

PA&T 2006 R&O Statistics

Base Stat

Query: 5077

Type: Qualified

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

NUMBER of Sales:	217	MEDIAN:	99	COV:	26.97	95% Median C.I.:	97.88 to 99.00	(! : Derived)
TOTAL Sales Price:	20,243,963	WGT. MEAN:	93	STD:	26.38	95% Wgt. Mean C.I.:	89.76 to 96.91	
TOTAL Adj.Sales Price:	20,228,363	MEAN:	98	AVG.ABS.DEV:	11.68	95% Mean C.I.:	94.32 to 101.34	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,218	COD:	11.86	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.82	MIN Sales Ratio:	18.41			

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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
____Qrtrs____											
07/01/03 TO 09/30/03	23	98.63	99.41	97.49	8.74	101.98	67.73	132.71	95.85 to 105.38	112,497	109,673
10/01/03 TO 12/31/03	19	99.26	106.05	95.44	15.42	111.12	70.36	250.74	96.17 to 109.57	115,136	109,886
01/01/04 TO 03/31/04	31	99.16	99.57	100.09	4.64	99.48	82.75	120.73	97.36 to 100.72	84,250	84,329
04/01/04 TO 06/30/04	27	98.44	101.47	93.85	18.46	108.12	31.43	234.96	94.16 to 99.82	102,972	96,643
07/01/04 TO 09/30/04	39	96.80	94.76	89.92	16.06	105.39	18.41	261.62	94.01 to 99.24	68,202	61,326
10/01/04 TO 12/31/04	19	98.19	94.58	91.31	7.76	103.57	52.11	128.32	92.86 to 99.00	89,773	81,973
01/01/05 TO 03/31/05	25	98.74	95.41	94.78	5.31	100.66	67.27	105.99	96.08 to 99.87	78,013	73,941
04/01/05 TO 06/30/05	34	98.79	94.80	86.72	15.54	109.32	52.42	246.56	92.25 to 99.98	110,157	95,525
____Study Years____											
07/01/03 TO 06/30/04	100	98.82	101.28	96.72	11.38	104.71	31.43	250.74	98.03 to 99.34	101,670	98,339
07/01/04 TO 06/30/05	117	98.33	94.88	89.91	12.24	105.53	18.41	261.62	96.80 to 98.92	85,994	77,313
____Calendar Yrs____											
01/01/04 TO 12/31/04	116	98.34	97.58	94.01	12.19	103.80	18.41	261.62	97.27 to 98.92	84,117	79,075
____ALL____											
	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	30	96.13	101.37	96.96	21.25	104.55	60.43	261.62	89.71 to 99.26	55,618	53,929
BRANDTS	2	104.64	104.64	97.61	11.38	107.20	92.73	116.55	N/A	424,500	414,347
CRANEVIEW	3	91.36	86.85	84.77	10.38	102.45	70.36	98.82	N/A	222,300	188,443
EL CHARMAN	5	93.35	94.84	94.59	5.32	100.27	88.46	101.85	N/A	115,920	109,645
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
MINDEN	123	98.92	100.77	99.65	5.28	101.13	73.54	250.74	98.53 to 99.30	75,716	75,451
RURAL 1	30	83.96	82.42	79.16	28.23	104.12	18.41	155.70	67.26 to 100.93	147,990	117,155
SOUTH KEARNEY	1	97.27	97.27	97.27			97.27	97.27	N/A	7,500	7,295
SUMMERHAVEN	10	94.68	101.41	92.94	32.63	109.12	48.03	246.56	59.29 to 109.57	204,576	190,132
WILCOX	9	99.04	99.98	100.12	3.43	99.86	92.83	109.97	96.57 to 106.29	37,946	37,991
____ALL____											
	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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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	164	98.83	100.81	99.26	8.01	101.55	60.43	261.62	98.35 to 99.16	69,319	68,808
2	6	98.92	102.55	96.51	14.37	106.27	75.48	132.71	75.48 to 132.71	251,416	242,630
3	47	88.46	86.84	83.51	25.05	103.99	18.41	246.56	81.25 to 95.30	156,414	130,620
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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	195	98.80	97.22	93.52	8.82	103.96	31.43	234.96	98.12 to 99.12	101,506	94,924
2	18	96.69	98.80	60.79	36.05	162.52	18.41	261.62	60.43 to 98.82	9,047	5,500
3	4	89.38	123.26	99.48	53.33	123.90	67.73	246.56	N/A	67,940	67,587
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	98.53	98.07	94.77	11.64	103.48	18.41	261.62	97.88 to 98.92	90,462	85,734
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	4	103.03	96.28	90.93	13.07	105.89	65.25	113.82	N/A	99,450	90,430
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	1	97.85	97.85	97.85			97.85	97.85	N/A	44,909	43,945
01-0011											
01-0123											
10-0002	6	97.17	96.26	95.56	5.97	100.74	88.46	103.37	88.46 to 103.37	108,600	103,775
10-0007	8	89.88	92.70	82.37	19.04	112.53	52.42	132.71	52.42 to 132.71	262,625	216,329
10-0019											
50-0001	10	99.36	100.51	101.38	3.71	99.14	92.83	109.97	96.57 to 106.29	45,251	45,877
50-0501	39	96.03	98.11	89.86	22.40	109.18	31.43	261.62	86.10 to 99.24	81,376	73,120
50-0503	153	98.80	97.91	95.42	9.62	102.62	18.41	250.74	98.17 to 99.15	90,226	86,090
NonValid School											
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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AVG. Adj. Sales Price:	93,218	COD:	11.86	MAX Sales Ratio:	261.62			
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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	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
Prior TO 1860	1	100.93	100.93	100.93			100.93	100.93	N/A	110,000	111,025
1860 TO 1899	9	94.70	81.25	71.80	21.29	113.16	31.43	112.47	42.98 to 99.36	74,611	53,574
1900 TO 1919	51	98.80	100.13	95.86	9.51	104.45	52.11	234.96	96.20 to 99.46	57,698	55,308
1920 TO 1939	18	99.13	99.43	98.73	2.54	100.71	83.84	119.85	98.53 to 99.57	64,166	63,354
1940 TO 1949	17	99.14	99.63	102.72	4.76	97.00	73.54	132.71	98.06 to 100.05	70,464	72,379
1950 TO 1959	29	98.03	99.57	97.43	6.13	102.20	75.48	169.63	95.65 to 99.87	84,839	82,657
1960 TO 1969	19	98.12	105.58	100.42	13.12	105.14	77.97	246.56	95.30 to 99.94	107,565	108,015
1970 TO 1979	27	98.37	94.42	93.31	12.64	101.19	59.29	155.70	87.04 to 101.04	156,771	146,277
1980 TO 1989	7	99.52	98.56	98.46	3.60	100.10	87.74	108.13	87.74 to 108.13	134,642	132,575
1990 TO 1994	3	84.85	83.39	82.74	12.10	100.78	67.26	98.06	N/A	104,293	86,295
1995 TO 1999	9	98.82	98.64	96.10	11.65	102.65	65.25	116.55	88.66 to 113.82	190,144	182,720
2000 TO Present	6	99.39	94.34	89.05	10.35	105.95	70.36	113.54	70.36 to 113.54	223,400	198,930
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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	8	99.29	136.41	120.93	42.60	112.80	82.75	261.62	82.75 to 261.62	2,443	2,955
5000 TO 9999	7	60.43	75.63	75.58	25.15	100.07	60.43	97.27	60.43 to 97.27	6,900	5,215
Total \$											
1 TO 9999	15	96.80	108.05	88.65	34.06	121.89	60.43	261.62	60.43 to 99.75	4,523	4,009
10000 TO 29999	13	101.92	119.76	120.97	29.23	99.00	73.54	246.56	92.25 to 119.85	17,961	21,728
30000 TO 59999	49	98.90	96.45	96.54	7.07	99.91	18.41	128.32	97.85 to 99.39	43,449	41,947
60000 TO 99999	65	98.74	97.31	97.20	8.05	100.10	48.03	169.63	97.56 to 99.33	76,344	74,210
100000 TO 149999	47	96.30	93.46	92.96	10.84	100.54	31.43	132.71	94.69 to 99.29	119,455	111,048
150000 TO 249999	20	99.07	98.98	98.69	6.14	100.29	77.23	116.55	98.37 to 99.96	182,857	180,464
250000 TO 499999	5	75.48	77.74	78.41	14.28	99.15	59.29	100.56	N/A	309,600	242,743
500000 +	3	92.73	79.74	80.14	14.97	99.50	52.42	94.07	N/A	672,000	538,533
ALL	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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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	11	96.57	97.40	77.63	30.68	125.46	60.43	250.74	60.43 to 102.71	4,122	3,200
5000 TO 9999	7	93.64	104.79	59.59	41.42	175.85	18.41	261.62	18.41 to 261.62	12,071	7,193
Total \$ _____											
1 TO 9999	18	95.10	100.27	65.89	35.07	152.18	18.41	261.62	60.43 to 98.82	7,213	4,753
10000 TO 29999	12	100.40	107.15	96.06	22.17	111.54	42.43	234.96	96.80 to 110.78	21,208	20,373
30000 TO 59999	57	98.19	92.74	87.53	9.18	105.96	31.43	121.40	96.08 to 99.15	51,044	44,677
60000 TO 99999	62	98.77	99.31	96.24	7.94	103.19	52.11	246.56	97.37 to 99.52	80,852	77,813
100000 TO 149999	42	98.69	100.99	99.59	8.30	101.41	81.61	169.63	96.10 to 99.82	119,904	119,409
150000 TO 249999	19	98.83	95.32	92.10	11.42	103.50	59.29	132.71	81.25 to 99.96	192,271	177,079
250000 TO 499999	5	100.56	91.02	81.60	16.65	111.54	52.42	109.57	N/A	373,800	305,035
500000 +	2	93.40	93.40	93.40	0.72	99.99	92.73	94.07	N/A	681,750	636,785
ALL											
	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
20	84	98.71	96.74	91.58	9.95	105.63	31.43	246.56	98.03 to 99.06	58,589	53,654
30	106	99.10	100.04	97.91	8.58	102.18	52.11	234.96	98.12 to 99.49	115,552	113,137
40	6	87.86	88.04	87.60	9.26	100.51	75.48	99.00	75.48 to 99.00	325,166	284,833
ALL											
	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.10	96.11	61.64	35.58	155.93	18.41	261.62	60.43 to 98.33	51,117	31,506
100	9	100.39	93.50	91.87	12.21	101.77	65.25	113.82	67.27 to 105.66	91,255	83,840
101	137	98.83	98.43	98.24	6.97	100.19	52.11	169.63	98.34 to 99.25	90,292	88,706
102	11	89.57	98.65	81.88	24.22	120.48	59.29	234.96	70.36 to 99.00	151,081	123,707
103	5	98.75	99.37	99.67	1.90	99.70	96.30	103.80	N/A	121,176	120,776
104	32	99.09	99.44	91.65	13.37	108.50	31.43	246.56	97.56 to 100.05	105,947	97,100
106	1	48.03	48.03	48.03			48.03	48.03	N/A	85,000	40,825
111	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
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	217	98.53	97.83	93.33	11.86	104.82	18.41	261.62	97.88 to 99.00	93,218	87,002

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
10	1	110.78	110.78	110.78			110.78	110.78	N/A	12,200	13,515
20	12	99.46	109.84	103.11	30.11	106.52	42.98	234.96	74.07 to 113.74	54,200	55,887
30	166	98.75	97.57	95.21	7.88	102.48	31.43	246.56	98.06 to 99.06	101,206	96,361
40	16	98.91	95.83	91.76	8.07	104.44	65.25	121.40	89.71 to 100.35	98,012	89,933
50	1	99.48	99.48	99.48			99.48	99.48	N/A	89,900	89,435
<u>ALL</u>	<u>217</u>	<u>98.53</u>	<u>97.83</u>	<u>93.33</u>	<u>11.86</u>	<u>104.82</u>	<u>18.41</u>	<u>261.62</u>	<u>97.88 to 99.00</u>	<u>93,218</u>	<u>87,002</u>