

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 5829

What If ID: 4965

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>
All Com	All Com	Land	Decrease	5.140	A	1

Type: Qualified

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

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>96</b>	COV:	22.53	95% Median C.I.:	86.96 to 102.25
TOTAL Sales Price:	8,573,260	WGT. MEAN:	93	STD:	20.93	95% Wgt. Mean C.I.:	84.42 to 101.28
TOTAL Adj.Sales Price:	8,553,260	MEAN:	93	AVG.ABS.DEV:	16.14	95% Mean C.I.:	86.97 to 98.82
TOTAL Assessed Value:	7,941,683						
AVG. Adj. Sales Price:	178,192	COD:	16.73	MAX Sales Ratio:	149.03		
AVG. Assessed Value:	165,451	PRD:	100.05	MIN Sales Ratio:	40.39		

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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	5	102.45	104.02	104.34	4.34	99.69	96.69	115.23	N/A	68,680	71,658
10/01/03 TO 12/31/03	5	96.25	98.82	95.12	5.23	103.89	92.76	106.72	N/A	157,800	150,097
01/01/04 TO 03/31/04	2	70.37	70.37	57.19	29.42	123.04	49.67	91.07	N/A	41,250	23,592
04/01/04 TO 06/30/04	3	107.41	101.21	81.74	17.17	123.81	70.44	125.78	N/A	189,963	155,282
07/01/04 TO 09/30/04	3	101.30	95.46	112.72	18.78	84.69	64.00	121.08	N/A	302,500	340,973
10/01/04 TO 12/31/04	6	101.00	102.83	100.13	14.66	102.70	81.20	149.03	81.20 to 149.03	50,750	50,815
01/01/05 TO 03/31/05	5	86.96	90.93	84.99	20.75	106.99	62.27	118.57	N/A	57,300	48,699
04/01/05 TO 06/30/05	2	92.47	92.47	95.91	27.00	96.41	67.50	117.44	N/A	145,000	139,076
07/01/05 TO 09/30/05	11	87.60	86.47	85.62	15.97	100.98	55.40	105.26	68.76 to 104.38	325,515	278,721
10/01/05 TO 12/31/05	3	93.22	91.64	87.17	7.89	105.13	79.82	101.88	N/A	78,133	68,106
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	77.40	77.15	103.03	31.56	74.89	40.39	113.67	N/A	388,300	400,053
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	101.00	97.24	90.87	11.66	107.01	49.67	125.78	92.76 to 106.72	118,986	108,120
07/01/04 TO 06/30/05	16	100.85	96.43	103.41	18.62	93.26	62.27	149.03	76.48 to 117.44	111,781	115,591
07/01/05 TO 06/30/06	17	87.60	85.74	89.77	17.80	95.51	40.39	113.67	73.61 to 103.67	292,939	262,965
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	100.85	96.27	98.74	19.07	97.50	49.67	149.03	70.44 to 121.08	133,170	131,488
01/01/05 TO 12/31/05	21	87.60	88.84	86.35	17.52	102.89	55.40	118.57	73.89 to 103.67	209,122	180,566
<u>ALL</u>											
	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARLINGTON	6	103.13	89.85	81.47	16.16	110.29	55.40	110.38	55.40 to 110.38	59,500	48,475
ARLINGTON V	2	110.51	110.51	104.98	7.29	105.26	102.45	118.57	N/A	22,250	23,359
BLAIR	25	93.22	92.09	91.25	19.04	100.93	40.39	149.03	77.40 to 104.71	220,003	200,748
BLAIR V	5	96.25	99.44	103.82	11.19	95.78	82.49	125.78	N/A	30,800	31,975
FT CALHOUN	4	83.71	77.82	85.05	15.62	91.50	49.67	94.20	N/A	315,625	268,448
HERMAN	1	73.89	73.89	73.89			73.89	73.89	N/A	45,000	33,250
KENNARD	2	101.32	101.32	101.62	0.92	99.71	100.39	102.25	N/A	30,250	30,739
RURAL	2	105.18	105.18	113.05	8.07	93.04	96.69	113.67	N/A	480,000	542,643
RURAL V	1	101.20	101.20	101.20			101.20	101.20	N/A	169,670	171,706
<u>ALL</u>											
	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

Type: Qualified

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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	45	94.20	92.17	90.05	17.69	102.35	40.39	149.03	83.16 to 102.25	164,968	148,548
2	1	101.20	101.20	101.20			101.20	101.20	N/A	169,670	171,706
3	2	105.18	105.18	113.05	8.07	93.04	96.69	113.67	N/A	480,000	542,643
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

**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	40	93.88	90.99	92.40	18.20	98.47	40.39	149.03	81.20 to 102.25	204,627	189,084
2	8	101.41	102.43	102.75	9.54	99.68	82.49	125.78	82.49 to 125.78	46,021	47,287
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

**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	1	73.89	73.89	73.89			73.89	73.89	N/A	45,000	33,250
27-0594											
28-0059											
89-0001	33	96.25	94.27	94.87	16.65	99.37	40.39	149.03	83.16 to 103.67	205,568	195,017
89-0003	4	83.71	77.82	85.05	15.62	91.50	49.67	94.20	N/A	315,625	268,448
89-0024	10	102.35	96.28	86.37	11.57	111.46	55.40	118.57	62.27 to 110.38	46,200	39,905
NonValid School											
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

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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	15	100.39	95.66	86.29	12.94	110.86	40.39	125.78	83.16 to 101.61	159,564	137,693
Prior TO 1860											
1860 TO 1899	4	83.59	85.01	87.17	24.52	97.52	55.40	117.44	N/A	123,750	107,870
1900 TO 1919	6	91.72	88.47	85.04	16.84	104.04	64.00	104.80	64.00 to 104.80	81,833	69,593
1920 TO 1939	1	106.72	106.72	106.72			106.72	106.72	N/A	65,000	69,370
1940 TO 1949	1	86.96	86.96	86.96			86.96	86.96	N/A	91,500	79,564
1950 TO 1959	3	76.48	91.73	89.04	43.31	103.02	49.67	149.03	N/A	67,500	60,101
1960 TO 1969	7	102.45	103.94	115.64	6.49	89.88	93.22	121.08	93.22 to 121.08	145,557	168,323
1970 TO 1979	1	70.44	70.44	70.44			70.44	70.44	N/A	420,000	295,853
1980 TO 1989	3	105.26	96.69	94.76	9.50	102.03	77.40	107.41	N/A	116,963	110,837
1990 TO 1994	1	92.76	92.76	92.76			92.76	92.76	N/A	530,000	491,617
1995 TO 1999	4	95.63	93.43	98.54	15.94	94.81	68.76	113.67	N/A	578,750	570,284
2000 TO Present	2	64.89	64.89	65.90	4.03	98.46	62.27	67.50	N/A	90,000	59,312
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	118.57	118.57	118.57			118.57	118.57	N/A	7,000	8,300
Total \$											
1 TO 9999	1	118.57	118.57	118.57			118.57	118.57	N/A	7,000	8,300
10000 TO 29999	5	100.39	95.99	95.36	6.46	100.66	82.49	104.38	N/A	18,700	17,832
30000 TO 59999	11	101.30	96.94	96.56	10.81	100.39	62.27	125.78	73.89 to 110.38	45,672	44,103
60000 TO 99999	11	94.20	92.89	90.02	22.53	103.19	40.39	149.03	49.67 to 115.23	74,345	66,924
100000 TO 149999	11	77.40	80.12	79.21	17.08	101.16	55.40	107.41	64.00 to 105.26	125,262	99,216
150000 TO 249999	3	103.67	107.44	106.87	5.22	100.53	101.20	117.44	N/A	193,223	206,493
250000 TO 499999	1	70.44	70.44	70.44			70.44	70.44	N/A	420,000	295,853
500000 +	5	92.76	99.65	97.08	13.80	102.65	83.16	121.08	N/A	951,000	923,240
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

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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 \$											
5000 TO 9999	1	118.57	118.57	118.57			118.57	118.57	N/A	7,000	8,300
Total \$											
1 TO 9999	1	118.57	118.57	118.57			118.57	118.57	N/A	7,000	8,300
10000 TO 29999	5	100.39	95.99	95.36	6.46	100.66	82.49	104.38	N/A	18,700	17,832
30000 TO 59999	13	94.20	83.92	78.42	16.73	107.01	40.39	102.45	62.27 to 101.88	53,676	42,095
60000 TO 99999	13	104.71	96.75	89.29	19.90	108.35	55.40	149.03	67.50 to 115.23	85,338	76,200
100000 TO 149999	7	81.20	88.69	86.97	15.43	101.98	68.76	107.41	68.76 to 107.41	127,270	110,692
150000 TO 249999	2	109.32	109.32	109.21	7.43	100.10	101.20	117.44	N/A	167,335	182,740
250000 TO 499999	3	92.76	88.96	87.15	11.94	102.07	70.44	103.67	N/A	398,333	347,156
500000 +	4	100.64	101.38	97.62	15.90	103.85	83.16	121.08	N/A	1,056,250	1,031,146
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	101.10	102.99	103.48	9.39	99.53	82.49	125.78	91.07 to 118.57	55,057	56,970
10	13	93.57	88.52	84.52	21.81	104.74	40.39	149.03	64.00 to 105.26	85,638	72,378
15	5	79.82	89.19	82.83	19.42	107.68	70.44	117.44	N/A	155,800	129,049
20	19	92.76	90.98	94.31	16.61	96.47	55.40	121.08	76.48 to 104.80	308,704	291,147
25	1	103.67	103.67	103.67			103.67	103.67	N/A	245,000	253,999
ALL	48	96.47	92.90	92.85	16.73	100.05	40.39	149.03	86.96 to 102.25	178,192	165,451

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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)	13	101.00	98.87	90.73	13.36	108.97	67.50	125.78	82.49 to 117.44	96,966	87,978
334	1	103.67	103.67	103.67			103.67	103.67	N/A	245,000	253,999
339	1	62.27	62.27	62.27			62.27	62.27	N/A	55,000	34,247
340	1	102.25	102.25	102.25			102.25	102.25	N/A	40,000	40,900
344	8	98.97	94.06	88.88	23.15	105.83	40.39	149.03	40.39 to 149.03	90,398	80,343
349	1	94.20	94.20	94.19			94.20	94.20	N/A	60,000	56,517
352	6	90.18	94.49	98.56	15.07	95.86	73.89	121.08	73.89 to 121.08	420,500	414,450
353	5	86.96	88.42	88.65	9.78	99.74	76.48	105.26	N/A	99,900	88,563
381	1	55.40	55.40	55.40			55.40	55.40	N/A	125,000	69,245
382	2	102.60	102.60	103.68	2.15	98.96	100.39	104.80	N/A	40,250	41,730
384	2	84.19	84.19	68.21	23.98	123.42	64.00	104.38	N/A	67,000	45,704
385	1	49.67	49.67	49.67			49.67	49.67	N/A	67,500	33,524
406	1	101.30	101.30	101.30			101.30	101.30	N/A	37,500	37,989
407	1	113.67	113.67	113.67			113.67	113.67	N/A	925,000	1,051,445
408	1	102.45	102.45	102.45			102.45	102.45	N/A	37,500	38,418
470	1	68.76	68.76	68.76			68.76	68.76	N/A	145,000	99,697
494	1	83.16	83.16	83.16			83.16	83.16	N/A	1,550,000	1,289,010
528	1	101.88	101.88	101.88			101.88	101.88	N/A	45,000	45,847
<u>ALL</u>	<u>48</u>	<u>96.47</u>	<u>92.90</u>	<u>92.85</u>	<u>16.73</u>	<u>100.05</u>	<u>40.39</u>	<u>149.03</u>	<u>86.96 to 102.25</u>	<u>178,192</u>	<u>165,451</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	4	90.18	92.99	89.43	9.52	103.98	81.20	110.38	N/A	432,000	386,329
03	42	100.70	94.15	97.43	15.72	96.63	40.39	149.03	91.07 to 102.45	123,994	120,805
04	2	66.41	66.41	81.76	25.21	81.23	49.67	83.16	N/A	808,750	661,267
<u>ALL</u>	<u>48</u>	<u>96.47</u>	<u>92.90</u>	<u>92.85</u>	<u>16.73</u>	<u>100.05</u>	<u>40.39</u>	<u>149.03</u>	<u>86.96 to 102.25</u>	<u>178,192</u>	<u>165,451</u>