

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5789

What If ID: 4964

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	7.000	A	1

Type: Qualified

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

NUMBER of Sales:	87	MEDIAN:	96	COV:	24.42	95% Median C.I.:	93.21 to 100.03	(! : Derived)
TOTAL Sales Price:	15,935,544	WGT. MEAN:	90	STD:	24.30	95% Wgt. Mean C.I.:	78.21 to 101.31	
TOTAL Adj.Sales Price:	15,090,002	MEAN:	100	AVG.ABS.DEV:	16.90	95% Mean C.I.:	94.41 to 104.63	
TOTAL Assessed Value:	13,544,802							
AVG. Adj. Sales Price:	173,448	COD:	17.68	MAX Sales Ratio:	174.64			
AVG. Assessed Value:	155,687	PRD:	110.87	MIN Sales Ratio:	48.88			

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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	103.86	103.53	107.69	12.60	96.13	81.56	124.17	87.76 to 120.78	86,811	93,490
10/01/03 TO 12/31/03	7	96.15	93.88	96.74	7.62	97.05	80.30	103.43	80.30 to 103.43	123,885	119,842
01/01/04 TO 03/31/04	1	120.79	120.79	120.79			120.79	120.79	N/A	135,000	163,068
04/01/04 TO 06/30/04	10	136.46	129.07	140.58	19.13	91.81	82.82	174.64	83.12 to 166.49	116,450	163,709
07/01/04 TO 09/30/04	12	95.93	100.69	95.56	9.42	105.37	83.58	154.67	92.33 to 99.81	112,457	107,466
10/01/04 TO 12/31/04	5	112.83	111.65	108.46	17.30	102.94	83.69	156.97	N/A	154,261	167,311
01/01/05 TO 03/31/05	10	93.08	92.62	89.07	9.76	103.98	68.84	117.19	83.86 to 102.86	122,300	108,938
04/01/05 TO 06/30/05	4	87.29	82.22	67.63	19.98	121.57	52.63	101.67	N/A	264,468	178,865
07/01/05 TO 09/30/05	6	78.77	77.00	90.59	17.13	85.00	54.24	100.37	54.24 to 100.37	120,679	109,318
10/01/05 TO 12/31/05	5	100.53	94.34	100.00	12.41	94.34	59.72	110.95	N/A	219,700	219,689
01/01/06 TO 03/31/06	12	92.48	90.63	71.30	12.49	127.11	48.88	116.62	81.26 to 100.03	392,080	279,554
04/01/06 TO 06/30/06	6	100.89	102.50	84.46	25.62	121.36	57.28	145.07	57.28 to 145.07	202,133	170,720
<u>Study Years</u>											
07/01/03 TO 06/30/04	27	103.43	111.13	118.06	19.96	94.12	80.30	174.64	93.50 to 122.35	109,185	128,906
07/01/04 TO 06/30/05	31	94.31	97.47	89.31	13.25	109.14	52.63	156.97	91.69 to 99.76	141,989	126,806
07/01/05 TO 06/30/06	29	93.50	90.90	79.24	18.01	114.72	48.88	145.07	79.19 to 100.37	266,908	211,494
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	28	99.01	113.50	114.79	22.40	98.87	82.82	174.64	94.06 to 122.35	122,153	140,225
01/01/05 TO 12/31/05	25	92.96	87.55	86.74	14.83	100.94	52.63	117.19	79.19 to 99.76	164,138	142,368
<u>ALL</u>											
	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687
<u>ALL</u>											
	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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	95.55	98.67	90.41	15.66	109.14	52.63	156.97	93.50 to 99.81	157,794	142,666
2	4	90.56	89.04	91.57	22.22	97.24	54.24	120.78	N/A	114,727	105,051
3	13	100.37	107.31	87.52	25.91	122.61	48.88	174.64	82.82 to 149.49	275,803	241,378
<u>ALL</u>											
	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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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	96.15	101.26	90.67	17.08	111.67	48.88	174.64	93.98 to 100.53	171,069	155,115
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	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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	94.24	94.06	87.03	16.58	108.08	52.63	154.67	87.07 to 102.27	201,558	175,416
13-0022	7	95.59	100.34	95.32	9.48	105.27	83.12	141.43	83.12 to 141.43	68,000	64,814
13-0032	1	145.07	145.07	145.07			145.07	145.07	N/A	70,000	101,548
13-0056	10	109.68	115.68	131.55	21.76	87.93	82.82	166.49	87.76 to 149.49	140,320	184,589
13-0097	5	91.91	91.03	81.31	5.77	111.96	76.92	101.67	N/A	119,690	97,319
55-0145	7	99.76	106.02	104.42	14.42	101.53	78.34	156.97	78.34 to 156.97	132,054	137,893
66-0027	5	91.69	91.75	90.50	9.94	101.38	79.19	110.17	N/A	26,042	23,568
66-0111	1	93.98	93.98	93.98			93.98	93.98	N/A	28,000	26,315
78-0001	8	101.62	107.43	71.78	28.03	149.66	48.88	174.64	48.88 to 174.64	349,093	250,590
NonValid School											
<u>ALL</u>	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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	96.36	97.22	97.87	16.11	99.34	54.24	136.78	83.58 to 120.79	129,480	126,717
Prior TO 1860	1	98.58	98.58	98.58			98.58	98.58	N/A	104,500	103,013
1860 TO 1899	7	91.91	92.63	92.40	7.92	100.24	80.30	105.82	80.30 to 105.82	95,510	88,255
1900 TO 1919	7	87.07	90.12	85.80	19.32	105.03	59.72	145.07	59.72 to 145.07	73,071	62,692
1920 TO 1939	6	102.55	108.88	102.69	9.23	106.03	96.15	141.43	96.15 to 141.43	39,333	40,393
1940 TO 1949	9	97.54	105.90	105.10	14.02	100.76	83.12	143.82	92.96 to 116.62	98,666	103,701
1950 TO 1959	5	81.56	80.15	62.78	24.05	127.67	52.63	117.19	N/A	139,680	87,695
1960 TO 1969	8	97.95	89.04	76.56	12.81	116.29	57.28	103.20	57.28 to 103.20	181,163	138,702
1970 TO 1979	9	102.27	117.67	104.40	27.96	112.72	78.34	174.64	83.86 to 156.97	153,931	160,697
1980 TO 1989	3	97.96	101.60	104.33	5.33	97.38	95.59	111.24	N/A	153,833	160,498
1990 TO 1994	4	88.53	91.51	79.84	13.98	114.61	75.44	113.52	N/A	608,725	486,010
1995 TO 1999	6	95.27	108.25	115.72	19.05	93.54	87.76	149.49	87.76 to 149.49	233,000	269,627
2000 TO Present	6	102.23	104.36	77.07	25.17	135.40	48.88	166.49	48.88 to 166.49	463,708	357,386
<u>ALL</u>	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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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	101.67	97.39	101.65	9.79	95.80	80.32	110.17	N/A	2,399	2,439	
Total \$ _____												
1 TO 9999	3	101.67	97.39	101.65	9.79	95.80	80.32	110.17	N/A	2,399	2,439	
10000 TO 29999	9	92.25	98.64	92.81	21.05	106.28	57.93	154.67	79.19 to 141.43	20,488	19,016	
30000 TO 59999	17	95.59	98.38	98.66	15.16	99.72	54.24	143.82	84.92 to 117.19	45,233	44,627	
60000 TO 99999	13	96.14	105.93	105.74	18.23	100.18	81.26	174.64	83.12 to 120.78	74,754	79,046	
100000 TO 149999	16	98.12	100.05	99.98	13.01	100.07	68.84	156.97	91.46 to 105.82	122,394	122,364	
150000 TO 249999	17	97.96	104.79	106.06	17.75	98.80	59.72	166.49	87.07 to 114.34	183,605	194,735	
250000 TO 499999	7	98.21	100.19	101.17	14.71	99.03	76.92	149.49	76.92 to 149.49	388,267	392,827	
500000 +	5	57.28	69.04	66.45	29.64	103.89	48.88	110.95	N/A	1,072,030	712,386	
ALL												
	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687	

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	101.67	97.39	101.65	9.79	95.80	80.32	110.17	N/A	2,399	2,439	
Total \$ _____												
1 TO 9999	3	101.67	97.39	101.65	9.79	95.80	80.32	110.17	N/A	2,399	2,439	
10000 TO 29999	12	91.97	93.35	86.31	20.03	108.16	54.24	154.67	79.19 to 95.07	24,075	20,778	
30000 TO 59999	12	95.55	95.95	94.73	10.40	101.29	74.09	122.35	83.69 to 100.44	47,714	45,201	
60000 TO 99999	15	96.14	99.82	94.92	14.69	105.16	59.72	143.82	91.46 to 114.54	77,747	73,795	
100000 TO 149999	14	96.16	97.67	95.16	12.38	102.63	68.84	145.07	80.30 to 105.82	118,821	113,069	
150000 TO 249999	16	101.70	110.56	107.05	17.58	103.28	83.58	174.64	94.24 to 120.79	165,830	177,515	
250000 TO 499999	11	98.21	97.84	88.25	23.72	110.87	52.63	166.49	57.28 to 136.78	374,379	330,384	
500000 +	4	93.19	96.19	77.52	36.51	124.09	48.88	149.49	N/A	1,155,037	895,331	
ALL												
	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687	

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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)	12	89.24	92.97	95.21	17.11	97.64	54.24	136.78	80.32 to 100.37	146,815	139,785
10	17	101.67	107.30	107.69	19.01	99.64	74.09	156.97	83.12 to 120.79	115,135	123,987
15	6	107.08	106.48	76.83	28.56	138.59	48.88	149.49	48.88 to 149.49	416,375	319,888
20	43	95.59	98.87	88.94	15.57	111.17	57.28	174.64	92.96 to 100.44	160,968	143,161
25	3	93.50	95.52	94.97	4.51	100.58	90.21	102.86	N/A	227,000	215,587
30	5	87.07	85.63	76.78	15.72	111.53	52.63	111.24	N/A	220,000	168,909
40	1	113.52	113.52	113.52			113.52	113.52	N/A	170,000	192,988
ALL	87	95.59	99.52	89.76	17.68	110.87	48.88	174.64	93.21 to 100.03	173,448	155,687

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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	88.99	88.96	13.99	100.03	54.24	122.35	76.92 to 100.37	139,225	123,856
297	3	93.50	112.79	93.00	22.98	121.28	90.21	154.67	N/A	155,333	144,461
303	2	103.39	103.39	94.08	44.60	109.89	57.28	149.49	N/A	570,000	536,281
306	1	110.95	110.95	110.95			110.95	110.95	N/A	545,000	604,651
319	1	102.27	102.27	102.27			102.27	102.27	N/A	328,000	335,454
326	1	143.82	143.82	143.82			143.82	143.82	N/A	45,000	64,717
329	1	97.54	97.54	97.54			97.54	97.54	N/A	160,000	156,068
344	6	76.85	79.69	53.06	31.46	150.18	48.88	117.19	48.88 to 117.19	321,375	170,533
346	2	88.72	88.72	91.38	6.31	97.08	83.12	94.31	N/A	124,289	113,578
349	1	83.69	83.69	83.69			83.69	83.69	N/A	55,000	46,032
350	4	105.43	115.47	115.24	20.22	100.20	94.06	156.97	N/A	130,451	150,336
351	5	95.51	85.63	71.34	13.46	120.03	52.63	102.86	N/A	169,480	120,909
352	3	80.30	82.57	80.95	12.35	102.00	68.84	98.58	N/A	126,500	102,406
353	12	98.91	103.65	102.41	15.25	101.21	79.19	145.07	91.20 to 114.54	59,256	60,685
386	2	95.15	95.15	96.33	2.96	98.77	92.33	97.96	N/A	129,250	124,502
389	1	87.76	87.76	87.76			87.76	87.76	N/A	58,000	50,902
405	1	91.46	91.46	91.46			91.46	91.46	N/A	100,000	91,463
406	7	110.17	115.29	114.57	17.87	100.63	82.82	174.64	82.82 to 174.64	108,857	124,719
419	2	105.87	105.87	103.63	7.23	102.15	98.21	113.52	N/A	240,000	248,721
426	1	120.79	120.79	120.79			120.79	120.79	N/A	135,000	163,068
442	3	99.81	106.71	104.83	9.36	101.79	96.14	124.17	N/A	73,070	76,602
444	1	103.43	103.43	103.43			103.43	103.43	N/A	103,000	106,531
458	1	83.86	83.86	83.86			83.86	83.86	N/A	400,000	335,454
484	1	87.07	87.07	87.07			87.07	87.07	N/A	170,000	148,025
493	1	100.53	100.53	100.53			100.53	100.53	N/A	145,000	145,773
494	2	139.66	139.66	142.23	19.21	98.19	112.83	166.49	N/A	182,500	259,569
528	8	93.94	96.02	97.95	12.10	98.03	74.09	120.78	74.09 to 120.78	94,125	92,191
598	1	75.44	75.44	75.44			75.44	75.44	N/A	1,983,900	1,496,623
841	1	136.78	136.78	136.78			136.78	136.78	N/A	230,300	315,000
851	1	95.07	95.07	95.07			95.07	95.07	N/A	20,000	19,014
<u>ALL</u>	<u>87</u>	<u>95.59</u>	<u>99.52</u>	<u>89.76</u>	<u>17.68</u>	<u>110.87</u>	<u>48.88</u>	<u>174.64</u>	<u>93.21 to 100.03</u>	<u>173,448</u>	<u>155,687</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	85	95.59	99.67	89.47	17.93	111.39	48.88	174.64	93.21 to 100.03	170,176	152,261
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>95.59</u>	<u>99.52</u>	<u>89.76</u>	<u>17.68</u>	<u>110.87</u>	<u>48.88</u>	<u>174.64</u>	<u>93.21 to 100.03</u>	<u>173,448</u>	<u>155,687</u>