

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5789

What If ID: 4960

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	Imprvmnt	Decrease	6.000	A	1

Type: Qualified

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

NUMBER of Sales:	86	MEDIAN:	96	COV:	24.40	95% Median C.I.:	94.04 to 100.03	(! : Derived)
TOTAL Sales Price:	15,619,544	WGT. MEAN:	90	STD:	24.34	95% Wgt. Mean C.I.:	78.07 to 101.18	
TOTAL Adj.Sales Price:	14,859,702	MEAN:	100	AVG.ABS.DEV:	16.74	95% Mean C.I.:	94.60 to 104.89	
TOTAL Assessed Value:	13,317,881							
AVG. Adj. Sales Price:	172,787	COD:	17.37	MAX Sales Ratio:	176.52			
AVG. Assessed Value:	154,859	PRD:	111.29	MIN Sales Ratio:	49.17			

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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	9	104.78	104.21	108.45	12.58	96.10	82.38	125.24	88.45 to 121.07	86,811	94,142
10/01/03 TO 12/31/03	7	97.05	94.60	97.53	7.64	96.99	80.32	104.33	80.32 to 104.33	123,885	120,827
01/01/04 TO 03/31/04	1	121.86	121.86	121.86			121.86	121.86	N/A	135,000	164,511
04/01/04 TO 06/30/04	10	137.49	130.01	141.69	19.34	91.75	83.43	176.52	83.92 to 168.03	116,450	164,998
07/01/04 TO 09/30/04	12	96.47	101.36	96.18	9.27	105.38	83.58	155.03	93.21 to 100.72	112,457	108,164
10/01/04 TO 12/31/04	5	113.95	112.54	109.32	17.26	102.95	84.41	158.39	N/A	154,261	168,637
01/01/05 TO 03/31/05	10	93.67	93.13	89.55	9.85	104.00	69.44	118.23	84.39 to 103.20	122,300	109,516
04/01/05 TO 06/30/05	4	87.36	82.38	67.65	20.15	121.77	52.63	102.17	N/A	264,468	178,913
07/01/05 TO 09/30/05	6	79.17	77.31	90.67	17.36	85.26	54.24	100.37	54.24 to 100.37	120,679	109,415
10/01/05 TO 12/31/05	5	101.04	95.07	100.82	12.51	94.30	60.28	111.93	N/A	219,700	221,505
01/01/06 TO 03/31/06	12	93.37	91.29	71.86	12.47	127.04	49.17	117.48	81.97 to 100.03	392,080	281,738
04/01/06 TO 06/30/06	5	99.37	96.27	72.62	23.68	132.58	57.56	146.47	N/A	196,500	142,689
<u>Study Years</u>											
07/01/03 TO 06/30/04	27	104.33	111.93	118.98	19.97	94.07	80.32	176.52	94.15 to 122.35	109,185	129,909
07/01/04 TO 06/30/05	31	95.15	98.06	89.78	13.20	109.22	52.63	158.39	92.63 to 100.03	141,989	127,483
07/01/05 TO 06/30/06	28	93.61	89.86	78.01	17.11	115.19	49.17	146.47	80.00 to 100.03	268,215	209,226
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	99.80	114.32	115.65	22.39	98.85	83.43	176.52	94.96 to 122.35	122,153	141,273
01/01/05 TO 12/31/05	25	93.30	88.00	87.12	14.91	101.01	52.63	118.23	80.00 to 100.03	164,138	142,993
<u>ALL</u>											
	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859
<u>ALL</u>											
	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

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	96.29	98.83	90.08	15.24	109.72	52.63	158.39	94.04 to 100.03	156,744	141,188
2	4	90.69	89.17	91.70	22.34	97.24	54.24	121.07	N/A	114,727	105,208
3	13	100.37	107.85	88.00	26.21	122.56	49.17	176.52	83.43 to 150.69	275,803	242,696
<u>ALL</u>											
	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

Type: Qualified

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TOTAL Adj.Sales Price:	14,859,702	MEAN:	100	AVG.ABS.DEV:	16.74	95% Mean C.I.:	94.60 to 104.89	
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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	97.14	102.01	91.36	16.98	111.66	49.17	176.52	94.96 to 101.26	171,069	156,289
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	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

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	95.19	94.69	87.67	16.60	108.01	52.63	155.03	87.46 to 102.91	201,558	176,700
13-0022	7	96.51	101.10	95.98	9.49	105.34	83.92	142.78	83.92 to 142.78	68,000	65,263
13-0032	1	146.47	146.47	146.47			146.47	146.47	N/A	70,000	102,532
13-0056	9	99.37	114.04	131.49	22.71	86.73	83.43	168.03	88.45 to 150.69	130,322	171,354
13-0097	5	92.78	91.64	81.55	5.82	112.37	76.92	102.17	N/A	119,690	97,612
55-0145	7	100.03	106.57	105.08	14.45	101.42	78.34	158.39	78.34 to 158.39	132,054	138,758
66-0027	5	92.63	92.56	91.41	9.80	101.25	80.00	110.63	N/A	26,042	23,805
66-0111	1	94.96	94.96	94.96			94.96	94.96	N/A	28,000	26,589
78-0001	8	101.79	107.99	72.09	28.26	149.80	49.17	176.52	49.17 to 176.52	349,093	251,650
NonValid School											
ALL	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

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	95.20	94.80	93.17	14.70	101.75	54.24	125.24	83.58 to 100.72	122,758	114,374
Prior TO 1860	1	99.37	99.37	99.37			99.37	99.37	N/A	104,500	103,846
1860 TO 1899	7	92.78	93.50	93.28	7.92	100.24	81.12	106.83	81.12 to 106.83	95,510	89,094
1900 TO 1919	7	87.46	90.91	86.46	19.47	105.16	60.28	146.47	60.28 to 146.47	73,071	63,175
1920 TO 1939	6	103.25	109.70	103.59	9.24	105.90	97.05	142.78	97.05 to 142.78	39,333	40,745
1940 TO 1949	9	97.80	106.57	105.70	14.05	100.82	83.92	144.95	93.30 to 117.48	98,666	104,286
1950 TO 1959	5	82.38	80.73	62.99	24.23	128.15	52.63	118.23	N/A	139,680	87,990
1960 TO 1969	8	98.59	89.52	76.95	12.56	116.34	57.56	103.36	57.56 to 103.36	181,163	139,404
1970 TO 1979	9	102.91	118.43	105.10	27.97	112.68	78.34	176.52	84.39 to 158.39	153,931	161,776
1980 TO 1989	3	98.77	102.42	105.12	5.22	97.43	96.51	111.99	N/A	153,833	161,712
1990 TO 1994	4	89.31	92.36	80.60	14.07	114.59	76.16	114.67	N/A	608,725	490,652
1995 TO 1999	6	96.04	109.04	116.56	18.97	93.55	88.45	150.69	88.45 to 150.69	233,000	271,574
2000 TO Present	6	103.18	105.28	77.67	25.22	135.54	49.17	168.03	49.17 to 168.03	463,708	360,184
ALL	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

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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	102.17	97.71	102.06	9.89	95.74	80.32	110.63	N/A	2,399	2,449	
Total \$ _____												
1 TO 9999	3	102.17	97.71	102.06	9.89	95.74	80.32	110.63	N/A	2,399	2,449	
10000 TO 29999	9	92.63	99.26	93.41	21.02	106.26	58.10	155.03	80.00 to 142.78	20,488	19,138	
30000 TO 59999	17	96.51	99.01	99.30	15.06	99.71	54.24	144.95	84.93 to 118.23	45,233	44,916	
60000 TO 99999	13	97.05	106.73	106.54	18.14	100.18	81.97	176.52	83.92 to 121.07	74,754	79,647	
100000 TO 149999	16	98.58	100.81	100.72	13.13	100.08	69.44	158.39	92.31 to 106.83	122,394	123,276	
150000 TO 249999	16	98.29	103.47	104.29	16.53	99.21	60.28	168.03	87.46 to 114.67	180,686	188,447	
250000 TO 499999	7	98.87	100.71	101.68	14.72	99.04	76.92	150.69	76.92 to 150.69	388,267	394,793	
500000 +	5	57.56	69.49	66.94	29.98	103.81	49.17	111.93	N/A	1,072,030	717,633	
ALL	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859	

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	102.17	97.71	102.06	9.89	95.74	80.32	110.63	N/A	2,399	2,449	
Total \$ _____												
1 TO 9999	3	102.17	97.71	102.06	9.89	95.74	80.32	110.63	N/A	2,399	2,449	
10000 TO 29999	12	92.44	93.88	86.77	20.08	108.19	54.24	155.03	80.00 to 95.20	24,075	20,890	
30000 TO 59999	12	96.40	96.57	95.35	10.20	101.28	74.60	122.35	84.41 to 101.26	47,714	45,498	
60000 TO 99999	15	97.05	100.55	95.61	14.58	105.16	60.28	144.95	92.31 to 115.15	77,747	74,338	
100000 TO 149999	14	96.54	98.42	95.88	12.44	102.65	69.44	146.47	81.12 to 106.83	118,821	113,920	
150000 TO 249999	16	102.12	111.31	107.74	17.78	103.31	83.58	176.52	95.15 to 121.86	165,830	178,659	
250000 TO 499999	10	94.84	94.45	85.76	23.18	110.13	52.63	168.03	57.56 to 111.99	388,787	333,427	
500000 +	4	94.05	96.99	78.16	36.50	124.09	49.17	150.69	N/A	1,155,037	902,768	
ALL	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859	

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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	89.00	88.97	14.00	100.03	54.24	122.35	76.92 to 100.37	139,225	123,872
10	17	102.17	107.95	108.47	19.00	99.52	74.60	158.39	83.92 to 121.86	115,135	124,888
15	6	107.64	107.26	77.34	28.75	138.68	49.17	150.69	49.17 to 150.69	416,375	322,039
20	43	96.51	99.68	89.66	15.53	111.17	57.56	176.52	93.30 to 101.04	160,968	144,332
25	3	94.43	96.14	95.52	4.38	100.65	90.80	103.20	N/A	227,000	216,841
30	5	87.46	86.13	77.11	15.80	111.70	52.63	111.99	N/A	220,000	169,637
40	1	114.67	114.67	114.67			114.67	114.67	N/A	170,000	194,938
ALL	86	96.40	99.74	89.62	17.37	111.29	49.17	176.52	94.04 to 100.03	172,787	154,859

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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)	11	86.22	89.00	88.97	14.00	100.03	54.24	122.35	76.92 to 100.37	139,225	123,872
297	3	94.43	113.42	93.65	22.67	121.11	90.80	155.03	N/A	155,333	145,476
303	2	104.13	104.13	94.73	44.72	109.91	57.56	150.69	N/A	570,000	539,975
306	1	111.93	111.93	111.93			111.93	111.93	N/A	545,000	610,042
319	1	102.91	102.91	102.91			102.91	102.91	N/A	328,000	337,559
326	1	144.95	144.95	144.95			144.95	144.95	N/A	45,000	65,226
329	1	97.80	97.80	97.80			97.80	97.80	N/A	160,000	156,487
344	6	77.62	80.33	53.41	31.54	150.42	49.17	118.23	49.17 to 118.23	321,375	171,630
346	2	89.54	89.54	92.21	6.27	97.10	83.92	95.15	N/A	124,289	114,609
349	1	84.41	84.41	84.41			84.41	84.41	N/A	55,000	46,424
350	4	106.34	116.51	116.29	20.15	100.18	94.96	158.39	N/A	130,451	151,702
351	5	96.29	86.20	71.54	13.44	120.49	52.63	103.20	N/A	169,480	121,247
352	3	81.12	83.31	81.68	12.30	101.99	69.44	99.37	N/A	126,500	103,331
353	12	99.61	104.56	103.33	15.20	101.19	80.00	146.47	92.07 to 115.15	59,256	61,230
386	2	95.99	95.99	97.16	2.90	98.80	93.21	98.77	N/A	129,250	125,576
389	1	88.45	88.45	88.45			88.45	88.45	N/A	58,000	51,301
405	1	92.31	92.31	92.31			92.31	92.31	N/A	100,000	92,314
406	7	110.63	116.04	115.34	18.05	100.61	83.43	176.52	83.43 to 176.52	108,857	125,555
419	2	106.77	106.77	104.47	7.40	102.21	98.87	114.67	N/A	240,000	250,717
426	1	121.86	121.86	121.86			121.86	121.86	N/A	135,000	164,511
442	3	100.72	107.70	105.81	9.30	101.79	97.14	125.24	N/A	73,070	77,314
444	1	104.33	104.33	104.33			104.33	104.33	N/A	103,000	107,455
458	1	84.39	84.39	84.39			84.39	84.39	N/A	400,000	337,559
484	1	87.46	87.46	87.46			87.46	87.46	N/A	170,000	148,677
493	1	101.04	101.04	101.04			101.04	101.04	N/A	145,000	146,508
494	2	140.99	140.99	143.58	19.18	98.19	113.95	168.03	N/A	182,500	262,038
528	8	94.66	96.45	98.35	12.02	98.06	74.60	121.07	74.60 to 121.07	94,125	92,575
598	1	76.16	76.16	76.16			76.16	76.16	N/A	1,983,900	1,510,892
851	1	95.20	95.20	95.20			95.20	95.20	N/A	20,000	19,040
<u>ALL</u>	<u>86</u>	<u>96.40</u>	<u>99.74</u>	<u>89.62</u>	<u>17.37</u>	<u>111.29</u>	<u>49.17</u>	<u>176.52</u>	<u>94.04 to 100.03</u>	<u>172,787</u>	<u>154,859</u>

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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	84	96.40	99.90	89.33	17.61	111.83	49.17	176.52	94.04 to 100.03	169,460	151,372
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>86</u>	<u>96.40</u>	<u>99.74</u>	<u>89.62</u>	<u>17.37</u>	<u>111.29</u>	<u>49.17</u>	<u>176.52</u>	<u>94.04 to 100.03</u>	<u>172,787</u>	<u>154,859</u>