

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5819

What If ID: 4967

Desc: New Whatif for Query ID: 5819

<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	Papillion	Total	Increase	5.760	A	1

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	318	MEDIAN:	97	COV:	20.90	95% Median C.I.:	95.70 to 98.38
TOTAL Sales Price:	250,652,257	WGT. MEAN:	93	STD:	20.08	95% Wgt. Mean C.I.:	89.42 to 96.40
TOTAL Adj.Sales Price:	252,425,435	MEAN:	96	AVG.ABS.DEV:	11.54	95% Mean C.I.:	93.89 to 98.30
TOTAL Assessed Value:	234,529,585						
AVG. Adj. Sales Price:	793,790	COD:	11.94	MAX Sales Ratio:	268.05		
AVG. Assessed Value:	737,514	PRD:	103.43	MIN Sales Ratio:	32.80		

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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	13	95.92	96.33	97.09	5.61	99.22	84.27	109.76	89.63 to 100.00	629,498	611,168
10/01/03 TO 12/31/03	19	98.83	108.33	95.87	16.67	113.00	77.84	268.05	94.34 to 105.80	569,091	545,570
01/01/04 TO 03/31/04	23	99.85	99.52	94.69	12.84	105.10	71.92	134.33	89.09 to 107.37	1,123,963	1,064,322
04/01/04 TO 06/30/04	27	99.39	97.76	96.59	9.11	101.21	61.25	121.54	93.85 to 106.03	967,511	934,532
07/01/04 TO 09/30/04	22	100.05	96.58	97.93	8.44	98.62	54.43	113.73	93.76 to 104.77	307,745	301,362
10/01/04 TO 12/31/04	29	100.11	103.53	104.87	16.17	98.72	62.62	260.74	94.99 to 103.23	486,422	510,129
01/01/05 TO 03/31/05	30	96.53	94.50	94.81	12.25	99.68	39.82	134.87	91.51 to 100.00	511,287	484,756
04/01/05 TO 06/30/05	26	98.25	95.56	92.05	12.88	103.82	32.80	150.88	93.33 to 103.91	490,957	451,902
07/01/05 TO 09/30/05	28	96.08	93.75	84.95	12.93	110.36	55.24	119.91	87.89 to 104.17	1,793,765	1,523,757
10/01/05 TO 12/31/05	40	93.68	89.21	90.35	11.97	98.73	46.47	115.65	89.27 to 100.00	1,012,171	914,543
01/01/06 TO 03/31/06	33	93.33	92.70	93.45	9.51	99.20	62.50	123.70	87.52 to 97.57	758,302	708,606
04/01/06 TO 06/30/06	28	95.94	93.61	96.54	8.82	96.96	73.11	114.29	89.65 to 99.25	597,814	577,139
<u>Study Years</u>											
07/01/03 TO 06/30/04	82	98.48	100.48	95.85	11.58	104.83	61.25	268.05	96.07 to 101.88	865,490	829,546
07/01/04 TO 06/30/05	107	99.83	97.63	97.42	12.64	100.22	32.80	260.74	95.96 to 100.05	457,758	445,942
07/01/05 TO 06/30/06	129	94.90	92.04	89.67	10.92	102.64	46.47	123.70	90.91 to 96.99	1,026,938	920,859
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	101	100.04	99.56	97.65	11.83	101.96	54.43	260.74	96.34 to 101.97	721,293	704,312
01/01/05 TO 12/31/05	124	95.83	92.85	88.83	12.55	104.53	32.80	150.88	93.27 to 98.59	958,191	851,121
<u>ALL</u>											
	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELLEVUE	89	96.50	96.50	96.17	13.02	100.34	53.17	260.74	93.34 to 100.00	969,186	932,084
CHALCO	36	97.88	98.57	100.36	8.26	98.21	73.11	134.87	94.99 to 101.97	514,235	516,107
GRETNA	67	95.65	92.57	89.83	12.08	103.05	32.80	131.92	91.84 to 100.00	433,035	389,004
LA PLATTE	5	96.34	97.47	96.30	7.31	101.22	88.82	114.72	N/A	1,320,659	1,271,749
LA VISTA	64	97.78	96.15	93.27	8.91	103.09	46.47	121.75	95.72 to 101.37	1,136,309	1,059,803
MILLARD	2	104.26	104.26	104.52	8.98	99.75	94.90	113.62	N/A	292,000	305,193
OMAHA	2	87.09	87.09	87.56	0.69	99.47	86.49	87.69	N/A	842,500	737,669
PAPILLION	41	96.00	99.35	82.42	18.26	120.55	61.04	268.05	89.14 to 104.77	866,230	713,912
SPRINGFIELD	12	96.96	93.57	90.73	10.91	103.12	50.75	110.55	86.29 to 103.50	127,533	115,715
<u>ALL</u>											
	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

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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	130	96.98	96.75	95.92	13.44	100.87	53.17	260.74	93.33 to 100.00	505,698	485,064
2	96	96.07	96.47	90.86	12.53	106.18	32.80	268.05	94.59 to 99.85	1,353,365	1,229,602
3	92	97.22	94.78	94.13	9.13	100.69	50.75	131.92	94.99 to 100.00	616,973	580,754
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

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	122	93.98	92.46	89.58	13.99	103.22	46.47	150.88	90.00 to 97.30	1,153,185	1,032,972
2	195	97.99	98.47	97.20	10.55	101.30	32.80	268.05	96.15 to 100.00	570,316	554,355
3	1	77.65	77.65	77.65			77.65	77.65	N/A	525,000	407,661
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	12	100.80	91.58	96.54	14.57	94.87	53.17	113.73	72.00 to 105.57	373,055	360,133
28-0017	32	96.99	98.44	96.22	8.99	102.30	64.33	134.87	94.90 to 101.97	671,389	646,036
77-0001	68	96.27	97.20	97.29	13.61	99.90	54.43	260.74	92.60 to 99.83	765,631	744,898
77-0027	116	97.15	97.71	91.12	11.72	107.23	46.47	268.05	95.72 to 100.76	1,174,505	1,070,249
77-0037	55	95.65	93.31	90.14	12.09	103.52	39.82	131.92	91.51 to 100.00	410,519	370,035
77-0046	35	94.98	92.39	92.30	10.61	100.09	32.80	114.72	89.09 to 100.00	445,149	410,881
78-0001											
NonValid School											
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

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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	195	97.95	97.66	96.67	9.97	101.02	32.80	268.05	96.07 to 100.00	538,886	520,967
Prior TO 1860											
1860 TO 1899	2	89.68	89.68	83.13	16.83	107.88	74.59	104.77	N/A	132,500	110,149
1900 TO 1919	7	101.63	107.70	109.58	11.01	98.28	92.17	150.88	92.17 to 150.88	114,142	125,077
1920 TO 1939	3	94.63	93.71	97.93	4.76	95.69	86.49	100.00	N/A	471,666	461,900
1940 TO 1949	6	101.97	98.73	95.38	19.29	103.51	62.12	134.33	62.12 to 134.33	81,333	77,574
1950 TO 1959	6	93.00	92.60	93.46	6.20	99.08	81.36	99.70	81.36 to 99.70	510,666	477,281
1960 TO 1969	30	90.19	97.86	101.93	18.54	96.01	53.17	260.74	87.08 to 101.55	429,360	437,651
1970 TO 1979	19	96.34	92.92	91.45	11.13	101.61	54.43	121.83	91.03 to 100.00	837,327	765,758
1980 TO 1989	12	96.51	93.31	103.42	11.43	90.23	71.92	108.01	79.32 to 107.09	1,106,250	1,144,030
1990 TO 1994	10	90.52	88.75	97.28	17.60	91.23	50.75	114.17	72.40 to 106.46	1,148,750	1,117,559
1995 TO 1999	15	89.09	87.37	81.89	19.18	106.69	46.47	121.54	68.87 to 102.67	2,938,500	2,406,433
2000 TO Present	13	82.49	87.21	88.03	10.96	99.07	74.17	110.57	77.65 to 98.45	3,360,115	2,957,757
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	105.80	110.11	114.36	11.97	96.28	93.27	131.25	N/A	2,500	2,859
5000 TO 9999	1	103.45	103.45	103.45			103.45	103.45	N/A	6,000	6,207
Total \$											
1 TO 9999	4	104.63	108.44	109.51	9.64	99.02	93.27	131.25	N/A	3,375	3,696
10000 TO 29999	2	87.64	87.64	99.46	30.35	88.11	61.04	114.23	N/A	18,000	17,902
30000 TO 59999	12	101.21	100.46	100.36	9.61	100.10	75.00	131.92	92.17 to 110.00	42,684	42,840
60000 TO 99999	19	100.40	98.88	98.96	11.11	99.92	62.12	134.33	90.38 to 106.63	81,966	81,112
100000 TO 149999	40	95.98	93.10	93.03	10.54	100.07	54.43	121.83	89.63 to 100.00	122,172	113,663
150000 TO 249999	59	99.39	101.26	101.28	14.07	99.97	50.75	268.05	95.39 to 103.33	195,216	197,720
250000 TO 499999	80	95.11	93.12	93.09	10.10	100.03	32.80	121.23	91.84 to 98.83	354,721	330,218
500000 +	102	96.16	95.27	92.35	11.92	103.16	39.82	260.74	94.79 to 98.04	2,014,940	1,860,727
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

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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 \$ _____											
1 TO 4999	2	99.54	99.54	95.06	6.29	104.71	93.27	105.80	N/A	1,750	1,663
5000 TO 9999	3	103.45	98.58	87.81	22.62	112.27	61.04	131.25	N/A	6,666	5,853
Total \$ _____											
1 TO 9999	5	103.45	98.96	88.89	16.00	111.34	61.04	131.25	N/A	4,700	4,177
10000 TO 29999	2	98.25	98.25	96.84	16.27	101.45	82.26	114.23	N/A	28,500	27,600
30000 TO 59999	13	100.00	94.59	90.38	13.28	104.66	62.12	131.92	76.53 to 103.50	50,247	45,414
60000 TO 99999	25	92.50	90.49	85.83	16.05	105.43	50.75	134.33	81.36 to 101.63	96,828	83,105
100000 TO 149999	42	95.98	93.43	89.01	10.43	104.96	32.80	121.90	91.15 to 100.00	138,941	123,678
150000 TO 249999	57	97.99	95.94	92.17	11.45	104.09	39.82	150.88	95.39 to 100.57	220,319	203,074
250000 TO 499999	77	95.24	95.67	93.83	9.80	101.95	64.51	134.87	92.21 to 100.00	372,284	349,317
500000 +	97	97.40	99.14	93.03	12.67	106.57	46.47	268.05	95.96 to 99.83	2,084,653	1,939,363
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	222	97.74	97.01	93.12	10.18	104.18	32.80	268.05	95.96 to 99.99	591,004	550,356
10	1	97.20	97.20	97.20			97.20	97.20	N/A	250,000	243,000
20	93	94.79	93.99	93.08	16.23	100.98	46.47	260.74	89.04 to 99.39	864,973	805,134
30	1	93.16	93.16	93.16			93.16	93.16	N/A	21,500,000	20,030,000
40	1	90.38	90.38	90.38			90.38	90.38	N/A	19,030,000	17,200,000
ALL	318	96.63	96.10	92.91	11.94	103.43	32.80	268.05	95.70 to 98.38	793,790	737,514

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	194	98.01	97.84	97.28	9.92	100.58	32.80	268.05	96.15 to 100.00	554,795	539,695
303	1	105.95	105.95	105.95			105.95	105.95	N/A	475,000	503,264
311	1	110.57	110.57	110.57			110.57	110.57	N/A	1,100,000	1,216,240
319	1	96.76	96.76	96.76			96.76	96.76	N/A	3,950,000	3,822,000
326	2	87.43	87.43	83.41	9.27	104.81	79.32	95.53	N/A	267,500	223,126
336	1	110.00	110.00	110.00			110.00	110.00	N/A	55,000	60,500
343	2	91.03	91.03	89.95	9.86	101.19	82.05	100.00	N/A	1,306,250	1,175,000
344	14	99.55	99.26	92.30	14.42	107.53	46.47	150.88	83.74 to 114.23	1,908,142	1,761,295
349	1	87.14	87.14	87.14			87.14	87.14	N/A	268,400	233,888
350	6	100.89	100.59	102.57	5.79	98.06	90.38	108.50	90.38 to 108.50	417,208	427,937
352	19	100.80	98.59	92.80	8.10	106.23	82.61	119.80	89.80 to 105.57	1,493,614	1,386,093
353	14	83.80	85.12	70.53	14.70	120.68	61.25	110.89	68.87 to 97.60	1,301,357	917,901
380	1	100.00	100.00	100.00			100.00	100.00	N/A	400,000	400,000
381	1	93.29	93.29	93.29			93.29	93.29	N/A	730,000	681,000
384	2	80.01	80.01	79.18	2.81	101.04	77.76	82.26	N/A	49,000	38,800
386	3	89.04	81.11	80.91	8.95	100.24	65.19	89.09	N/A	395,000	319,600
387	1	86.03	86.03	86.03			86.03	86.03	N/A	1,645,000	1,415,200
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	13	78.84	85.08	81.57	17.14	104.31	62.12	121.83	71.92 to 100.26	993,923	810,703
407	4	96.92	88.08	89.21	15.42	98.73	55.24	103.23	N/A	2,375,000	2,118,790
410	1	108.01	108.01	108.01			108.01	108.01	N/A	4,275,000	4,617,322
412	6	90.51	90.48	92.24	10.38	98.10	72.00	106.46	72.00 to 106.46	723,750	667,556
442	2	104.87	104.87	104.71	1.68	100.15	103.11	106.63	N/A	82,500	86,386
444	1	134.33	134.33	134.33			134.33	134.33	N/A	60,000	80,600
451	1	81.21	81.21	81.21			81.21	81.21	N/A	3,300,000	2,680,000
453	2	105.86	105.86	107.02	14.81	98.91	90.18	121.54	N/A	605,000	647,500
470	5	83.35	82.49	86.02	19.02	95.90	50.75	114.17	N/A	422,700	363,602
483	1	82.49	82.49	82.49			82.49	82.49	N/A	6,090,000	5,023,600
494	3	98.38	98.24	96.96	1.24	101.32	96.34	100.00	N/A	1,958,765	1,899,306
495	1	260.74	260.74	260.74			260.74	260.74	N/A	780,000	2,033,746
528	11	83.33	80.39	86.63	16.54	92.80	53.17	107.09	54.43 to 96.97	265,720	230,194
531	2	94.10	94.10	94.98	2.01	99.07	92.21	96.00	N/A	887,500	842,984
<u>ALL</u>	<u>318</u>	<u>96.63</u>	<u>96.10</u>	<u>92.91</u>	<u>11.94</u>	<u>103.43</u>	<u>32.80</u>	<u>268.05</u>	<u>95.70 to 98.38</u>	<u>793,790</u>	<u>737,514</u>

PA&T 2007 R&O Statistics

Query: 5819

Type: Qualified

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

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

NUMBER of Sales:	318	MEDIAN:	97	COV:	20.90	95% Median C.I.:	95.70 to 98.38
TOTAL Sales Price:	250,652,257	WGT. MEAN:	93	STD:	20.08	95% Wgt. Mean C.I.:	89.42 to 96.40
TOTAL Adj.Sales Price:	252,425,435	MEAN:	96	AVG.ABS.DEV:	11.54	95% Mean C.I.:	93.89 to 98.30
TOTAL Assessed Value:	234,529,585						
AVG. Adj. Sales Price:	793,790	COD:	11.94	MAX Sales Ratio:	268.05		
AVG. Assessed Value:	737,514	PRD:	103.43	MIN Sales Ratio:	32.80		

Printed: 04/16/2007 14:20:38

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	22	99.10	98.51	93.14	7.84	105.77	82.61	119.80	90.00 to 104.77	1,360,628	1,267,246
03	169	96.00	95.60	92.07	12.42	103.84	39.82	268.05	94.63 to 97.66	884,095	813,942
04	127	98.03	96.35	94.55	11.80	101.90	32.80	260.74	95.39 to 100.00	575,429	544,045
<u>ALL</u>	<u>318</u>	<u>96.63</u>	<u>96.10</u>	<u>92.91</u>	<u>11.94</u>	<u>103.43</u>	<u>32.80</u>	<u>268.05</u>	<u>95.70 to 98.38</u>	<u>793,790</u>	<u>737,514</u>