

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5870

What If ID: 4968

Desc: New Whatif for Query ID: 5870

<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>
Locations: Urban, Suburban	3	Total	Increase	6.160	A	1

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	108	MEDIAN:	96	COV:	48.03	95% Median C.I.:	91.81 to 98.97	(! : Derived)
TOTAL Sales Price:	2,685,126	WGT. MEAN:	95	STD:	54.10	95% Wgt. Mean C.I.:	88.94 to 100.59	
TOTAL Adj.Sales Price:	2,725,182	MEAN:	113	AVG.ABS.DEV:	30.13	95% Mean C.I.:	102.43 to 122.84	
TOTAL Assessed Value:	2,582,485							
AVG. Adj. Sales Price:	25,233	COD:	31.53	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,911	PRD:	118.86	MIN Sales Ratio:	52.20			

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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>											
07/01/04 TO 09/30/04	14	98.09	109.24	91.67	21.78	119.16	60.61	213.50	87.70 to 125.80	34,714	31,823
10/01/04 TO 12/31/04	17	99.79	112.82	101.31	28.03	111.35	56.09	219.89	85.43 to 123.87	23,000	23,302
01/01/05 TO 03/31/05	6	95.38	98.38	93.96	10.70	104.71	81.10	132.57	81.10 to 132.57	16,166	15,190
04/01/05 TO 06/30/05	14	92.64	122.98	89.52	48.97	137.37	68.61	384.44	72.87 to 148.38	17,198	15,396
07/01/05 TO 09/30/05	14	92.28	120.96	88.25	41.13	137.06	67.97	283.00	83.74 to 130.63	30,000	26,475
10/01/05 TO 12/31/05	10	92.24	90.72	92.09	9.24	98.51	52.20	112.92	86.74 to 101.09	25,680	23,649
01/01/06 TO 03/31/06	16	97.10	127.17	103.88	45.72	122.42	61.90	274.18	88.77 to 180.63	28,350	29,450
04/01/06 TO 06/30/06	17	95.53	104.11	93.62	26.60	111.20	61.21	276.14	75.64 to 124.55	22,352	20,927
<u>Study Years</u>											
07/01/04 TO 06/30/05	51	97.21	112.93	94.53	29.88	119.46	56.09	384.44	94.47 to 105.42	23,819	22,516
07/01/05 TO 06/30/06	57	94.00	112.37	94.95	32.92	118.35	52.20	283.00	89.52 to 99.67	26,498	25,159
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	44	93.34	111.65	90.07	32.09	123.96	52.20	384.44	87.96 to 101.09	23,058	20,769
<u>ALL</u>											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	5	97.60	93.28	88.85	11.06	104.99	77.21	110.30	N/A	30,100	26,745
DUBOIS	13	93.54	103.17	93.28	17.74	110.60	80.00	213.50	86.74 to 104.37	15,119	14,102
FRAZIERS LAKE	5	95.53	108.77	112.27	13.86	96.88	95.53	140.50	N/A	2,500	2,806
LEWISTON	2	85.97	85.97	85.82	0.34	100.18	85.68	86.26	N/A	60,625	52,027
PAWNEE CITY	50	96.19	117.44	101.23	33.76	116.01	61.21	282.25	90.84 to 112.20	19,469	19,708
PAWNEE CITY SUB	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
RURAL	8	88.94	119.08	89.99	58.32	132.32	56.09	274.18	56.09 to 274.18	56,781	51,097
STEINAUER	8	91.09	127.06	90.58	55.05	140.26	62.41	384.44	62.41 to 384.44	46,140	41,796
TABLE ROCK	15	98.19	107.40	94.54	29.61	113.60	52.20	283.00	87.27 to 114.00	24,070	22,756
<u>ALL</u>											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

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	92	95.44	112.70	95.67	31.30	117.80	52.20	384.44	90.84 to 98.97	23,281	22,273
2	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
3	14	95.99	114.77	91.78	36.90	125.05	56.09	274.18	70.70 to 144.45	35,482	32,564
<u>ALL</u>											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

Type: Qualified

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TOTAL Adj.Sales Price:	2,725,182	MEAN:	113	AVG.ABS.DEV:	30.13	95% Mean C.I.:	102.43 to 122.84	
TOTAL Assessed Value:	2,582,485							
AVG. Adj. Sales Price:	25,233	COD:	31.53	MAX Sales Ratio:	384.44			
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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	98	95.24	108.57	94.64	28.64	114.72	52.20	282.25	89.98 to 98.19	27,617	26,136
2	10	107.55	152.47	113.07	53.20	134.84	90.00	384.44	95.53 to 283.00	1,863	2,106
____ALL____											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	97	95.29	113.47	94.48	33.70	120.09	52.20	384.44	90.00 to 98.97	26,110	24,670
06	5	95.53	108.77	112.27	13.86	96.88	95.53	140.50	N/A	2,500	2,806
07	6	100.43	102.36	97.48	11.14	105.01	83.73	132.57	83.73 to 132.57	30,000	29,243
____ALL____											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	70	95.66	114.66	101.69	29.64	112.75	61.21	282.25	93.54 to 101.67	17,989	18,293
67-0069	10	91.36	107.97	90.32	30.60	119.54	70.70	274.18	77.21 to 110.30	39,225	35,428
74-0070	27	94.48	110.00	88.24	38.48	124.66	52.20	384.44	81.44 to 112.92	38,062	33,586
NonValid School	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
____ALL____											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	100.67	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
Prior TO 1860											
1860 TO 1899	7	112.92	125.33	73.30	34.25	170.98	60.61	244.80	60.61 to 244.80	24,214	17,749
1900 TO 1919	44	92.91	109.63	96.03	31.24	114.16	52.20	282.25	87.64 to 97.60	18,539	17,803
1920 TO 1939	18	88.36	97.71	90.77	26.31	107.64	56.09	219.89	77.21 to 99.72	27,116	24,613
1940 TO 1949	2	90.09	90.09	86.71	24.55	103.89	67.97	112.20	N/A	29,500	25,580
1950 TO 1959	2	128.64	128.64	127.72	9.22	100.71	116.77	140.50	N/A	3,250	4,151
1960 TO 1969	4	97.85	98.18	97.70	2.03	100.49	95.95	101.09	N/A	53,875	52,635
1970 TO 1979	11	97.90	110.65	100.46	21.95	110.15	83.73	190.30	83.74 to 136.82	50,990	51,223
1980 TO 1989	3	91.59	97.07	94.33	7.63	102.90	89.33	110.30	N/A	44,833	42,293
1990 TO 1994											
1995 TO 1999	3	98.19	99.36	97.33	3.71	102.09	94.48	105.42	N/A	84,000	81,758
2000 TO Present											
ALL	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	29	123.87	149.64	137.57	42.67	108.78	63.83	384.44	96.67 to 148.38	2,594	3,568
5000 TO 9999	12	109.57	115.38	118.68	28.99	97.22	52.20	219.89	80.00 to 129.59	7,195	8,540
Total \$											
1 TO 9999	41	115.43	139.62	127.47	40.84	109.52	52.20	384.44	96.67 to 140.50	3,941	5,023
10000 TO 29999	31	89.52	97.76	95.73	17.17	102.12	68.61	276.14	87.27 to 95.29	17,908	17,143
30000 TO 59999	25	93.54	97.91	97.53	24.01	100.38	56.09	190.30	83.73 to 99.72	38,342	37,396
60000 TO 99999	8	87.51	89.29	89.14	7.45	100.16	80.22	99.24	80.22 to 99.24	78,112	69,632
100000 TO 149999	2	77.55	77.55	77.85	21.84	99.61	60.61	94.48	N/A	137,500	107,041
150000 TO 249999	1	92.67	92.67	92.67			92.67	92.67	N/A	150,000	139,010
ALL	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

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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	25	99.67	129.55	103.17	43.06	125.56	52.20	384.44	95.53 to 132.57	2,633	2,716
5000 TO 9999	15	112.92	128.66	108.79	33.45	118.26	75.64	282.25	91.81 to 143.18	6,630	7,213
Total \$ _____											
1 TO 9999	40	103.94	129.21	106.55	39.97	121.26	52.20	384.44	95.53 to 125.80	4,132	4,402
10000 TO 29999	39	88.26	98.75	87.79	25.67	112.48	56.09	274.18	85.43 to 95.29	20,909	18,356
30000 TO 59999	20	97.56	117.33	107.45	27.88	109.19	80.22	276.14	90.84 to 115.46	41,422	44,507
60000 TO 99999	7	89.33	87.28	84.51	10.58	103.27	60.61	99.24	60.61 to 99.24	89,428	75,576
100000 TO 149999	2	93.58	93.58	93.54	0.97	100.03	92.67	94.48	N/A	145,000	135,637
ALL _____											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	47	97.60	116.28	101.66	31.55	114.38	52.20	282.25	94.00 to 106.21	16,355	16,626
30	43	89.98	99.95	92.46	23.78	108.09	60.61	276.14	87.70 to 99.24	37,905	35,049
40	3	85.68	86.79	88.63	5.55	97.93	80.22	94.48	N/A	99,000	87,743
ALL _____											
	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
100	7	105.42	110.46	98.74	15.16	111.88	83.73	140.50	83.73 to 140.50	16,642	16,432
101	63	94.48	107.53	96.99	25.07	110.87	61.90	276.14	89.33 to 97.60	29,596	28,703
102	4	60.91	68.78	67.24	17.12	102.29	56.09	97.21	N/A	64,375	43,284
104	20	96.97	113.66	99.25	36.01	114.52	52.20	282.25	87.81 to 114.00	23,160	22,987
ALL _____											
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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
10	5	96.67	126.98	119.69	49.86	106.09	52.20	274.18	N/A	4,600	5,506
20	18	105.26	122.42	95.24	36.58	128.54	56.09	282.25	87.96 to 133.33	7,600	7,238
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	55	93.54	103.25	94.79	24.29	108.92	60.61	276.14	88.26 to 99.24	34,716	32,908
40	12	89.81	102.53	93.63	16.95	109.51	85.68	219.89	87.64 to 99.72	47,545	44,515
50	3	98.97	93.29	95.26	6.29	97.93	81.10	99.79	N/A	14,666	13,971
ALL	108	95.56	112.63	94.76	31.53	118.86	52.20	384.44	91.81 to 98.97	25,233	23,911