

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5789

What If ID: 4957

Desc: New Whatif for Query ID: 5789

<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>
Status: Improved,	1	Total	Decrease	5.580	A	1

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

DATE OF SALE *	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	9	104.11	102.86	106.77	11.96	96.34	82.48	124.30	87.41 to 115.97	86,811	92,687
10/01/03 TO 12/31/03	7	96.73	94.03	96.60	7.07	97.34	80.32	103.59	80.32 to 103.59	123,885	119,670
01/01/04 TO 03/31/04	1	121.12	121.12	121.12			121.12	121.12	N/A	135,000	163,510
04/01/04 TO 06/30/04	10	135.68	128.74	140.32	20.02	91.74	82.21	177.31	83.81 to 167.40	116,450	163,406
07/01/04 TO 09/30/04	12	95.01	99.88	94.97	8.20	105.17	83.58	148.42	93.00 to 100.26	112,457	106,800
10/01/04 TO 12/31/04	5	112.16	111.30	108.09	17.61	102.97	83.74	157.60	N/A	154,261	166,743
01/01/05 TO 03/31/05	10	91.75	90.83	87.23	10.35	104.13	68.99	117.53	80.23 to 99.34	122,300	106,681
04/01/05 TO 06/30/05	4	85.05	80.54	67.12	18.53	119.99	52.63	99.43	N/A	264,468	177,505
07/01/05 TO 09/30/05	6	79.22	76.90	90.56	17.79	84.91	54.24	100.37	54.24 to 100.37	120,679	109,292
10/01/05 TO 12/31/05	5	98.27	93.95	99.88	13.07	94.06	60.13	111.29	N/A	219,700	219,435
01/01/06 TO 03/31/06	12	93.19	90.78	71.23	12.38	127.45	48.03	115.78	81.40 to 100.03	392,080	279,270
04/01/06 TO 06/30/06	6	98.43	101.53	83.44	26.07	121.67	55.96	146.26	55.96 to 146.26	202,133	168,669
<u>Study Years</u>											
07/01/03 TO 06/30/04	27	103.59	110.83	117.69	19.91	94.17	80.32	177.31	92.25 to 122.35	109,185	128,498
07/01/04 TO 06/30/05	31	94.58	96.31	88.42	12.73	108.91	52.63	157.60	90.03 to 97.85	141,989	125,553
07/01/05 TO 06/30/06	29	93.48	90.68	79.02	17.87	114.76	48.03	146.26	80.09 to 98.52	266,908	210,903
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	99.06	112.99	114.40	22.33	98.76	82.21	177.31	93.83 to 122.35	122,153	139,746
01/01/05 TO 12/31/05	25	92.52	86.46	86.02	14.67	100.52	52.63	117.53	80.09 to 96.00	164,138	141,190
<u>ALL</u>											
	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917
<u>ALL</u>											
	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	70	95.27	98.14	90.11	15.52	108.91	52.63	157.60	93.00 to 98.52	157,794	142,188
2	4	88.71	86.91	89.52	20.29	97.08	54.24	115.97	N/A	114,727	102,700
3	13	98.27	106.97	86.85	26.57	123.17	48.03	177.31	82.21 to 149.07	275,803	239,525
<u>ALL</u>											
	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

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	75	96.00	100.58	90.15	16.88	111.57	48.03	177.31	93.47 to 99.34	171,069	154,222
2	11	83.58	84.30	78.65	17.27	107.18	52.63	122.35	54.24 to 100.37	184,498	145,104
3	1	136.78	136.78	136.78			136.78	136.78	N/A	230,300	315,000
<u>ALL</u>	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0001	43	94.82	93.32	86.67	16.44	107.68	52.63	148.42	84.75 to 100.27	201,558	174,691
13-0022	7	94.41	99.75	94.36	10.19	105.72	83.81	142.49	83.81 to 142.49	68,000	64,164
13-0032	1	146.26	146.26	146.26			146.26	146.26	N/A	70,000	102,382
13-0056	10	107.16	114.69	130.85	22.41	87.65	82.21	167.40	87.41 to 149.07	140,320	183,602
13-0097	5	92.52	90.86	81.44	5.19	111.57	76.92	99.43	N/A	119,690	97,475
55-0145	7	97.09	105.11	103.81	14.84	101.25	78.34	157.60	78.34 to 157.60	132,054	137,092
66-0027	5	92.73	91.98	91.49	9.06	100.53	80.09	107.23	N/A	26,042	23,825
66-0111	1	95.19	95.19	95.19			95.19	95.19	N/A	28,000	26,654
78-0001	8	99.86	107.26	71.10	28.60	150.86	48.03	177.31	48.03 to 177.31	349,093	248,215
NonValid School											
<u>ALL</u>	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

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	16	92.71	96.42	97.54	17.12	98.86	54.24	136.78	80.32 to 121.12	129,480	126,292
Prior TO 1860	1	98.34	98.34	98.34			98.34	98.34	N/A	104,500	102,769
1860 TO 1899	7	92.52	93.21	93.05	7.88	100.18	81.23	106.56	81.23 to 106.56	95,510	88,870
1900 TO 1919	7	84.75	90.35	85.38	20.34	105.83	60.13	146.26	60.13 to 146.26	73,071	62,385
1920 TO 1939	6	101.93	108.29	102.89	9.30	105.25	96.73	142.49	96.73 to 142.49	39,333	40,471
1940 TO 1949	9	95.30	104.39	103.16	14.21	101.19	83.81	143.26	90.03 to 115.78	98,666	101,784
1950 TO 1959	5	82.48	80.09	62.82	24.50	127.50	52.63	117.53	N/A	139,680	87,744
1960 TO 1969	8	96.68	87.27	74.85	11.48	116.60	55.96	99.34	55.96 to 99.34	181,163	135,601
1970 TO 1979	9	100.81	116.57	103.64	27.58	112.48	78.34	177.31	82.66 to 157.60	153,931	159,539
1980 TO 1989	3	97.85	101.40	103.73	4.62	97.75	96.39	109.95	N/A	153,833	159,568
1990 TO 1994	4	88.72	92.05	80.43	14.60	114.45	75.98	114.77	N/A	608,725	489,575
1995 TO 1999	6	95.05	107.42	114.78	18.51	93.58	87.41	149.07	87.41 to 149.07	233,000	267,445
2000 TO Present	6	102.85	104.62	76.76	25.53	136.29	48.03	167.40	48.03 to 167.40	463,708	355,936
<u>ALL</u>	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	99.43	95.66	99.50	9.02	96.14	80.32	107.23	N/A	2,399	2,387	
Total \$ _____												
1 TO 9999	3	99.43	95.66	99.50	9.02	96.14	80.32	107.23	N/A	2,399	2,387	
10000 TO 29999	9	92.25	97.79	92.07	20.45	106.21	55.85	148.42	80.09 to 142.49	20,488	18,864	
30000 TO 59999	17	96.00	97.91	98.22	15.20	99.68	54.24	143.26	83.74 to 117.53	45,233	44,428	
60000 TO 99999	13	96.73	105.35	105.15	17.68	100.19	81.40	177.31	83.81 to 115.97	74,754	78,607	
100000 TO 149999	16	96.34	99.73	99.63	13.45	100.10	68.99	157.60	91.98 to 106.56	122,394	121,945	
150000 TO 249999	17	97.85	104.17	105.41	17.60	98.82	60.13	167.40	86.22 to 114.77	183,605	193,545	
250000 TO 499999	7	97.09	99.43	100.47	14.95	98.96	76.92	149.07	76.92 to 149.07	388,267	390,103	
500000 +	5	55.96	68.78	66.26	30.95	103.80	48.03	111.29	N/A	1,072,030	710,309	
ALL												
	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	99.43	95.66	99.50	9.02	96.14	80.32	107.23	N/A	2,399	2,387	
Total \$ _____												
1 TO 9999	3	99.43	95.66	99.50	9.02	96.14	80.32	107.23	N/A	2,399	2,387	
10000 TO 29999	12	91.43	92.34	85.34	20.15	108.20	54.24	148.42	80.09 to 95.19	24,075	20,545	
30000 TO 59999	12	95.65	95.72	94.48	10.15	101.32	73.31	122.35	83.81 to 100.27	47,714	45,079	
60000 TO 99999	15	96.73	99.07	94.23	13.93	105.13	60.13	143.26	90.03 to 112.16	77,747	73,261	
100000 TO 149999	14	93.94	97.49	94.95	12.59	102.67	68.99	146.26	81.23 to 106.56	118,821	112,822	
150000 TO 249999	16	98.81	109.94	106.27	18.37	103.45	83.58	177.31	93.83 to 121.12	165,830	176,235	
250000 TO 499999	11	97.09	97.24	87.58	24.17	111.02	52.63	167.40	55.96 to 136.78	374,379	327,895	
500000 +	4	93.64	96.09	77.45	36.40	124.08	48.03	149.07	N/A	1,155,037	894,524	
ALL												
	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917	

PA&T 2007 R&O Statistics

Query: 5789

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	89.24	92.21	94.82	17.13	97.24	54.24	136.78	80.23 to 100.37	146,815	139,212
10	17	98.52	105.90	107.17	18.87	98.82	73.31	157.60	83.81 to 121.12	115,135	123,385
15	6	104.81	105.73	75.95	29.87	139.20	48.03	149.07	48.03 to 149.07	416,375	316,251
20	43	96.00	98.72	88.78	15.33	111.20	55.85	177.31	93.00 to 100.26	160,968	142,909
25	3	94.41	94.27	93.33	3.63	101.01	89.06	99.34	N/A	227,000	211,848
30	5	84.75	84.74	76.04	15.62	111.44	52.63	109.95	N/A	220,000	167,291
40	1	114.77	114.77	114.77			114.77	114.77	N/A	170,000	195,106
ALL	87	95.24	98.94	89.32	17.53	110.77	48.03	177.31	92.73 to 98.52	173,448	154,917

PA&T 2007 R&O Statistics

What If ID: 4957

Query: 5789

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	86.22	88.15	88.51	14.01	99.59	54.24	122.35	76.92 to 100.37	139,225	123,231
297	3	94.41	110.63	92.13	20.96	120.08	89.06	148.42	N/A	155,333	143,109
303	2	102.52	102.52	93.12	45.41	110.09	55.96	149.07	N/A	570,000	530,772
306	1	111.29	111.29	111.29			111.29	111.29	N/A	545,000	606,541
319	1	100.81	100.81	100.81			100.81	100.81	N/A	328,000	330,646
326	1	143.26	143.26	143.26			143.26	143.26	N/A	45,000	64,466
329	1	93.83	93.83	93.83			93.83	93.83	N/A	160,000	150,127
344	6	77.66	79.50	52.36	31.97	151.83	48.03	117.53	48.03 to 117.53	321,375	168,270
346	2	89.19	89.19	91.77	6.04	97.20	83.81	94.58	N/A	124,289	114,058
349	1	83.74	83.74	83.74			83.74	83.74	N/A	55,000	46,057
350	4	105.51	115.86	115.73	19.74	100.11	94.82	157.60	N/A	130,451	150,971
351	5	95.30	85.23	70.45	12.72	120.98	52.63	99.34	N/A	169,480	119,391
352	3	81.23	82.85	81.27	12.04	101.95	68.99	98.34	N/A	126,500	102,801
353	12	98.08	103.86	102.78	14.93	101.06	80.09	146.26	91.84 to 112.16	59,256	60,900
386	2	95.43	95.43	96.44	2.54	98.94	93.00	97.85	N/A	129,250	124,654
389	1	87.41	87.41	87.41			87.41	87.41	N/A	58,000	50,699
405	1	91.98	91.98	91.98			91.98	91.98	N/A	100,000	91,980
406	7	107.23	113.82	113.26	19.02	100.49	82.21	177.31	82.21 to 177.31	108,857	123,287
419	2	105.93	105.93	103.35	8.35	102.50	97.09	114.77	N/A	240,000	248,035
426	1	121.12	121.12	121.12			121.12	121.12	N/A	135,000	163,510
442	3	100.26	107.31	105.43	8.96	101.78	97.36	124.30	N/A	73,070	77,036
444	1	103.59	103.59	103.59			103.59	103.59	N/A	103,000	106,695
458	1	82.66	82.66	82.66			82.66	82.66	N/A	400,000	330,646
484	1	84.75	84.75	84.75			84.75	84.75	N/A	170,000	144,075
493	1	98.27	98.27	98.27			98.27	98.27	N/A	145,000	142,496
494	2	140.67	140.67	143.23	19.00	98.21	113.94	167.40	N/A	182,500	261,403
528	8	93.47	94.05	95.99	10.98	97.98	73.31	115.97	73.31 to 115.97	94,125	90,351
598	1	75.98	75.98	75.98			75.98	75.98	N/A	1,983,900	1,507,423
841	1	136.78	136.78	136.78			136.78	136.78	N/A	230,300	315,000
851	1	90.61	90.61	90.61			90.61	90.61	N/A	20,000	18,121
<u>ALL</u>	<u>87</u>	<u>95.24</u>	<u>98.94</u>	<u>89.32</u>	<u>17.53</u>	<u>110.77</u>	<u>48.03</u>	<u>177.31</u>	<u>92.73 to 98.52</u>	<u>173,448</u>	<u>154,917</u>

PA&T 2007 R&O Statistics

Query: 5789

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	87	MEDIAN:	95	COV:	24.60	95% Median C.I.:	92.73 to 98.52	(!: Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	89	STD:	24.34	95% Wgt. Mean C.I.:	77.75 to 100.88	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	99	AVG.ABS.DEV:	16.69	95% Mean C.I.:	93.82 to 104.05	
TOTAL Assessed Value:	13,477,811							
AVG. Adj. Sales Price:	173,448	COD:	17.53	MAX Sales Ratio:	177.31			
AVG. Assessed Value:	154,917	PRD:	110.77	MIN Sales Ratio:	48.03			

Printed: 04/16/2007 11:19:57

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	85	95.24	99.07	89.01	17.76	111.30	48.03	177.31	92.73 to 98.52	170,176	151,473
04	2	93.30	93.30	96.41	7.58	96.77	86.22	100.37	N/A	312,500	301,280
<u>ALL</u>	<u>87</u>	<u>95.24</u>	<u>98.94</u>	<u>89.32</u>	<u>17.53</u>	<u>110.77</u>	<u>48.03</u>	<u>177.31</u>	<u>92.73 to 98.52</u>	<u>173,448</u>	<u>154,917</u>