

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:	96	COV:	23.44	95% Median C.I.:	79.46 to 116.08	(! : Derived)
TOTAL Sales Price:	2,636,552	WGT. MEAN:	95	STD:	23.03	95% Wgt. Mean C.I.:	85.45 to 105.49	
TOTAL Adj.Sales Price:	2,636,552	MEAN:	98	AVG.ABS.DEV:	19.34	95% Mean C.I.:	88.74 to 107.76	
TOTAL Assessed Value:	2,517,111							
AVG. Adj. Sales Price:	105,462	COD:	20.23	MAX Sales Ratio:	136.01			
AVG. Assessed Value:	100,684	PRD:	102.91	MIN Sales Ratio:	65.96			

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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	1	122.60	122.60	122.60			122.60	122.60	N/A	115,500	141,604
10/01/03 TO 12/31/03	4	124.62	119.84	119.42	9.78	100.35	95.47	134.64	N/A	134,138	160,190
01/01/04 TO 03/31/04	3	105.13	105.35	103.05	17.17	102.23	78.39	132.54	N/A	52,033	53,621
04/01/04 TO 06/30/04	3	87.73	86.19	89.60	9.20	96.19	73.31	97.53	N/A	84,633	75,833
07/01/04 TO 09/30/04	2	77.79	77.79	77.46	9.73	100.43	70.22	85.36	N/A	120,250	93,141
10/01/04 TO 12/31/04	5	95.62	95.64	93.21	9.61	102.62	79.46	117.50	N/A	105,000	97,866
01/01/05 TO 03/31/05	2	115.05	115.05	115.39	0.89	99.70	114.02	116.08	N/A	75,000	86,543
04/01/05 TO 06/30/05	5	72.63	83.15	75.52	21.26	110.11	65.96	136.01	N/A	131,800	99,535
____Study Years____											
07/01/03 TO 06/30/04	11	105.13	106.96	110.23	17.86	97.03	73.31	134.64	78.39 to 132.54	96,550	106,430
07/01/04 TO 06/30/05	14	87.12	91.40	85.51	20.51	106.89	65.96	136.01	70.22 to 116.08	112,464	96,169
____Calendar Yrs____											
01/01/04 TO 12/31/04	13	88.88	92.96	90.51	14.77	102.70	70.22	132.54	78.39 to 105.13	90,423	81,844
____ALL____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	96.19	99.29	95.77	19.98	103.68	65.96	136.01	79.46 to 117.50	108,398	103,810
RURAL V	1	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
____ALL____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684
____ALL____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	96.19	99.29	95.77	19.98	103.68	65.96	136.01	79.46 to 117.50	108,398	103,810
2	1	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
____ALL____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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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	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684
06											
07											
ALL	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	67.01	67.01	67.01			67.01	67.01	N/A	165,000	110,571
22-0011											
22-0031	9	85.36	92.58	91.81	18.05	100.84	72.63	129.42	74.15 to 119.82	120,294	110,439
26-0001	4	97.15	100.95	98.63	4.97	102.35	95.47	114.02	N/A	101,000	99,613
26-0070											
26-0561	11	116.08	104.75	102.97	19.62	101.73	65.96	136.01	70.22 to 134.64	89,536	92,194
NonValid School											
ALL	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
Prior TO 1860											
1860 TO 1899	2	100.49	100.49	109.62	22.00	91.67	78.39	122.60	N/A	81,750	89,615
1900 TO 1919	4	102.61	101.82	98.40	21.09	103.48	72.63	129.42	N/A	115,613	113,759
1920 TO 1939	7	79.46	85.83	80.64	20.67	106.43	65.96	136.01	65.96 to 136.01	108,500	87,493
1940 TO 1949	1	105.13	105.13	105.13			105.13	105.13	N/A	73,100	76,850
1950 TO 1959	1	88.88	88.88	88.88			88.88	88.88	N/A	142,000	126,210
1960 TO 1969	3	95.62	100.77	87.35	20.36	115.36	74.15	132.54	N/A	116,666	101,905
1970 TO 1979	3	97.53	103.03	102.04	7.04	100.97	95.47	116.08	N/A	115,000	117,348
1980 TO 1989	2	124.33	124.33	129.10	8.29	96.31	114.02	134.64	N/A	93,000	120,063
1990 TO 1994											
1995 TO 1999	1	119.82	119.82	119.82			119.82	119.82	N/A	120,000	143,781
2000 TO Present											
ALL	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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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	115.76	108.63	109.61	17.33	99.10	73.31	136.01	73.31 to 136.01	45,333	49,690
60000 TO 99999	2	85.54	85.54	82.99	22.89	103.07	65.96	105.13	N/A	84,050	69,756
100000 TO 149999	14	96.19	101.40	101.78	15.90	99.62	70.22	134.64	85.36 to 122.60	120,175	122,317
150000 TO 249999	3	72.63	71.26	71.40	3.27	99.81	67.01	74.15	N/A	171,333	122,336
ALL _____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
30000 TO 59999	6	115.76	107.40	100.95	18.38	106.40	65.96	136.01	65.96 to 136.01	55,333	55,857
60000 TO 99999	11	87.73	88.50	86.15	14.14	102.73	67.01	116.08	70.22 to 105.13	116,409	100,285
100000 TO 149999	7	119.82	109.28	106.48	15.28	102.63	74.15	134.64	74.15 to 134.64	141,293	150,452
ALL _____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
10	1	132.54	132.54	132.54			132.54	132.54	N/A	35,000	46,389
20	2	116.77	116.77	110.36	16.48	105.81	97.53	136.01	N/A	75,000	82,770
30	20	92.18	94.85	93.00	19.39	101.99	65.96	134.64	78.39 to 114.02	114,827	106,787
40	1	119.82	119.82	119.82			119.82	119.82	N/A	120,000	143,781
ALL _____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
100	1	132.54	132.54	132.54			132.54	132.54	N/A	35,000	46,389
101	13	96.76	100.32	99.23	13.27	101.11	74.15	134.64	87.73 to 116.08	112,076	111,211
102	3	122.60	123.17	124.73	3.24	98.75	117.50	129.42	N/A	101,684	126,827
104	7	72.63	82.38	76.92	19.20	107.09	65.96	136.01	65.96 to 136.01	114,928	88,404
ALL _____											
	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	73.31	73.31	73.31			73.31	73.31	N/A	35,000	25,658
20	3	116.08	103.99	107.50	11.23	96.73	78.39	117.50	N/A	67,333	72,383
30	20	95.55	97.56	93.46	19.75	104.38	65.96	136.01	79.46 to 114.02	113,977	106,526
40	1	119.82	119.82	119.82			119.82	119.82	N/A	120,000	143,781
ALL	25	95.62	98.25	95.47	20.23	102.91	65.96	136.01	79.46 to 116.08	105,462	100,684

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5099

What If ID: 4675 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	23.000	A	1
Assessor Location	Rural V	Total	Increase	23.000	B	1