

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 4966 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>
Status: Improved,	2	Land	Decrease	0.000	A	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:	8	MEDIAN:	107	COV:	13.67	95% Median C.I.:	86.96 to 132.59
TOTAL Sales Price:	368,170	WGT. MEAN:	108	STD:	14.76	95% Wgt. Mean C.I.:	98.90 to 117.74
TOTAL Adj.Sales Price:	368,170	MEAN:	108	AVG.ABS.DEV:	10.20	95% Mean C.I.:	95.63 to 120.32
TOTAL Assessed Value:	398,800						
AVG. Adj. Sales Price:	46,021	COD:	9.54	MAX Sales Ratio:	132.59		
AVG. Assessed Value:	49,850	PRD:	99.68	MIN Sales Ratio:	86.96		

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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	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
10/01/03 TO 12/31/03	1	101.47	101.47	101.47			101.47	101.47	N/A	46,000	46,675
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	1	132.59	132.59	132.59			132.59	132.59	N/A	49,000	64,970
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	97.04	97.04	96.58	10.39	100.48	86.96	107.12	N/A	22,000	21,247
01/01/05 TO 03/31/05	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	104.74	109.52	112.91	10.29	96.99	96.00	132.59	N/A	36,875	41,636
07/01/04 TO 06/30/05	3	107.12	106.36	100.48	11.84	105.85	86.96	125.00	N/A	17,000	17,081
07/01/05 TO 06/30/06	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	101.56	105.67	112.84	13.97	93.65	86.96	132.59	N/A	27,000	30,466
01/01/05 TO 12/31/05	2	115.84	115.84	107.41	7.91	107.85	106.68	125.00	N/A	88,335	94,880
<u>ALL</u>											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARLINGTON V	2	116.50	116.50	110.67	7.30	105.26	108.00	125.00	N/A	22,250	24,625
BLAIR V	5	101.47	104.83	109.44	11.19	95.78	86.96	132.59	N/A	30,800	33,708
RURAL V	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
<u>ALL</u>											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	7	107.12	108.16	109.72	10.82	98.58	86.96	132.59	86.96 to 132.59	28,357	31,112
2	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
<u>ALL</u>											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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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
2	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850
____ALL____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	6	104.08	105.14	108.00	9.92	97.35	86.96	132.59	86.96 to 132.59	53,945	58,258
89-0003											
89-0024	2	116.50	116.50	110.67	7.30	105.26	108.00	125.00	N/A	22,250	24,625
NonValid School											
____ALL____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	106.68	107.97	108.36	10.75	99.65	86.96	132.59	86.96 to 132.59	47,238	51,185
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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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 \$ _____											
5000 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
Total \$ _____											
1 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
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	3	108.00	114.02	114.83	9.60	99.30	101.47	132.59	N/A	44,166	50,715
150000 TO 249999	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
ALL _____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
Total \$ _____											
1 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
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	2	104.74	104.74	104.40	3.12	100.32	101.47	108.00	N/A	41,750	43,587
60000 TO 99999	1	132.59	132.59	132.59			132.59	132.59	N/A	49,000	64,970
150000 TO 249999	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
ALL _____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	106.68	107.97	108.36	10.75	99.65	86.96	132.59	86.96 to 132.59	47,238	51,185
20	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
ALL _____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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	106.68	107.97	108.36	10.75	99.65	86.96	132.59	86.96 to 132.59	47,238	51,185
408	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
ALL _____											
	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850

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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	8	106.90	107.98	108.32	9.54	99.68	86.96	132.59	86.96 to 132.59	46,021	49,850
04											
<u>ALL</u>	<u>8</u>	<u>106.90</u>	<u>107.98</u>	<u>108.32</u>	<u>9.54</u>	<u>99.68</u>	<u>86.96</u>	<u>132.59</u>	<u>86.96 to 132.59</u>	<u>46,021</u>	<u>49,850</u>