04 TO 03/31/04	3	85.47	85.65	83.78	17.17	102.23	63.73	107.76	N/A	52,033	43,595
04/01/04 TO 06/30/04	3	71.32	70.07	72.85	9.20	96.19	59.60	79.30	N/A	84,633	61,653
07/01/04 TO 09/30/04	2	63.24	63.24	62.97	9.73	100.43	57.09	69.40	N/A	120,250	75,725
10/01/04 TO 12/31/04	5	77.74	77.76	75.78	9.61	102.62	64.60	95.53	N/A	105,000	79,566
01/01/05 TO 03/31/05	2	93.54	93.54	93.81	0.89	99.70	92.70	94.37	N/A	75,000	70,360
04/01/05 TO 06/30/05	5	59.05	67.60	61.40	21.25	110.11	53.63	110.58	N/A	131,800	80,923
____Study Years____											
07/01/03 TO 06/30/04	11	85.47	86.96	89.62	17.86	97.03	59.60	109.47	63.73 to 107.76	96,550	86,528
07/01/04 TO 06/30/05	14	70.83	74.31	69.52	20.50	106.89	53.63	110.58	57.09 to 94.37	112,464	78,186
____Calendar Yrs____											
01/01/04 TO 12/31/04	13	72.26	75.57	73.59	14.77	102.70	57.09	107.76	63.73 to 85.47	90,423	66,540
____ALL____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	24	78.20	80.72	77.86	19.98	103.68	53.63	110.58	64.60 to 95.53	108,398	84,398
RURAL V	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
____ALL____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

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
3	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857
____ALL____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

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	24	78.20	80.72	77.86	19.98	103.68	53.63	110.58	64.60 to 95.53	108,398	84,398
2	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
____ALL____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

PA&T 2006 R&O Statistics

Query: 5099

Type: Qualified

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

NUMBER of Sales:	25	MEDIAN:	78	COV:	23.44	95% Median C.I.:	64.60 to 94.37	(! : Derived)
TOTAL Sales Price:	2,636,552	WGT. MEAN:	78	STD:	18.73	95% Wgt. Mean C.I.:	69.47 to 85.77	
TOTAL Adj.Sales Price:	2,636,552	MEAN:	80	AVG.ABS.DEV:	15.72	95% Mean C.I.:	72.15 to 87.61	
TOTAL Assessed Value:	2,046,430							
AVG. Adj. Sales Price:	105,462	COD:	20.23	MAX Sales Ratio:	110.58			
AVG. Assessed Value:	81,857	PRD:	102.91	MIN Sales Ratio:	53.63			

Printed: 04/21/2006 14:01:23

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857
06											
07											
ALL	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
22-0004	1	54.48	54.48	54.48			54.48	54.48	N/A	165,000	89,895
22-0011											
22-0031	9	69.40	75.27	74.64	18.05	100.84	59.05	105.22	60.28 to 97.41	120,294	89,787
26-0001	4	78.98	82.07	80.18	4.97	102.35	77.62	92.70	N/A	101,000	80,986
26-0070											
26-0561	11	94.37	85.16	83.71	19.62	101.73	53.63	110.58	57.09 to 109.47	89,536	74,954
NonValid School											
ALL	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

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	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
Prior TO 1860											
1860 TO 1899	2	81.70	81.70	89.12	22.00	91.67	63.73	99.68	N/A	81,750	72,857
1900 TO 1919	4	83.43	82.78	80.00	21.09	103.48	59.05	105.22	N/A	115,613	92,487
1920 TO 1939	7	64.60	69.78	65.56	20.67	106.43	53.63	110.58	53.63 to 110.58	108,500	71,132
1940 TO 1949	1	85.47	85.47	85.47			85.47	85.47	N/A	73,100	62,480
1950 TO 1959	1	72.26	72.26	72.26			72.26	72.26	N/A	142,000	102,610
1960 TO 1969	3	77.74	81.93	71.01	20.36	115.36	60.28	107.76	N/A	116,666	82,850
1970 TO 1979	3	79.30	83.76	82.96	7.04	100.97	77.62	94.37	N/A	115,000	95,405
1980 TO 1989	2	101.08	101.08	104.96	8.29	96.31	92.70	109.47	N/A	93,000	97,612
1990 TO 1994											
1995 TO 1999	1	97.41	97.41	97.41			97.41	97.41	N/A	120,000	116,895
2000 TO Present											
ALL	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

PA&T 2006 R&O Statistics

Query: 5099

Type: Qualified

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

NUMBER of Sales:	25	MEDIAN:	78	COV:	23.44	95% Median C.I.:	64.60 to 94.37	(! : Derived)
TOTAL Sales Price:	2,636,552	WGT. MEAN:	78	STD:	18.73	95% Wgt. Mean C.I.:	69.47 to 85.77	
TOTAL Adj.Sales Price:	2,636,552	MEAN:	80	AVG.ABS.DEV:	15.72	95% Mean C.I.:	72.15 to 87.61	
TOTAL Assessed Value:	2,046,430							
AVG. Adj. Sales Price:	105,462	COD:	20.23	MAX Sales Ratio:	110.58			
AVG. Assessed Value:	81,857	PRD:	102.91	MIN Sales Ratio:	53.63			

Printed: 04/21/2006 14:01:23

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	6	94.11	88.32	89.11	17.33	99.10	59.60	110.58	59.60 to 110.58	45,333	40,398
60000 TO 99999	2	69.55	69.55	67.47	22.89	103.07	53.63	85.47	N/A	84,050	56,712
100000 TO 149999	14	78.20	82.44	82.75	15.90	99.62	57.09	109.47	69.40 to 99.68	120,175	99,445
150000 TO 249999	3	59.05	57.94	58.05	3.27	99.81	54.48	60.28	N/A	171,333	99,460
ALL _____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
30000 TO 59999	6	94.11	87.32	82.07	18.38	106.40	53.63	110.58	53.63 to 110.58	55,333	45,412
60000 TO 99999	11	71.32	71.95	70.04	14.14	102.73	54.48	94.37	57.09 to 85.47	116,409	81,533
100000 TO 149999	7	97.41	88.85	86.57	15.28	102.63	60.28	109.47	60.28 to 109.47	141,293	122,318
ALL _____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
10	1	107.76	107.76	107.76			107.76	107.76	N/A	35,000	37,715
20	2	94.94	94.94	89.72	16.48	105.81	79.30	110.58	N/A	75,000	67,292
30	20	74.94	77.11	75.61	19.39	101.99	53.63	109.47	63.73 to 92.70	114,827	86,818
40	1	97.41	97.41	97.41			97.41	97.41	N/A	120,000	116,895
ALL _____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
100	1	107.76	107.76	107.76			107.76	107.76	N/A	35,000	37,715
101	13	78.67	81.56	80.67	13.27	101.11	60.28	109.47	71.32 to 94.37	112,076	90,415
102	3	99.68	100.14	101.40	3.24	98.75	95.53	105.22	N/A	101,684	103,111
104	7	59.05	66.97	62.54	19.20	107.09	53.63	110.58	53.63 to 110.58	114,928	71,873
ALL _____											
	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

PA&T 2006 R&O Statistics

Query: 5099

Type: Qualified

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

NUMBER of Sales:	25	MEDIAN:	78	COV:	23.44	95% Median C.I.:	64.60 to 94.37	(!: Derived)
TOTAL Sales Price:	2,636,552	WGT. MEAN:	78	STD:	18.73	95% Wgt. Mean C.I.:	69.47 to 85.77	
TOTAL Adj.Sales Price:	2,636,552	MEAN:	80	AVG.ABS.DEV:	15.72	95% Mean C.I.:	72.15 to 87.61	
TOTAL Assessed Value:	2,046,430							
AVG. Adj. Sales Price:	105,462	COD:	20.23	MAX Sales Ratio:	110.58			
AVG. Assessed Value:	81,857	PRD:	102.91	MIN Sales Ratio:	53.63			

Printed: 04/21/2006 14:01:23

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	59.60	59.60	59.60			59.60	59.60	N/A	35,000	20,860
20	3	94.37	84.54	87.40	11.23	96.73	63.73	95.53	N/A	67,333	58,848
30	20	77.68	79.31	75.99	19.75	104.38	53.63	110.58	64.60 to 92.70	113,977	86,606
40	1	97.41	97.41	97.41			97.41	97.41	N/A	120,000	116,895
ALL	25	77.74	79.88	77.62	20.23	102.91	53.63	110.58	64.60 to 94.37	105,462	81,857

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5099

What If ID: 4676 SUB STAT

Desc: New Whatif for Query ID: 5099

<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	Rural	Total	Increase	0.000	A	1
Assessor Location	Rural V	Total	Increase	0.000	B	1