

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(! : Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

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	110.26	108.33	112.96	12.51	95.91	87.36	131.65	92.25 to 122.83	86,811	98,059
10/01/03 TO 12/31/03	7	102.45	98.91	102.30	7.73	96.68	80.32	109.71	80.32 to 109.71	123,885	126,734
01/01/04 TO 03/31/04	1	128.28	128.28	128.28			128.28	128.28	N/A	135,000	173,173
04/01/04 TO 06/30/04	10	143.70	135.62	148.33	20.53	91.43	87.07	187.79	88.77 to 177.29	116,450	172,727
07/01/04 TO 09/30/04	12	100.62	105.37	99.91	8.61	105.47	83.58	157.19	98.49 to 106.18	112,457	112,353
10/01/04 TO 12/31/04	5	118.79	117.88	114.48	17.61	102.97	88.69	166.91	N/A	154,261	176,597
01/01/05 TO 03/31/05	10	97.18	96.20	92.38	10.35	104.13	73.07	124.47	84.98 to 105.21	122,300	112,985
04/01/05 TO 06/30/05	4	87.80	83.38	67.76	21.19	123.05	52.63	105.30	N/A	264,468	179,201
07/01/05 TO 09/30/05	6	81.58	79.15	91.15	18.68	86.84	54.24	100.37	54.24 to 100.37	120,679	109,995
10/01/05 TO 12/31/05	5	104.08	99.50	105.78	13.08	94.06	63.68	117.87	N/A	219,700	232,403
01/01/06 TO 03/31/06	12	98.71	95.23	75.20	12.31	126.63	50.87	122.62	86.22 to 103.11	392,080	294,846
04/01/06 TO 06/30/06	5	104.16	100.06	75.14	23.49	133.17	59.26	154.90	N/A	196,500	147,641
<u>Study Years</u>											
07/01/03 TO 06/30/04	27	109.71	116.73	124.50	20.01	93.77	80.32	187.79	95.96 to 128.28	109,185	135,930
07/01/04 TO 06/30/05	31	100.17	101.59	92.64	13.14	109.66	52.63	166.91	95.35 to 103.64	141,989	131,544
07/01/05 TO 06/30/06	28	98.50	93.41	81.20	16.98	115.03	50.87	154.90	84.82 to 103.11	268,215	217,798
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	104.91	119.23	120.80	22.25	98.70	83.58	187.79	99.37 to 128.28	122,153	147,559
01/01/05 TO 12/31/05	25	97.99	90.72	89.40	15.06	101.47	52.63	124.47	84.82 to 100.93	164,138	146,746
<u>ALL</u>											
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004
<u>ALL</u>											
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

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	69	100.82	103.08	93.98	15.24	109.68	52.63	166.91	98.21 to 104.16	156,744	147,302
2	4	91.47	90.01	92.53	23.06	97.28	54.24	122.83	N/A	114,727	106,152
3	13	100.37	111.10	90.86	28.00	122.27	50.87	187.79	86.22 to 157.88	275,803	250,605
<u>ALL</u>											
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(! : Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

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	101.67	106.53	95.48	16.88	111.57	50.87	187.79	99.00 to 105.21	171,069	163,336
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
ALL	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

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	100.42	98.47	91.49	16.81	107.63	52.63	157.19	89.76 to 106.20	201,558	184,401
13-0022	7	99.99	105.65	99.94	10.19	105.71	88.77	150.91	88.77 to 150.91	68,000	67,956
13-0032	1	154.90	154.90	154.90			154.90	154.90	N/A	70,000	108,433
13-0056	9	104.16	118.26	137.26	23.37	86.16	87.07	177.29	92.25 to 157.88	130,322	178,884
13-0097	5	97.99	95.33	83.03	6.11	114.82	76.92	105.30	N/A	119,690	99,372
55-0145	7	101.67	109.82	109.01	15.45	100.74	78.34	166.91	78.34 to 166.91	132,054	143,951
66-0027	5	98.21	97.41	96.90	9.06	100.53	84.82	113.57	N/A	26,042	25,233
66-0111	1	100.82	100.82	100.82			100.82	100.82	N/A	28,000	28,229
78-0001	8	102.79	111.32	73.91	29.62	150.62	50.87	187.79	50.87 to 187.79	349,093	258,013
NonValid School											
ALL	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

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	15	95.96	96.13	94.20	15.91	102.06	54.24	131.65	83.58 to 106.18	122,758	115,633
Prior TO 1860	1	104.16	104.16	104.16			104.16	104.16	N/A	104,500	108,842
1860 TO 1899	7	97.99	98.72	98.55	7.88	100.18	86.03	112.86	86.03 to 112.86	95,510	94,122
1900 TO 1919	7	89.76	95.69	90.42	20.34	105.83	63.68	154.90	63.68 to 154.90	73,071	66,072
1920 TO 1939	6	107.96	114.69	108.97	9.30	105.25	102.45	150.91	102.45 to 150.91	39,333	42,862
1940 TO 1949	9	100.93	110.55	109.26	14.21	101.19	88.77	151.72	95.35 to 122.62	98,666	107,799
1950 TO 1959	5	87.36	84.21	64.26	25.21	131.04	52.63	124.47	N/A	139,680	89,757
1960 TO 1969	8	102.39	92.43	79.27	11.48	116.59	59.26	105.21	59.26 to 105.21	181,163	143,615
1970 TO 1979	9	106.76	122.95	109.30	28.07	112.49	78.34	187.79	87.55 to 166.91	153,931	168,247
1980 TO 1989	3	103.64	107.39	109.86	4.62	97.75	102.08	116.44	N/A	153,833	168,998
1990 TO 1994	4	93.97	97.49	85.18	14.60	114.45	80.47	121.55	N/A	608,725	518,507
1995 TO 1999	6	100.66	113.76	121.57	18.51	93.58	92.58	157.88	92.58 to 157.88	233,000	283,251
2000 TO Present	6	108.93	110.80	81.30	25.53	136.29	50.87	177.29	50.87 to 177.29	463,708	376,971
ALL	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(! : Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

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	105.30	99.73	104.58	10.53	95.36	80.32	113.57	N/A	2,399	2,509	
Total \$ _____												
1 TO 9999	3	105.30	99.73	104.58	10.53	95.36	80.32	113.57	N/A	2,399	2,509	
10000 TO 29999	9	95.96	102.96	96.99	21.25	106.15	59.15	157.19	84.82 to 150.91	20,488	19,873	
30000 TO 59999	17	100.93	102.73	103.12	14.88	99.62	54.24	151.72	88.69 to 122.35	45,233	46,646	
60000 TO 99999	13	102.45	111.58	111.37	17.68	100.19	86.22	187.79	88.77 to 122.83	74,754	83,253	
100000 TO 149999	16	102.04	105.34	105.19	13.73	100.14	73.07	166.91	97.42 to 112.86	122,394	128,747	
150000 TO 249999	16	102.26	107.54	108.37	17.04	99.23	63.68	177.29	89.76 to 120.68	180,686	195,817	
250000 TO 499999	7	100.37	103.80	104.72	15.47	99.13	76.92	157.88	76.92 to 157.88	388,267	406,584	
500000 +	5	59.26	72.22	69.88	32.01	103.35	50.87	117.87	N/A	1,072,030	749,115	
ALL												
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004	

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	105.30	99.73	104.58	10.53	95.36	80.32	113.57	N/A	2,399	2,509	
Total \$ _____												
1 TO 9999	3	105.30	99.73	104.58	10.53	95.36	80.32	113.57	N/A	2,399	2,509	
10000 TO 29999	12	94.10	97.07	89.58	21.19	108.36	54.24	157.19	84.82 to 100.82	24,075	21,566	
30000 TO 59999	12	100.48	100.28	99.09	9.29	101.21	77.64	124.47	88.77 to 106.20	47,714	47,278	
60000 TO 99999	15	102.45	104.92	99.80	13.93	105.13	63.68	151.72	95.35 to 118.79	77,747	77,590	
100000 TO 149999	14	99.50	102.92	100.17	12.92	102.74	73.07	154.90	86.03 to 112.86	118,821	119,027	
150000 TO 249999	16	104.65	115.81	111.88	18.97	103.52	83.58	187.79	99.37 to 128.28	165,830	185,523	
250000 TO 499999	10	97.35	97.44	88.08	23.94	110.62	52.63	177.29	59.26 to 116.44	388,787	342,452	
500000 +	4	99.17	101.77	82.02	36.40	124.08	50.87	157.88	N/A	1,155,037	947,388	
ALL												
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004	

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(!: Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

COST RANK											
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	89.08	89.04	14.09	100.05	54.24	122.35	76.92 to 100.37	139,225	123,970
10	17	104.34	111.89	113.17	19.13	98.87	77.64	166.91	88.77 to 128.28	115,135	130,296
15	6	111.00	111.98	80.44	29.87	139.20	50.87	157.88	50.87 to 157.88	416,375	334,941
20	43	101.67	104.56	94.03	15.33	111.20	59.15	187.79	98.49 to 106.18	160,968	151,354
25	3	99.99	99.84	98.84	3.63	101.01	94.32	105.21	N/A	227,000	224,368
30	5	89.76	89.12	79.09	16.31	112.68	52.63	116.44	N/A	220,000	174,005
40	1	121.55	121.55	121.55			121.55	121.55	N/A	170,000	206,636
ALL	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(! : Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	86.22	89.08	89.04	14.09	100.05	54.24	122.35	76.92 to 100.37	139,225	123,970
297	3	99.99	117.17	97.57	20.96	120.08	94.32	157.19	N/A	155,333	151,566
303	2	108.57	108.57	98.62	45.42	110.09	59.26	157.88	N/A	570,000	562,139
306	1	117.87	117.87	117.87			117.87	117.87	N/A	545,000	642,386
319	1	106.76	106.76	106.76			106.76	106.76	N/A	328,000	350,186
326	1	151.72	151.72	151.72			151.72	151.72	N/A	45,000	68,276
329	1	99.37	99.37	99.37			99.37	99.37	N/A	160,000	158,999
344	6	82.25	84.20	55.45	31.97	151.83	50.87	124.47	50.87 to 124.47	321,375	178,214
346	2	94.47	94.47	97.19	6.03	97.20	88.77	100.17	N/A	124,289	120,799
349	1	88.69	88.69	88.69			88.69	88.69	N/A	55,000	48,779
350	4	111.75	122.71	122.57	19.74	100.11	100.42	166.91	N/A	130,451	159,893
351	5	100.93	89.64	72.74	13.34	123.24	52.63	105.21	N/A	169,480	123,274
352	3	86.03	87.75	86.07	12.05	101.96	73.07	104.16	N/A	126,500	108,876
353	12	103.88	110.00	108.85	14.93	101.06	84.82	154.90	97.27 to 118.79	59,256	64,500
386	2	101.07	101.07	102.14	2.55	98.94	98.49	103.64	N/A	129,250	132,021
389	1	92.58	92.58	92.58			92.58	92.58	N/A	58,000	53,695
405	1	97.42	97.42	97.42			97.42	97.42	N/A	100,000	97,416
406	7	113.57	120.54	119.95	19.02	100.49	87.07	187.79	87.07 to 187.79	108,857	130,573
419	2	112.19	112.19	109.46	8.35	102.49	102.82	121.55	N/A	240,000	262,693
426	1	128.28	128.28	128.28			128.28	128.28	N/A	135,000	173,173
442	3	106.18	113.65	111.66	8.96	101.78	103.11	131.65	N/A	73,070	81,588
444	1	109.71	109.71	109.71			109.71	109.71	N/A	103,000	113,000
458	1	87.55	87.55	87.55			87.55	87.55	N/A	400,000	350,186
484	1	89.76	89.76	89.76			89.76	89.76	N/A	170,000	152,590
493	1	104.08	104.08	104.08			104.08	104.08	N/A	145,000	150,917
494	2	148.99	148.99	151.70	19.00	98.21	120.68	177.29	N/A	182,500	276,851
528	8	99.00	99.03	100.80	11.57	98.24	77.64	122.83	77.64 to 122.83	94,125	94,880
598	1	80.47	80.47	80.47			80.47	80.47	N/A	1,983,900	1,596,508
851	1	95.96	95.96	95.96			95.96	95.96	N/A	20,000	19,192
<u>ALL</u>	<u>86</u>	<u>100.40</u>	<u>103.68</u>	<u>93.18</u>	<u>17.52</u>	<u>111.27</u>	<u>50.87</u>	<u>187.79</u>	<u>98.21 to 103.64</u>	<u>172,787</u>	<u>161,004</u>

PA&T 2007 R&O Statistics

Base Stat

Query: 5789

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	100	COV:	24.96	95% Median C.I.:	98.21 to 103.64	(!: Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	93	STD:	25.88	95% Wgt. Mean C.I.:	81.11 to 105.25	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	104	AVG.ABS.DEV:	17.58	95% Mean C.I.:	98.21 to 109.15	
TOTAL Assessed Value:	13,846,373							
AVG. Adj. Sales Price:	172,787	COD:	17.52	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	161,004	PRD:	111.27	MIN Sales Ratio:	50.87			

Printed: 04/16/2007 10:50:44

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	84	100.62	103.93	93.04	17.72	111.71	50.87	187.79	98.21 to 104.08	169,460	157,664
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>											
	86	100.40	103.68	93.18	17.52	111.27	50.87	187.79	98.21 to 103.64	172,787	161,004