

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5824

What If ID: 4959

Desc: New Whatif for Query ID: 5824

<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>
Locations: Urban, Suburban	1	Total	Increase	4.950	A	1

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	MEDIAN:	98	COV:	33.97	95% Median C.I.:	92.41 to 102.98
TOTAL Sales Price:	6,088,784	WGT. MEAN:	93	STD:	33.79	95% Wgt. Mean C.I.:	86.69 to 100.11
TOTAL Adj.Sales Price:	6,053,784	MEAN:	99	AVG.ABS.DEV:	19.81	95% Mean C.I.:	89.60 to 109.35
TOTAL Assessed Value:	5,654,360						
AVG. Adj. Sales Price:	134,528	COD:	20.19	MAX Sales Ratio:	234.70		
AVG. Assessed Value:	125,652	PRD:	106.50	MIN Sales Ratio:	23.78		

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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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	98.79	101.36	101.94	10.65	99.43	86.86	118.43	N/A	26,666	27,184
10/01/03 TO 12/31/03	6	103.51	95.96	97.48	10.63	98.44	70.80	112.21	70.80 to 112.21	66,125	64,459
01/01/04 TO 03/31/04	3	104.49	102.01	104.09	2.70	98.00	96.55	105.00	N/A	129,666	134,972
04/01/04 TO 06/30/04	9	104.68	110.69	99.22	28.93	111.56	23.78	234.70	92.41 to 134.59	146,883	145,743
07/01/04 TO 09/30/04	4	94.22	84.03	93.39	13.92	89.98	49.03	98.64	N/A	59,250	55,333
10/01/04 TO 12/31/04	1	92.35	92.35	92.35			92.35	92.35	N/A	6,000	5,541
01/01/05 TO 03/31/05	3	102.98	104.20	103.95	5.63	100.24	96.11	113.51	N/A	288,166	299,540
04/01/05 TO 06/30/05	2	79.51	79.51	82.07	6.67	96.89	74.21	84.82	N/A	135,000	110,794
07/01/05 TO 09/30/05	5	100.00	111.58	93.80	30.70	118.95	66.51	203.87	N/A	174,916	164,079
10/01/05 TO 12/31/05	2	85.46	85.46	88.95	12.19	96.07	75.04	95.88	N/A	225,750	200,814
01/01/06 TO 03/31/06	3	98.69	104.89	85.21	22.06	123.10	75.33	140.65	N/A	74,333	63,337
04/01/06 TO 06/30/06	4	75.47	87.70	75.61	28.58	116.00	62.32	137.54	N/A	234,875	177,581
<u>Study Years</u>											
07/01/03 TO 06/30/04	21	104.16	103.91	99.87	17.60	104.04	23.78	234.70	95.18 to 105.00	104,176	104,043
07/01/04 TO 06/30/05	10	94.22	90.01	97.79	12.07	92.04	49.03	113.51	74.21 to 102.98	137,750	134,708
07/01/05 TO 06/30/06	14	90.79	99.59	85.28	28.53	116.78	62.32	203.87	69.94 to 137.54	177,755	151,597
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	17	98.10	101.81	99.46	21.41	102.36	23.78	234.70	92.41 to 105.00	114,938	114,322
01/01/05 TO 12/31/05	12	96.00	100.04	95.19	20.50	105.09	66.51	203.87	75.04 to 102.98	205,048	195,186
<u>ALL</u>											
	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	3	98.69	104.41	101.19	7.54	103.18	96.11	118.43	N/A	41,666	42,164
CORDOVA	1	234.70	234.70	234.70			234.70	234.70	N/A	1,000	2,347
GARLAND	1	49.03	49.03	49.03			49.03	49.03	N/A	12,000	5,883
GOEHNER	3	81.20	80.76	78.57	5.19	102.78	74.21	86.86	N/A	47,750	37,519
MILFORD	2	142.44	142.44	122.48	43.13	116.29	81.01	203.87	N/A	67,930	83,204
PLEASANT DALE	1	84.82	84.82	84.82			84.82	84.82	N/A	200,000	169,643
RURAL	3	100.00	104.10	104.84	4.91	99.29	98.79	113.51	N/A	113,333	118,822
SEWARD	24	98.37	96.00	92.24	13.98	104.08	62.32	137.54	85.70 to 104.51	192,942	177,963
STAPLEHURST	2	82.22	82.22	116.47	71.08	70.59	23.78	140.65	N/A	14,500	16,888
UTICA	5	92.79	97.37	93.73	5.29	103.89	92.35	104.81	N/A	87,413	81,930
<u>ALL</u>											
	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

PA&T 2007 R&O Statistics

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TOTAL Sales Price:	6,088,784	WGT. MEAN:	93	STD:	33.79	95% Wgt. Mean C.I.:	86.69 to 100.11
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TOTAL Assessed Value:	5,654,360						
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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	40	96.00	98.29	91.77	21.61	107.11	23.78	234.70	86.86 to 102.98	128,647	118,053
2	3	113.51	115.40	103.57	10.72	111.42	98.10	134.59	N/A	230,963	239,213
3	2	99.40	99.40	99.80	0.61	99.59	98.79	100.00	N/A	107,500	107,287
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

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	37	96.11	100.69	92.24	21.37	109.16	49.03	234.70	86.86 to 104.16	139,929	129,071
2	7	98.64	92.32	100.18	17.26	92.16	23.78	134.59	23.78 to 134.59	122,841	123,058
3	1	104.81	104.81	104.81			104.81	104.81	N/A	16,500	17,293
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502											
30-0001	1	234.70	234.70	234.70			234.70	234.70	N/A	1,000	2,347
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	4	91.81	117.12	99.94	37.26	117.20	81.01	203.87	N/A	92,715	92,656
80-0009	32	97.32	92.91	92.68	18.15	100.25	23.78	140.65	81.20 to 104.16	159,995	148,288
80-0567	8	97.40	100.01	95.39	6.77	104.84	92.35	118.43	92.35 to 118.43	70,258	67,018
NonValid School											
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

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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	7	98.64	92.32	100.18	17.26	92.16	23.78	134.59	23.78 to 134.59	122,841	123,058
Prior TO 1860	1	104.81	104.81	104.81			104.81	104.81	N/A	16,500	17,293
1860 TO 1899	2	87.24	87.24	84.93	23.76	102.72	66.51	107.97	N/A	67,500	57,329
1900 TO 1919	17	96.55	106.07	91.10	30.69	116.44	49.03	234.70	74.21 to 118.43	51,741	47,136
1920 TO 1939	2	95.68	95.68	97.29	9.21	98.34	86.86	104.49	N/A	24,500	23,837
1940 TO 1949											
1950 TO 1959	2	88.10	88.10	89.25	8.04	98.71	81.01	95.18	N/A	107,500	95,942
1960 TO 1969	4	112.86	116.94	115.56	7.60	101.19	104.51	137.54	N/A	99,875	115,420
1970 TO 1979	3	102.98	94.33	98.89	9.50	95.38	75.33	104.68	N/A	353,166	349,263
1980 TO 1989	2	77.82	77.82	77.09	10.13	100.95	69.94	85.70	N/A	596,360	459,720
1990 TO 1994	3	92.41	90.96	90.50	3.91	100.51	84.82	95.66	N/A	208,521	188,715
1995 TO 1999	2	100.44	100.44	100.57	4.54	99.87	95.88	105.00	N/A	310,750	312,535
2000 TO Present											
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

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	1	234.70	234.70	234.70			234.70	234.70	N/A	1,000	2,347
5000 TO 9999	2	58.07	58.07	58.07	59.05	100.00	23.78	92.35	N/A	6,000	3,484
Total \$											
1 TO 9999	3	92.35	116.94	71.65	76.13	163.21	23.78	234.70	N/A	4,333	3,105
10000 TO 29999	6	104.65	100.71	105.82	19.67	95.17	49.03	140.65	49.03 to 140.65	20,916	22,134
30000 TO 59999	9	101.84	113.62	115.28	18.57	98.55	81.20	203.87	96.55 to 134.59	41,080	47,358
60000 TO 99999	10	94.45	93.78	94.27	17.70	99.48	66.51	137.54	70.80 to 112.21	72,750	68,580
100000 TO 149999	5	95.66	94.24	94.04	12.65	100.21	62.32	113.51	N/A	114,400	107,581
150000 TO 249999	5	84.82	87.97	89.19	12.81	98.64	75.04	104.68	N/A	184,000	164,107
250000 TO 499999	3	95.88	97.76	97.77	4.38	100.00	92.41	105.00	N/A	315,688	308,637
500000 +	4	91.90	89.18	88.94	12.36	100.27	69.94	102.98	N/A	594,749	528,962
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

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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	2	129.24	129.24	53.91	81.60	239.71	23.78	234.70	N/A	3,500	1,887
5000 TO 9999	2	70.69	70.69	63.47	30.64	111.38	49.03	92.35	N/A	9,000	5,712
Total \$ _____											
1 TO 9999	4	70.69	99.97	60.79	89.91	164.44	23.78	234.70	N/A	6,250	3,799
10000 TO 29999	5	104.49	102.66	103.05	7.21	99.61	86.86	118.43	N/A	24,100	24,836
30000 TO 59999	11	96.55	93.67	87.77	15.33	106.72	66.51	140.65	70.80 to 104.16	48,704	42,746
60000 TO 99999	8	97.38	110.02	99.98	26.95	110.05	62.32	203.87	62.32 to 203.87	75,246	75,227
100000 TO 149999	7	104.51	101.90	97.25	16.09	104.79	75.04	137.54	75.04 to 137.54	120,642	117,322
150000 TO 249999	3	100.00	96.50	96.66	6.62	99.84	84.82	104.68	N/A	200,000	193,310
250000 TO 499999	5	92.41	89.79	86.24	9.79	104.11	69.94	105.00	N/A	427,957	369,070
500000 +	2	100.54	100.54	100.85	2.43	99.69	98.10	102.98	N/A	593,139	598,203
ALL _____	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.72	110.12	100.33	32.32	109.75	23.78	234.70	23.78 to 234.70	107,611	107,969
10	2	96.40	96.40	90.16	12.01	106.91	84.82	107.97	N/A	130,000	117,211
15	3	104.16	99.62	103.91	10.34	95.87	81.20	113.51	N/A	71,583	74,383
20	32	96.00	97.00	91.84	18.44	105.62	49.03	203.87	85.70 to 104.49	147,442	135,407
ALL _____	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.64	92.32	100.18	17.26	92.16	23.78	134.59	23.78 to 134.59	122,841	123,058
325	2	116.60	116.60	113.95	17.96	102.33	95.66	137.54	N/A	88,750	101,128
340	4	108.56	128.45	129.54	30.13	99.15	92.79	203.87	N/A	40,215	52,095
344	3	104.81	102.65	99.77	4.07	102.89	95.18	107.97	N/A	67,166	67,015
349	1	81.01	81.01	81.01			81.01	81.01	N/A	90,000	72,913
350	3	84.82	81.85	83.71	4.19	97.78	75.04	85.70	N/A	296,906	248,537
351	1	140.65	140.65	140.65			140.65	140.65	N/A	23,000	32,350
352	3	102.98	101.18	101.50	2.85	99.69	95.88	104.68	N/A	397,000	402,936
353	10	91.71	87.17	79.39	16.15	109.80	62.32	104.49	66.51 to 104.16	63,350	50,294
406	2	141.87	141.87	63.31	65.44	224.09	49.03	234.70	N/A	6,500	4,115
419	3	92.41	91.95	81.52	15.72	112.80	69.94	113.51	N/A	367,521	299,586
435	1	105.00	105.00	105.00			105.00	105.00	N/A	320,000	335,996
442	3	81.20	83.84	84.07	8.99	99.73	74.21	96.11	N/A	64,416	54,155
528	2	108.36	108.36	108.22	3.55	100.13	104.51	112.21	N/A	98,500	106,596
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	102.98	102.98	102.98			102.98	102.98	N/A	669,500	689,449
03	44	97.32	99.40	92.21	20.70	107.79	23.78	234.70	92.35 to 104.16	122,370	112,838
04											
ALL	45	98.10	99.48	93.40	20.19	106.50	23.78	234.70	92.41 to 102.98	134,528	125,652