

**PA&T 2006 R&O Statistics**

What If ID: 4516

Query: 5124

Type: Qualified

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

NUMBER of Sales:	26	<b>MEDIAN:</b>	<b>76</b>	COV:	29.31	95% Median C.I.:	58.74 to 80.92	(! : Derived)
(AgLand) TOTAL Sales Price:	6,224,478	WGT. MEAN:	69	STD:	21.96	95% Wgt. Mean C.I.:	60.50 to 78.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,224,478	MEAN:	75	AVG.ABS.DEV:	16.96	95% Mean C.I.:	66.04 to 83.79	
(AgLand) TOTAL Assessed Value:	4,314,199							
AVG. Adj. Sales Price:	239,403	COD:	22.35	MAX Sales Ratio:	127.69			
AVG. Assessed Value:	165,930	PRD:	108.09	MIN Sales Ratio:	44.83			

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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
____Qrtrs____											
07/01/02 TO 09/30/02	1	93.96	93.96	93.96			93.96	93.96	N/A	147,725	138,804
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	3	74.88	86.81	84.36	16.33	102.90	74.44	111.12	N/A	320,558	270,435
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	3	77.10	72.21	73.01	6.93	98.91	61.76	77.78	N/A	137,960	100,724
10/01/03 TO 12/31/03	4	82.38	81.98	79.62	11.80	102.96	67.62	95.56	N/A	157,002	125,011
01/01/04 TO 03/31/04	3	116.09	102.38	80.58	18.47	127.05	63.37	127.69	N/A	324,315	261,342
04/01/04 TO 06/30/04	2	61.87	61.87	59.89	27.55	103.31	44.83	78.92	N/A	235,362	140,961
07/01/04 TO 09/30/04	1	90.79	90.79	90.79			90.79	90.79	N/A	66,000	59,924
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	54.37	61.53	63.29	17.88	97.22	50.53	79.69	N/A	155,938	98,697
04/01/05 TO 06/30/05	6	54.80	57.09	54.39	15.16	104.96	44.84	80.92	44.84 to 80.92	349,284	189,984
____Study Years____											
07/01/02 TO 06/30/03	4	84.42	88.60	85.64	16.52	103.45	74.44	111.12	N/A	277,349	237,527
07/01/03 TO 06/30/04	12	77.44	81.29	75.16	20.69	108.15	44.83	127.69	63.37 to 95.56	207,130	155,680
07/01/04 TO 06/30/05	10	55.46	61.79	56.89	20.82	108.62	44.84	90.79	48.44 to 80.92	262,951	149,592
____Calendar Yrs____											
01/01/03 TO 12/31/03	10	77.00	80.50	80.53	12.18	99.96	61.76	111.12	67.62 to 95.56	200,356	161,352
01/01/04 TO 12/31/04	6	84.85	86.95	74.58	28.96	116.59	44.83	127.69	44.83 to 127.69	251,611	187,645
____ALL____											
	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
703	1	48.44	48.44	48.44			48.44	48.44	N/A	525,000	254,290
707	4	82.81	88.46	91.99	13.31	96.16	77.10	111.12	N/A	164,635	151,448
709	1	63.37	63.37	63.37			63.37	63.37	N/A	702,375	445,097
961	3	93.96	88.83	80.40	29.39	110.48	44.84	127.69	N/A	234,265	188,348
963	4	83.85	82.72	79.45	12.47	104.12	67.62	95.56	N/A	147,962	117,555
965	5	74.44	75.81	67.46	22.95	112.38	53.06	116.09	N/A	208,750	140,824
967	1	80.92	80.92	80.92			80.92	80.92	N/A	160,000	129,465
977	3	58.74	59.48	61.48	17.05	96.74	44.83	74.88	N/A	419,951	258,199
979	1	54.37	54.37	54.37			54.37	54.37	N/A	45,000	24,467
981	1	50.53	50.53	50.53			50.53	50.53	N/A	224,000	113,190
983	2	70.72	70.72	73.21	12.68	96.60	61.76	79.69	N/A	155,657	113,957
____ALL____											
	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	74.66	75.31	68.04	22.86	110.70	48.44	116.09	53.06 to 111.12	298,087	202,804
2	16	77.00	74.67	70.48	21.61	105.93	44.83	127.69	54.37 to 90.79	202,724	142,884
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**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
2	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**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	2	99.48	99.48	104.46	11.69	95.23	87.85	111.12	N/A	178,580	186,549
22-0011	2	64.68	64.68	56.02	25.11	115.45	48.44	80.92	N/A	342,500	191,877
22-0031	9	58.74	67.98	64.00	25.63	106.22	44.83	116.09	53.06 to 78.92	260,956	167,020
26-0001	5	77.78	80.60	71.99	11.39	111.95	63.37	93.96	N/A	243,496	175,303
26-0070											
26-0561	8	72.26	75.57	72.86	26.83	103.72	44.84	127.69	44.84 to 127.69	202,029	147,205
NonValid School											
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	54.37	54.37	54.37			54.37	54.37	N/A	45,000	24,467
30.01 TO 50.00	3	77.78	83.47	76.44	25.52	109.20	56.54	116.09	N/A	74,166	56,689
50.01 TO 100.00	4	79.92	78.10	77.40	9.71	100.89	61.76	90.79	N/A	136,625	105,753
100.01 TO 180.00	12	71.03	69.30	62.52	21.73	110.85	44.84	95.56	50.53 to 87.85	273,687	171,110
180.01 TO 330.00	5	77.10	87.12	84.15	30.90	103.53	44.83	127.69	N/A	284,769	239,645
330.01 TO 650.00	1	63.37	63.37	63.37			63.37	63.37	N/A	702,375	445,097
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	74.66	72.91	65.36	19.81	111.56	48.44	116.09	48.44 to 116.09	271,178	177,228
DRY-N/A	16	77.00	76.39	71.19	23.14	107.30	44.83	127.69	58.74 to 93.96	244,243	173,884
GRASS-N/A	2	71.11	71.11	77.61	23.54	91.62	54.37	87.85	N/A	73,580	57,108
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	74.66	73.26	67.85	21.58	107.98	44.84	116.09	53.06 to 80.92	232,458	157,714
DRY-N/A	8	77.00	79.17	71.10	23.65	111.35	44.83	127.69	44.83 to 127.69	294,747	209,568
GRASS	1	54.37	54.37	54.37			54.37	54.37	N/A	45,000	24,467
GRASS-N/A	1	87.85	87.85	87.85			87.85	87.85	N/A	102,160	89,749
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	23	76.91	76.55	70.21	21.22	109.04	44.84	127.69	61.76 to 80.92	252,808	177,487
DRY-N/A	1	44.83	44.83	44.83			44.83	44.83	N/A	262,725	117,778
GRASS	2	71.11	71.11	77.61	23.54	91.62	54.37	87.85	N/A	73,580	57,108
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**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	3	77.78	82.75	85.11	26.45	97.22	54.37	116.09	N/A	50,500	42,982
60000 TO 99999	1	90.79	90.79	90.79			90.79	90.79	N/A	66,000	59,924
100000 TO 149999	5	87.85	79.13	80.52	16.21	98.28	56.54	95.56	N/A	124,397	100,169
150000 TO 249999	7	78.92	80.32	80.14	16.88	100.23	50.53	127.69	50.53 to 127.69	198,162	158,807
250000 TO 499999	7	74.44	68.61	67.14	23.10	102.18	44.83	111.12	44.83 to 111.12	316,289	212,368
500000 +	3	58.74	56.85	57.53	8.47	98.81	48.44	63.37	N/A	594,610	342,084
ALL	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

**PA&T 2006 R&O Statistics**

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Query: 5124

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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 \$ _____											
Total \$ _____											
10000 TO 29999	1	54.37	54.37	54.37			54.37	54.37	N/A	45,000	24,467
30000 TO 59999	1	77.78	77.78	77.78			77.78	77.78	N/A	50,000	38,889
60000 TO 99999	5	87.85	82.61	77.31	20.17	106.85	56.54	116.09	N/A	90,632	70,066
100000 TO 149999	6	78.91	73.78	69.15	20.73	106.70	44.83	95.56	44.83 to 95.56	182,550	126,232
150000 TO 249999	7	74.44	67.95	65.18	13.47	104.25	44.84	79.69	44.84 to 79.69	269,634	175,745
250000 TO 499999	6	69.12	80.70	71.02	34.51	113.64	48.44	127.69	48.44 to 127.69	448,929	318,816
ALL _____	26	75.89	74.91	69.31	22.35	108.09	44.83	127.69	58.74 to 80.92	239,403	165,930

### SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5124

What If ID: 4516

Desc: New Whatif for Query ID: 5124

<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>
Area (market)	2	Land	Decrease	6.740	A	1