

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

Query: 5870

What If ID: 4970 SUB STAT

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	2	Total	Increase	0.000	A	1
Locations: Urban, Suburban	3	Total	Increase	0.000	B	1

**PA&T 2007 R&O Statistics**

Query: 5870

Type: Qualified

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

NUMBER of Sales:	16	<b>MEDIAN:</b>	<b>90</b>	COV:	46.39	95% Median C.I.:	76.72 to 132.33	(! : Derived)
TOTAL Sales Price:	582,251	WGT. MEAN:	87	STD:	49.36	95% Wgt. Mean C.I.:	66.11 to 107.70	
TOTAL Adj.Sales Price:	583,251	MEAN:	106	AVG.ABS.DEV:	29.84	95% Mean C.I.:	80.11 to 132.71	
TOTAL Assessed Value:	506,875							
AVG. Adj. Sales Price:	36,453	COD:	33.00	MAX Sales Ratio:	258.28			
AVG. Assessed Value:	31,679	PRD:	122.45	MIN Sales Ratio:	52.83			

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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	3	110.00	101.05	75.82	23.93	133.27	57.09	136.06	N/A	59,500	45,115
10/01/04 TO 12/31/04	3	103.90	105.22	107.29	34.04	98.07	52.83	158.92	N/A	32,916	35,316
<u>01/01/05 TO 03/31/05</u>											
04/01/05 TO 06/30/05	3	89.33	96.09	84.64	24.53	113.52	66.60	132.33	N/A	39,333	33,293
07/01/05 TO 09/30/05	1	76.72	76.72	76.72			76.72	76.72	N/A	90,000	69,045
10/01/05 TO 12/31/05	1	90.00	90.00	90.00			90.00	90.00	N/A	1,500	1,350
01/01/06 TO 03/31/06	1	258.28	258.28	258.28			258.28	258.28	N/A	4,501	11,625
04/01/06 TO 06/30/06	4	90.43	92.63	90.96	2.91	101.84	90.00	99.67	N/A	23,000	20,920
<u>Study Years</u>											
07/01/04 TO 06/30/05	9	103.90	100.78	86.32	29.03	116.76	52.83	158.92	57.09 to 136.06	43,916	37,908
07/01/05 TO 06/30/06	7	90.00	113.65	88.14	30.49	128.94	76.72	258.28	76.72 to 258.28	26,857	23,671
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	89.33	91.00	81.28	17.69	111.96	66.60	132.33	N/A	41,900	34,055
<u>ALL</u>											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	1	103.90	103.90	103.90			103.90	103.90	N/A	30,000	31,170
FRAZIERS LAKE	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
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	83.79	112.17	84.77	58.31	132.32	52.83	258.28	52.83 to 258.28	56,781	48,132
<u>ALL</u>											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
3	14	90.43	108.11	86.45	36.90	125.06	52.83	258.28	66.60 to 136.06	35,482	30,675
<u>ALL</u>											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	97.38	111.08	86.84	39.89	127.91	52.83	258.28	66.60 to 136.06	47,979	41,665
2	4	90.00	92.42	91.93	2.69	100.53	90.00	99.67	N/A	1,875	1,723
<u>ALL</u>											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

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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
01	11	90.85	108.20	86.49	41.45	125.10	52.83	258.28	57.09 to 158.92	51,886	44,877
06	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
07											
ALL	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	8	94.84	107.53	109.62	18.66	98.10	89.33	158.92	89.33 to 158.92	16,906	18,531
67-0069	4	97.38	129.91	93.63	52.56	138.75	66.60	258.28	N/A	37,625	35,227
74-0070	4	66.91	80.68	73.18	38.44	110.24	52.83	136.06	N/A	74,375	54,427
NonValid School											
ALL	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

**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	4	90.00	92.42	91.93	2.69	100.53	90.00	99.67	N/A	1,875	1,723
Prior TO 1860											
1860 TO 1899	1	57.09	57.09	57.09			57.09	57.09	N/A	135,000	77,070
1900 TO 1919	3	136.06	157.02	100.44	44.48	156.33	76.72	258.28	N/A	44,833	45,031
1920 TO 1939	3	66.60	92.78	95.96	53.10	96.69	52.83	158.92	N/A	32,916	31,586
1940 TO 1949											
1950 TO 1959	2	121.17	121.17	120.31	9.21	100.71	110.00	132.33	N/A	3,250	3,910
1960 TO 1969	1	90.85	90.85	90.85			90.85	90.85	N/A	86,000	78,135
1970 TO 1979											
1980 TO 1989	2	96.62	96.62	93.13	7.54	103.74	89.33	103.90	N/A	57,500	53,550
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

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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 \$ _____											
1 TO 4999	7	99.67	124.33	142.37	33.05	87.33	90.00	258.28	90.00 to 258.28	2,643	3,762
Total \$ _____											
1 TO 9999	7	99.67	124.33	142.37	33.05	87.33	90.00	258.28	90.00 to 258.28	2,643	3,762
30000 TO 59999	5	103.90	103.66	106.88	33.79	96.99	52.83	158.92	N/A	33,750	36,071
60000 TO 99999	3	89.33	85.63	85.48	5.27	100.18	76.72	90.85	N/A	87,000	74,370
100000 TO 149999	1	57.09	57.09	57.09			57.09	57.09	N/A	135,000	77,070
ALL _____											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

**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	6	94.84	102.00	105.11	12.65	97.04	90.00	132.33	90.00 to 132.33	2,333	2,452
Total \$ _____											
1 TO 9999	6	94.84	102.00	105.11	12.65	97.04	90.00	132.33	90.00 to 132.33	2,333	2,452
10000 TO 29999	3	66.60	125.90	72.80	102.83	172.95	52.83	258.28	N/A	22,333	16,258
30000 TO 59999	3	136.06	132.96	134.78	13.48	98.65	103.90	158.92	N/A	35,416	47,735
60000 TO 99999	4	83.03	78.50	75.80	13.96	103.55	57.09	90.85	N/A	99,000	75,045
ALL _____											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	90.00	92.42	91.93	2.69	100.53	90.00	99.67	N/A	1,875	1,723
20	5	110.00	124.01	77.00	49.31	161.05	52.83	258.28	N/A	14,700	11,319
30	7	90.85	101.84	88.28	27.63	115.36	57.09	158.92	57.09 to 158.92	71,750	63,340
ALL _____											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	90.00	92.42	91.93	2.69	100.53	90.00	99.67	N/A	1,875	1,723
100	2	121.17	121.17	120.31	9.21	100.71	110.00	132.33	N/A	3,250	3,910
101	7	90.85	117.39	93.11	41.76	126.08	66.60	258.28	66.60 to 258.28	52,214	48,615
102	2	54.96	54.96	56.26	3.88	97.68	52.83	57.09	N/A	83,750	47,120
104	1	158.92	158.92	158.92			158.92	158.92	N/A	36,250	57,610
ALL _____											
	16	90.43	106.41	86.91	33.00	122.45	52.83	258.28	76.72 to 132.33	36,453	31,679

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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
RANGE											
(blank)	4	90.00	92.42	91.93	2.69	100.53	90.00	99.67	N/A	1,875	1,723
10	1	258.28	258.28	258.28			258.28	258.28	N/A	4,501	11,625
20	2	81.41	81.41	58.39	35.11	139.44	52.83	110.00	N/A	18,000	10,510
30	9	90.85	101.31	87.31	29.53	116.03	57.09	158.92	66.60 to 136.06	59,472	51,926
<u>ALL</u>	<u>16</u>	<u>90.43</u>	<u>106.41</u>	<u>86.91</u>	<u>33.00</u>	<u>122.45</u>	<u>52.83</u>	<u>258.28</u>	<u>76.72 to 132.33</u>	<u>36,453</u>	<u>31,679</u>