

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 4963 SUB STAT

Desc: New Whatif for Query ID: 5829

<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>
Assessor Location	Blair V	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Blair	Imprvmnt	Decrease	0.000	B	1

PA&T 2007 R&O Statistics

Query: 5829

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	95	COV:	23.37	95% Median C.I.:	83.81 to 105.78
TOTAL Sales Price:	5,674,090	WGT. MEAN:	92	STD:	22.18	95% Wgt. Mean C.I.:	81.76 to 103.16
TOTAL Adj.Sales Price:	5,654,090	MEAN:	95	AVG.ABS.DEV:	17.15	95% Mean C.I.:	86.61 to 103.18
TOTAL Assessed Value:	5,227,660						
AVG. Adj. Sales Price:	188,469	COD:	18.05	MAX Sales Ratio:	149.73		
AVG. Assessed Value:	174,255	PRD:	102.64	MIN Sales Ratio:	41.09		

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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	105.78	107.99	106.56	4.59	101.34	101.81	116.37	N/A	90,300	96,223
10/01/03 TO 12/31/03	4	97.77	98.99	95.03	5.52	104.16	93.12	107.29	N/A	182,250	173,187
01/01/04 TO 03/31/04	1	96.00	96.00	96.00			96.00	96.00	N/A	15,000	14,400
04/01/04 TO 06/30/04	3	108.45	104.55	84.11	18.44	124.30	72.60	132.59	N/A	189,963	159,770
07/01/04 TO 09/30/04	3	103.89	96.81	113.28	18.09	85.46	65.08	121.46	N/A	302,500	342,666
10/01/04 TO 12/31/04	4	97.04	106.45	101.28	22.64	105.10	82.00	149.73	N/A	61,000	61,783
01/01/05 TO 03/31/05	2	82.22	82.22	82.74	6.28	99.38	77.06	87.39	N/A	83,250	68,880
04/01/05 TO 06/30/05	2	93.04	93.04	96.51	27.07	96.40	67.85	118.22	N/A	145,000	139,940
07/01/05 TO 09/30/05	5	83.81	87.46	85.75	16.13	101.99	69.08	106.20	N/A	433,400	371,629
10/01/05 TO 12/31/05	1	94.02	94.02	94.02			94.02	94.02	N/A	54,400	51,145
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	59.63	59.63	62.72	31.09	95.07	41.09	78.16	N/A	119,950	75,232
<u>Study Years</u>											
07/01/03 TO 06/30/04	11	101.81	102.69	93.08	10.11	110.32	72.60	132.59	93.12 to 116.37	144,071	134,102
07/01/04 TO 06/30/05	11	87.39	96.98	105.27	23.04	92.12	65.08	149.73	67.85 to 121.46	146,181	153,888
07/01/05 TO 06/30/06	8	80.99	81.32	83.69	19.48	97.17	41.09	106.20	41.09 to 106.20	307,662	257,469
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	103.89	102.35	101.87	18.96	100.47	65.08	149.73	72.60 to 132.59	157,853	160,804
01/01/05 TO 12/31/05	10	85.60	88.18	86.89	16.18	101.48	67.85	118.22	69.08 to 106.20	267,790	232,693
<u>ALL</u>											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BLAIR	25	94.02	92.91	91.98	19.00	101.01	41.09	149.73	78.16 to 105.78	220,003	202,364
BLAIR V	5	101.47	104.83	109.44	11.19	95.78	86.96	132.59	N/A	30,800	33,708
<u>ALL</u>											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255
<u>ALL</u>											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

PA&T 2007 R&O Statistics

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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	25	94.02	92.91	91.98	19.00	101.01	41.09	149.73	78.16 to 105.78	220,003	202,364
2	5	101.47	104.83	109.44	11.19	95.78	86.96	132.59	N/A	30,800	33,708
____ALL____	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001											
27-0594											
28-0059											
89-0001	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255
89-0003											
89-0024											
NonValid School											
____ALL____	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

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	10	101.64	97.11	86.13	15.00	112.74	41.09	132.59	83.81 to 116.37	202,630	174,534
Prior TO 1860											
1860 TO 1899	3	94.06	95.38	98.45	15.72	96.88	73.86	118.22	N/A	123,333	121,421
1900 TO 1919	3	82.00	84.29	82.04	16.54	102.74	65.08	105.78	N/A	115,333	94,621
1920 TO 1939	1	107.29	107.29	107.29			107.29	107.29	N/A	65,000	69,740
1940 TO 1949	1	87.39	87.39	87.39			87.39	87.39	N/A	91,500	79,965
1950 TO 1959	2	113.40	113.40	109.36	32.04	103.69	77.06	149.73	N/A	67,500	73,817
1960 TO 1969	2	107.74	107.74	119.60	12.73	90.08	94.02	121.46	N/A	402,200	481,047
1970 TO 1979	1	72.60	72.60	72.60			72.60	72.60	N/A	420,000	304,920
1980 TO 1989	3	106.20	97.60	95.66	9.51	102.03	78.16	108.45	N/A	116,963	111,885
1990 TO 1994	1	93.12	93.12	93.12			93.12	93.12	N/A	530,000	493,560
1995 TO 1999	2	86.71	86.71	91.23	20.33	95.04	69.08	104.34	N/A	195,000	177,902
2000 TO Present	1	67.85	67.85	67.85			67.85	67.85	N/A	125,000	84,810
____ALL____	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	96.00	96.69	96.43	7.00	100.27	86.96	107.12	N/A	19,666	18,965
30000 TO 59999	4	102.68	107.99	107.95	9.98	100.04	94.02	132.59	N/A	46,725	50,437
60000 TO 99999	8	99.92	97.35	93.23	22.46	104.41	41.09	149.73	41.09 to 149.73	78,787	73,457
100000 TO 149999	9	78.16	83.61	82.49	17.43	101.36	65.08	108.45	67.85 to 106.20	124,210	102,456
150000 TO 249999	2	111.28	111.28	109.93	6.24	101.23	104.34	118.22	N/A	205,000	225,357
250000 TO 499999	1	72.60	72.60	72.60			72.60	72.60	N/A	420,000	304,920
500000 +	3	93.12	99.46	95.53	13.48	104.11	83.81	121.46	N/A	943,333	901,205
ALL											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	96.00	96.69	96.43	7.00	100.27	86.96	107.12	N/A	19,666	18,965
30000 TO 59999	5	94.02	83.51	75.33	18.55	110.86	41.09	103.89	N/A	62,560	47,124
60000 TO 99999	10	99.92	100.00	92.70	22.37	107.88	65.08	149.73	67.85 to 132.59	86,640	80,311
100000 TO 149999	6	91.91	90.95	89.01	15.82	102.18	69.08	108.45	69.08 to 108.45	125,981	112,130
150000 TO 249999	1	118.22	118.22	118.22			118.22	118.22	N/A	165,000	195,070
250000 TO 499999	3	93.12	90.02	88.21	11.36	102.05	72.60	104.34	N/A	398,333	351,375
500000 +	2	102.64	102.64	96.09	18.34	106.81	83.81	121.46	N/A	1,150,000	1,105,027
ALL											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	101.81	106.05	108.07	10.05	98.13	86.96	132.59	86.96 to 132.59	48,414	52,319
10	11	94.06	92.45	87.14	21.54	106.10	41.09	149.73	65.08 to 107.29	89,618	78,090
15	2	95.41	95.41	85.47	23.91	111.63	72.60	118.22	N/A	292,500	249,995
20	9	83.81	88.04	92.78	14.88	94.89	69.08	121.46	73.86 to 108.45	388,821	360,755
25	1	104.34	104.34	104.34			104.34	104.34	N/A	245,000	255,645
ALL											
	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

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(!: AVTot=0)

(!: Derived)

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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)	10	101.64	100.10	90.67	14.88	110.40	67.85	132.59	72.60 to 118.22	104,890	95,103
334	1	104.34	104.34	104.34			104.34	104.34	N/A	245,000	255,645
344	8	99.90	94.80	89.60	23.04	105.80	41.09	149.73	41.09 to 149.73	90,398	81,000
352	3	93.12	98.86	106.99	14.13	92.40	82.00	121.46	N/A	473,333	506,436
353	4	90.72	91.18	92.55	9.87	98.52	77.06	106.20	N/A	91,125	84,337
384	1	65.08	65.08	65.08			65.08	65.08	N/A	120,000	78,090
406	1	103.89	103.89	103.89			103.89	103.89	N/A	37,500	38,960
470	1	69.08	69.08	69.08			69.08	69.08	N/A	145,000	100,160
494	1	83.81	83.81	83.81			83.81	83.81	N/A	1,550,000	1,299,105
ALL	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	87.56	87.56	90.80	6.35	96.43	82.00	93.12	N/A	335,000	304,180
03	27	101.47	95.85	96.68	17.52	99.14	41.09	149.73	78.16 to 107.12	127,188	122,970
04	1	83.81	83.81	83.81			83.81	83.81	N/A	1,550,000	1,299,105
ALL	30	95.03	94.90	92.46	18.05	102.64	41.09	149.73	83.81 to 105.78	188,469	174,255