

PA&T 2006 R&O Statistics

What If ID: 4675

Query: 5099

Type: Qualified

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

NUMBER of Sales:	457	MEDIAN:	96	COV:	22.60	95% Median C.I.:	94.82 to 97.67	(! : Derived)
TOTAL Sales Price:	43,941,172	WGT. MEAN:	94	STD:	21.77	95% Wgt. Mean C.I.:	92.41 to 96.25	
TOTAL Adj.Sales Price:	43,941,172	MEAN:	96	AVG.ABS.DEV:	13.73	95% Mean C.I.:	94.34 to 98.33	
TOTAL Assessed Value:	41,448,231							
AVG. Adj. Sales Price:	96,151	COD:	14.26	MAX Sales Ratio:	250.00			
AVG. Assessed Value:	90,696	PRD:	102.13	MIN Sales Ratio:	15.41			

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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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	67	98.36	95.47	96.51	11.72	98.92	27.64	141.06	93.05 to 102.24	102,191	98,627
10/01/03 TO 12/31/03	38	97.13	101.95	100.77	15.06	101.17	53.68	206.67	94.64 to 104.31	97,942	98,699
01/01/04 TO 03/31/04	46	100.17	100.45	98.83	10.22	101.64	75.70	132.54	94.04 to 105.13	95,991	94,864
04/01/04 TO 06/30/04	65	96.99	98.81	96.77	14.25	102.11	26.00	206.61	94.03 to 100.40	82,898	80,216
07/01/04 TO 09/30/04	66	95.58	97.01	92.63	16.13	104.73	28.61	166.35	91.14 to 99.76	99,580	92,242
10/01/04 TO 12/31/04	55	92.83	91.93	93.25	13.34	98.59	15.41	131.48	89.06 to 96.81	88,131	82,179
01/01/05 TO 03/31/05	53	93.48	93.58	90.46	13.56	103.44	49.52	206.44	88.12 to 98.16	107,564	97,304
04/01/05 TO 06/30/05	67	95.43	93.92	89.12	17.40	105.39	27.07	250.00	89.00 to 99.69	96,240	85,771
<u>Study Years</u>											
07/01/03 TO 06/30/04	216	98.31	98.67	97.86	12.79	100.83	26.00	206.67	96.31 to 100.01	94,317	92,298
07/01/04 TO 06/30/05	241	94.16	94.24	91.27	15.42	103.25	15.41	250.00	92.08 to 96.41	97,794	89,260
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	232	95.95	96.99	95.11	14.03	101.98	15.41	206.61	94.04 to 98.42	91,480	87,007
<u>ALL</u>											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

Type: Qualified

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CANYON EST	1	27.64	27.64	27.64			27.64	27.64	N/A	7,000	1,935
DAKOTA CITY	47	97.87	97.38	94.05	10.85	103.53	60.26	137.51	93.88 to 102.21	103,174	97,040
DAKOTA CITY R	1	104.64	104.64	104.64			104.64	104.64	N/A	178,000	186,255
DAKOTA CITY V	6	89.27	100.99	91.71	27.33	110.11	68.18	149.31	68.18 to 149.31	11,566	10,608
DAKOTA FLATS	1	97.82	97.82	97.82			97.82	97.82	N/A	28,000	27,390
EMERSON	4	103.11	108.74	106.43	8.62	102.16	98.56	130.16	N/A	55,025	58,565
EMERSON V	1	60.00	60.00	60.00			60.00	60.00	N/A	10,000	6,000
HOMER	14	88.64	83.98	81.70	15.86	102.79	43.15	107.84	70.54 to 98.60	72,347	59,107
HOMER R	5	94.92	94.59	93.49	4.36	101.17	87.28	102.93	N/A	140,800	131,634
HOMER RV	1	108.70	108.70	108.70			108.70	108.70	N/A	23,000	25,000
HUBBARD	4	91.05	91.86	91.42	6.01	100.48	81.82	103.55	N/A	59,812	54,681
HUBBARD V	2	69.25	69.25	37.53	62.45	184.50	26.00	112.50	N/A	3,750	1,407
JACKSON	3	94.43	88.19	90.57	7.39	97.37	74.61	95.53	N/A	139,833	126,653
JACKSON R	2	102.52	102.52	104.33	5.57	98.26	96.81	108.23	N/A	199,250	207,882
PASADO TIEMPO	1	93.75	93.75	93.75			93.75	93.75	N/A	93,000	87,185
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
SO SIOUX	279	96.84	97.57	95.11	11.98	102.58	49.52	206.67	94.82 to 98.62	99,674	94,805
SO SIOUX R	39	93.62	91.46	91.22	14.49	100.26	50.71	145.38	85.63 to 99.94	115,596	105,450
SO SIOUX RV	4	27.84	47.73	36.49	95.13	130.82	15.41	119.82	N/A	26,277	9,587
SO SIOUX V	16	97.47	108.29	93.97	32.73	115.24	43.54	250.00	77.45 to 119.05	28,296	26,590
SSC PROJ	1	122.68	122.68	122.68			122.68	122.68	N/A	170,000	208,550
<u>ALL</u>											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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	376	96.69	97.28	94.53	13.34	102.91	26.00	250.00	95.08 to 98.41	93,323	88,217
2	50	94.03	90.05	92.27	15.69	97.59	15.41	145.38	88.39 to 97.16	117,272	108,207
3	31	95.62	95.00	95.99	22.78	98.97	27.07	136.01	79.46 to 116.08	96,379	92,512
<u>ALL</u>											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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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	420	96.38	96.78	95.07	12.47	101.80	43.15	206.67	95.08 to 97.87	100,836	95,860
2	36	88.05	92.31	85.59	36.86	107.86	15.41	250.00	77.45 to 107.57	28,954	24,780
3	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	456	96.31	96.43	94.84	14.19	101.68	15.41	250.00	94.82 to 97.69	95,161	90,248
06											
07	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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	7	95.53	94.18	96.69	13.71	97.41	67.01	122.68	67.01 to 122.68	164,714	159,263
22-0011	389	96.44	97.23	94.51	13.43	102.89	15.41	250.00	95.08 to 98.37	97,387	92,036
22-0031	31	91.38	87.64	88.10	16.14	99.49	28.61	129.42	79.46 to 97.73	93,081	82,001
26-0001	6	96.12	87.53	96.74	15.86	90.48	27.64	114.02	27.64 to 114.02	84,000	81,262
26-0070											
26-0561	24	99.85	95.83	99.12	23.50	96.68	26.00	136.01	81.82 to 117.50	63,123	62,569
NonValid School											
ALL	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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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	38	86.44	89.51	72.13	36.65	124.11	15.41	250.00	73.31 to 99.30	39,551	28,526
Prior TO 1860											
1860 TO 1899	11	100.77	99.93	98.79	26.94	101.16	49.52	206.67	61.55 to 122.60	56,090	55,413
1900 TO 1919	22	91.88	92.12	92.15	15.02	99.96	59.42	129.42	82.79 to 101.13	76,441	70,443
1920 TO 1939	49	97.73	102.26	95.89	20.47	106.64	61.17	206.44	92.85 to 105.85	68,733	65,909
1940 TO 1949	23	98.37	95.49	93.54	15.30	102.08	55.14	133.53	87.68 to 105.13	68,328	63,915
1950 TO 1959	45	92.81	95.09	94.67	11.34	100.45	69.02	141.06	89.39 to 99.50	82,875	78,455
1960 TO 1969	53	98.77	98.83	97.05	11.86	101.83	67.46	137.54	92.83 to 103.34	93,071	90,325
1970 TO 1979	105	96.09	96.38	95.10	9.84	101.34	43.15	166.35	94.03 to 98.90	104,540	99,420
1980 TO 1989	40	96.72	96.62	95.77	11.77	100.88	60.26	134.64	91.12 to 102.45	121,646	116,505
1990 TO 1994	20	97.91	95.86	92.41	8.31	103.74	64.79	126.11	92.03 to 101.14	177,625	164,139
1995 TO 1999	28	98.68	97.59	99.02	8.18	98.55	71.29	119.82	93.88 to 102.21	120,260	119,085
2000 TO Present	23	92.29	93.02	91.94	4.40	101.18	76.48	107.52	90.98 to 95.53	164,145	150,912
ALL	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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	3	112.50	156.78	166.72	42.12	94.04	107.84	250.00	N/A	2,038	3,398
5000 TO 9999	7	119.05	95.91	94.04	32.22	101.99	26.00	149.31	26.00 to 149.31	6,035	5,675
Total \$											
1 TO 9999	10	115.77	114.17	103.23	36.04	110.60	26.00	250.00	27.64 to 149.31	4,836	4,992
10000 TO 29999	22	96.18	97.68	99.12	24.37	98.55	15.41	206.44	80.21 to 109.94	18,111	17,952
30000 TO 59999	69	102.45	102.74	101.92	23.38	100.80	27.07	206.67	94.81 to 110.76	47,593	48,508
60000 TO 99999	181	96.84	94.57	94.68	10.72	99.88	55.14	137.54	94.82 to 98.78	80,453	76,175
100000 TO 149999	119	94.61	95.01	95.00	9.53	100.01	43.15	134.64	92.69 to 96.81	118,734	112,797
150000 TO 249999	46	94.98	95.97	95.99	9.40	99.98	67.01	145.38	92.23 to 98.42	179,561	172,353
250000 TO 499999	9	88.12	83.70	81.97	18.54	102.11	57.55	108.23	60.26 to 105.74	301,277	246,953
500000 +	1	53.85	53.85	53.85			53.85	53.85	N/A	547,500	294,810
ALL	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

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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	6	57.96	62.94	38.04	68.89	165.49	15.41	112.50	15.41 to 112.50	6,585	2,505
5000 TO 9999	7	119.05	121.37	99.03	35.00	122.57	60.00	250.00	60.00 to 250.00	6,964	6,896
Total \$ _____											
1 TO 9999	13	88.27	94.41	71.72	48.97	131.63	15.41	250.00	27.64 to 128.80	6,789	4,869
10000 TO 29999	26	83.39	85.33	74.61	30.07	114.38	27.07	149.31	68.18 to 105.46	25,896	19,320
30000 TO 59999	74	90.75	92.42	87.14	20.20	106.06	43.15	206.44	81.88 to 96.30	55,693	48,530
60000 TO 99999	198	97.04	98.12	95.47	11.70	102.77	63.50	206.67	95.57 to 98.90	84,903	81,055
100000 TO 149999	103	97.16	99.11	98.15	8.78	100.97	74.15	134.64	94.64 to 99.96	124,404	122,107
150000 TO 249999	34	95.25	94.75	93.24	8.55	101.62	57.55	122.68	92.03 to 99.00	194,480	181,327
250000 TO 499999	9	105.74	98.19	88.61	19.71	110.81	53.85	145.38	64.79 to 121.16	313,500	277,793
ALL _____											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	84.52	89.87	71.91	35.16	124.97	26.00	206.61	66.39 to 112.50	53,550	38,510
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
10	5	115.78	119.74	105.33	33.69	113.68	61.17	206.44	N/A	36,500	38,446
15	25	102.45	100.35	96.21	13.97	104.29	69.02	140.62	91.49 to 105.75	65,841	63,348
20	135	97.73	98.23	96.30	13.89	102.00	49.52	206.67	93.65 to 99.50	74,582	71,826
25	100	95.96	96.58	96.51	9.60	100.08	43.15	137.51	93.88 to 98.77	95,434	92,104
30	103	95.53	95.20	95.27	12.45	99.93	53.68	145.38	93.22 to 97.16	113,226	107,874
35	31	97.20	95.91	95.66	6.20	100.27	60.26	121.16	93.37 to 99.00	158,027	151,162
40	18	92.13	92.14	88.88	11.10	103.66	57.55	119.82	86.78 to 100.08	213,972	190,186
45	1	76.48	76.48	76.48			76.48	76.48	N/A	340,000	260,030
50	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
ALL _____											
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(blank)	18	84.52	89.87	71.91	35.16	124.97	26.00	206.61	66.39 to 112.50	53,550	38,510
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
100	7	103.55	96.65	87.73	21.19	110.17	53.68	132.54	53.68 to 132.54	44,587	39,116
101	281	96.81	97.16	95.33	12.02	101.91	43.15	206.44	95.44 to 98.60	99,297	94,664
102	16	99.06	102.55	102.51	9.65	100.04	76.35	129.42	96.44 to 110.87	119,812	122,822
103	11	99.44	96.07	96.02	9.10	100.05	77.79	111.48	78.41 to 110.40	120,136	115,349
104	45	96.99	98.40	94.53	19.38	104.10	59.42	206.67	89.62 to 102.98	94,615	89,437
106	2	88.31	88.31	88.08	4.43	100.26	84.40	92.23	N/A	226,500	199,495
111	52	93.61	93.10	92.85	7.41	100.27	73.92	110.94	90.06 to 95.43	105,650	98,093
301	2	112.24	112.24	99.83	22.52	112.43	86.96	137.51	N/A	137,500	137,260
304	1	97.16	97.16	97.16			97.16	97.16	N/A	128,000	124,370
305	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
307	1	99.24	99.24	99.24			99.24	99.24	N/A	132,500	131,495
<u>ALL</u>											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	84.52	89.87	71.91	35.16	124.97	26.00	206.61	66.39 to 112.50	53,550	38,510
0	20	88.05	89.19	72.50	37.67	123.02	15.41	250.00	71.77 to 100.24	26,952	19,541
10	2	95.31	95.31	84.89	13.14	112.27	82.79	107.84	N/A	15,557	13,207
15	11	105.46	108.08	103.53	13.91	104.39	61.17	140.62	94.82 to 130.59	55,509	57,468
20	101	96.67	97.99	94.97	16.06	103.18	43.15	206.67	92.81 to 99.69	73,279	69,593
25	94	97.04	98.25	97.24	11.32	101.04	67.46	166.35	93.62 to 99.97	88,438	85,995
30	139	96.36	95.63	95.38	12.08	100.26	53.68	145.38	93.48 to 98.62	102,027	97,316
35	22	95.92	94.24	92.54	6.14	101.83	60.26	110.40	92.03 to 98.79	164,679	152,400
40	49	94.64	95.17	93.53	9.34	101.76	57.55	122.68	92.08 to 99.24	163,925	153,316
50	1	81.96	81.96	81.96			81.96	81.96	N/A	245,000	200,790
<u>ALL</u>											
	457	96.30	96.33	94.33	14.26	102.13	15.41	250.00	94.82 to 97.67	96,151	90,696

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5099

What If ID: 4675

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