

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

Query: 5880

What If ID: 4973

Desc: New Whatif for Query ID: 5880

<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	10.780	A	1

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Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	343	<b>MEDIAN:</b>	<b>99</b>	COV:	24.84	95% Median C.I.:	97.62 to 99.58
TOTAL Sales Price:	29,753,932	WGT. MEAN:	97	STD:	24.95	95% Wgt. Mean C.I.:	95.47 to 98.12
TOTAL Adj.Sales Price:	29,860,932	MEAN:	100	AVG.ABS.DEV:	13.00	95% Mean C.I.:	97.81 to 103.09
TOTAL Assessed Value:	28,903,281						
AVG. Adj. Sales Price:	87,058	COD:	13.15	MAX Sales Ratio:	271.05		
AVG. Assessed Value:	84,266	PRD:	103.77	MIN Sales Ratio:	37.09		

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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	49	100.81	104.31	97.62	15.51	106.85	52.88	234.50	96.55 to 103.04	82,988	81,011
10/01/04 TO 12/31/04	45	100.43	100.18	99.12	10.37	101.07	58.54	177.98	98.01 to 101.86	104,921	103,997
01/01/05 TO 03/31/05	26	100.22	101.24	96.80	10.65	104.59	73.36	162.70	93.77 to 102.80	75,015	72,613
04/01/05 TO 06/30/05	52	99.68	96.76	96.82	11.07	99.94	39.69	186.89	96.73 to 101.11	82,771	80,139
07/01/05 TO 09/30/05	49	98.08	98.02	93.83	16.59	104.46	37.09	231.29	91.51 to 100.44	84,741	79,516
10/01/05 TO 12/31/05	39	97.40	100.32	95.91	11.65	104.60	75.31	271.05	94.14 to 99.58	97,353	93,375
01/01/06 TO 03/31/06	23	97.49	103.30	96.18	13.55	107.40	61.24	204.50	94.64 to 105.51	91,923	88,413
04/01/06 TO 06/30/06	60	96.77	101.31	97.31	13.48	104.11	63.66	258.91	93.80 to 99.97	79,252	77,120
<u>Study Years</u>											
07/01/04 TO 06/30/05	172	100.03	100.48	97.75	12.13	102.79	39.69	234.50	98.94 to 101.16	87,455	85,491
07/01/05 TO 06/30/06	171	97.49	100.41	95.82	13.99	104.79	37.09	271.05	95.76 to 98.69	86,657	83,033
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	166	98.70	98.67	95.70	12.85	103.10	37.09	271.05	97.27 to 100.00	85,564	81,886
<u>ALL</u>											
	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4500	6	103.13	101.16	91.77	13.91	110.24	76.24	126.32	76.24 to 126.32	93,000	85,346
AREA 4505	12	98.75	92.80	95.86	16.77	96.80	37.09	121.11	78.50 to 111.22	149,351	143,165
AREA 4510	4	101.48	99.75	100.75	3.92	99.01	91.22	104.80	N/A	96,475	97,194
CRETE	146	99.49	100.30	99.48	4.45	100.82	77.48	186.89	98.94 to 100.33	102,206	101,678
DEWITT	11	98.17	96.98	95.45	19.17	101.61	50.61	150.43	74.71 to 132.42	59,917	57,188
DORCHESTER	25	94.38	100.53	97.83	16.60	102.75	58.54	162.70	89.00 to 107.71	67,791	66,320
FRIEND	36	92.66	101.78	88.97	24.01	114.40	59.73	271.05	83.88 to 96.75	78,561	69,895
SWANTON	2	142.09	142.09	71.04	62.78	200.00	52.88	231.29	N/A	41,750	29,660
TOBIAS	9	105.93	114.14	98.71	26.06	115.62	73.36	175.00	83.13 to 159.09	11,567	11,418
WESTERN	11	94.10	101.11	98.45	29.97	102.70	39.69	146.89	60.96 to 145.89	32,068	31,570
WILBER	73	96.55	99.61	94.55	15.48	105.35	51.83	234.50	92.32 to 100.44	85,721	81,049
Y-B.R.L.	6	90.55	89.53	89.64	17.58	99.87	57.77	121.88	57.77 to 121.88	30,175	27,050
Y-CABIN	2	106.33	106.33	115.06	25.24	92.41	79.49	133.16	N/A	20,750	23,874
<u>ALL</u>											
	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

Type: Qualified

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

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TOTAL Sales Price:	29,753,932	WGT. MEAN:	97	STD:	24.95	95% Wgt. Mean C.I.:	95.47 to 98.12
TOTAL Adj.Sales Price:	29,860,932	MEAN:	100	AVG.ABS.DEV:	13.00	95% Mean C.I.:	97.81 to 103.09
TOTAL Assessed Value:	28,903,281						
AVG. Adj. Sales Price:	87,058	COD:	13.15	MAX Sales Ratio:	271.05		
AVG. Assessed Value:	84,266	PRD:	103.77	MIN Sales Ratio:	37.09		

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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	312	98.84	101.12	96.98	12.95	104.26	39.69	271.05	97.79 to 99.53	86,233	83,629
2	17	100.17	95.61	97.24	15.82	98.32	57.77	126.32	78.44 to 116.44	60,492	58,823
3	14	96.00	91.38	93.93	14.33	97.29	37.09	114.46	78.50 to 105.23	137,700	129,341
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

**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	316	98.91	100.24	97.16	11.69	103.17	39.69	271.05	97.99 to 99.86	92,658	90,026
2	19	94.70	106.68	68.38	35.83	156.01	37.09	204.50	79.14 to 156.38	18,854	12,892
3	8	90.55	93.73	94.38	20.60	99.31	57.77	133.16	57.77 to 133.16	27,818	26,256
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	336	98.91	100.98	97.08	12.89	104.02	39.69	271.05	97.99 to 99.86	87,890	85,328
06	6	78.97	75.09	70.53	21.94	106.46	37.09	101.27	37.09 to 101.27	50,854	35,869
07	1	72.18	72.18	72.18			72.18	72.18	N/A	24,500	17,685
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001											
48-0300	22	96.04	99.74	92.13	25.94	108.26	50.61	231.29	77.10 to 103.93	63,184	58,211
48-0303	17	102.64	109.45	101.05	28.32	108.30	39.69	175.00	83.13 to 145.89	22,830	23,070
76-0002	160	99.44	100.01	99.14	5.64	100.88	57.77	186.89	98.87 to 100.32	98,142	97,295
76-0044	27	93.42	97.64	93.44	18.09	104.50	37.09	162.70	86.63 to 107.71	71,954	67,232
76-0068	37	93.31	102.13	90.65	23.81	112.66	59.73	271.05	85.28 to 96.75	81,843	74,193
76-0082	80	97.00	99.77	95.87	14.63	104.08	51.83	234.50	92.94 to 100.44	92,612	88,784
80-0005											
NonValid School											
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

Type: Qualified

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TOTAL Adj.Sales Price:	29,860,932	MEAN:	100	AVG.ABS.DEV:	13.00	95% Mean C.I.:	97.81 to 103.09
TOTAL Assessed Value:	28,903,281						
AVG. Adj. Sales Price:	87,058	COD:	13.15	MAX Sales Ratio:	271.05		
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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	27	94.70	106.49	74.25	31.62	143.41	37.09	204.50	83.27 to 113.93	17,369	12,897
Prior TO 1860											
1860 TO 1899	6	98.82	84.07	92.97	18.99	90.43	39.69	105.51	39.69 to 105.51	83,500	77,625
1900 TO 1919	87	98.42	104.05	97.16	17.97	107.09	50.61	271.05	95.62 to 100.81	66,347	64,463
1920 TO 1939	59	98.69	97.66	94.51	12.28	103.33	57.77	177.98	93.49 to 101.12	83,352	78,779
1940 TO 1949	10	94.28	93.09	93.19	12.68	99.89	60.96	131.53	78.44 to 101.02	60,787	56,649
1950 TO 1959	35	100.15	104.22	101.11	10.03	103.08	84.19	150.43	96.88 to 101.27	83,060	83,978
1960 TO 1969	26	100.62	100.71	98.75	6.99	101.98	83.88	125.74	94.80 to 102.96	99,238	98,000
1970 TO 1979	44	99.22	98.69	97.87	7.68	100.83	75.31	145.89	97.34 to 101.62	110,810	108,454
1980 TO 1989	8	96.54	93.30	96.13	6.04	97.06	79.49	101.88	79.49 to 101.88	110,746	106,458
1990 TO 1994	12	96.97	94.18	95.38	6.81	98.74	72.18	103.47	87.80 to 102.94	132,208	126,104
1995 TO 1999	8	98.93	96.53	94.20	7.89	102.47	79.96	115.21	79.96 to 115.21	167,875	158,136
2000 TO Present	21	99.17	98.62	98.90	3.57	99.71	82.96	105.23	97.49 to 102.03	162,602	160,821
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

**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	159.09	152.86	158.68	19.92	96.33	83.13	204.50	83.13 to 204.50	1,308	2,076
5000 TO 9999	8	100.70	122.51	123.88	29.62	98.89	83.27	231.29	83.27 to 231.29	6,875	8,516
Total \$											
1 TO 9999	15	113.93	136.67	128.85	36.02	106.07	83.13	231.29	99.47 to 175.00	4,277	5,511
10000 TO 29999	41	100.43	111.47	106.59	31.74	104.58	39.69	271.05	87.13 to 119.71	19,968	21,284
30000 TO 59999	55	99.52	99.42	98.39	15.70	101.05	51.83	177.98	93.16 to 102.34	45,417	44,685
60000 TO 99999	99	98.58	96.95	96.77	8.58	100.18	52.88	137.20	95.68 to 100.16	78,300	75,771
100000 TO 149999	90	98.63	96.31	96.40	5.71	99.90	37.09	115.21	97.44 to 99.93	120,626	116,286
150000 TO 249999	39	98.17	95.31	95.59	6.98	99.71	67.04	114.46	94.80 to 99.86	174,468	166,773
250000 TO 499999	4	99.67	95.48	95.43	5.56	100.05	80.70	101.86	N/A	266,924	254,727
ALL	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

Type: Qualified

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(!: AVTot=0)

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TOTAL Adj.Sales Price:	29,860,932	MEAN:	100	AVG.ABS.DEV:	13.00	95% Mean C.I.:	97.81 to 103.09
TOTAL Assessed Value:	28,903,281						
AVG. Adj. Sales Price:	87,058	COD:	13.15	MAX Sales Ratio:	271.05		
AVG. Assessed Value:	84,266	PRD:	103.77	MIN Sales Ratio:	37.09		

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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
<u>Low \$</u>											
1 TO 4999	6	167.05	152.27	160.47	21.87	94.89	83.13	204.50	83.13 to 204.50	860	1,380
5000 TO 9999	11	99.47	99.35	82.97	25.17	119.74	39.69	162.70	50.61 to 156.38	8,818	7,316
<u>Total \$</u>											
1 TO 9999	17	101.40	118.03	86.89	36.08	135.84	39.69	204.50	83.27 to 162.70	6,009	5,221
10000 TO 29999	39	94.10	105.66	92.39	31.98	114.37	51.83	271.05	81.38 to 100.57	22,472	20,762
30000 TO 59999	62	97.95	100.19	92.94	19.42	107.80	37.09	177.98	91.61 to 102.34	48,433	45,016
60000 TO 99999	105	98.58	98.75	97.35	8.25	101.43	75.31	150.43	95.68 to 100.44	81,788	79,624
100000 TO 149999	90	98.94	97.57	96.89	5.07	100.71	67.04	124.50	97.99 to 100.15	127,609	123,640
150000 TO 249999	27	99.38	98.61	98.31	5.11	100.30	80.70	114.46	96.79 to 101.88	185,520	182,387
250000 TO 499999	3	100.17	100.40	100.42	0.90	99.98	99.17	101.86	N/A	265,899	267,006
<u>ALL</u>	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	27	94.70	106.49	74.25	31.62	143.41	37.09	204.50	83.27 to 113.93	17,369	12,897
20	12	99.22	104.74	96.68	17.27	108.34	76.88	145.89	87.66 to 131.53	41,937	40,545
25	30	99.12	103.53	97.43	19.03	106.26	39.69	234.50	94.14 to 105.17	53,075	51,712
30	199	99.02	100.34	97.61	12.42	102.80	50.61	271.05	97.44 to 100.44	82,417	80,446
35	41	98.71	97.27	96.72	4.93	100.57	76.24	114.11	96.55 to 99.88	134,693	130,271
40	24	97.32	95.02	95.67	8.33	99.32	67.04	114.46	92.94 to 100.24	146,447	140,104
45	7	99.97	97.41	96.46	3.74	100.99	80.70	101.86	80.70 to 101.86	193,558	186,697
50	2	98.88	98.88	98.98	0.30	99.90	98.58	99.17	N/A	201,645	199,580
55	1	98.69	98.69	98.69			98.69	98.69	N/A	99,900	98,590
<u>ALL</u>	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266

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TOTAL Adj.Sales Price:	29,860,932	MEAN:	100	AVG.ABS.DEV:	13.00	95% Mean C.I.:	97.81 to 103.09
TOTAL Assessed Value:	28,903,281						
AVG. Adj. Sales Price:	87,058	COD:	13.15	MAX Sales Ratio:	271.05		
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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	94.70	106.49	74.25	31.62	143.41	37.09	204.50	83.27 to 113.93	17,369	12,897	
100	4	100.50	97.88	100.35	12.38	97.54	72.18	118.34	N/A	58,600	58,806	
101	202	98.98	100.63	97.77	12.04	102.92	39.69	234.50	97.49 to 100.16	88,256	86,290	
102	27	98.42	96.59	96.86	6.83	99.72	59.84	111.22	94.14 to 101.76	108,650	105,235	
103	6	99.32	99.78	99.52	1.52	100.26	97.15	103.47	97.15 to 103.47	155,583	154,834	
104	70	98.93	100.25	95.96	13.47	104.47	50.61	271.05	96.67 to 100.81	90,895	87,222	
106	4	87.58	85.99	87.83	16.76	97.90	67.04	101.74	N/A	143,250	125,818	
304	2	97.66	97.66	97.59	0.95	100.07	96.73	98.58	N/A	143,000	139,547	
305	1	95.76	95.76	95.76			95.76	95.76	N/A	241,000	230,785	
<u>ALL</u>												
	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	94.70	106.49	74.25	31.62	143.41	37.09	204.50	83.27 to 113.93	17,369	12,897	
10	3	97.40	127.50	121.77	62.93	104.71	50.61	234.50	N/A	11,666	14,206	
15	1	101.88	101.88	101.88			101.88	101.88	N/A	12,000	12,225	
20	9	100.71	128.36	115.37	33.71	111.25	79.49	258.91	96.55 to 177.98	32,972	38,040	
25	10	99.44	104.38	98.56	14.77	105.91	77.48	146.89	82.81 to 141.12	43,077	42,457	
30	150	99.18	100.30	97.86	12.18	102.49	39.69	271.05	98.01 to 100.57	100,020	97,876	
35	44	98.63	98.97	96.88	8.64	102.15	67.04	137.80	94.51 to 101.34	87,887	85,148	
40	64	98.16	96.66	96.31	7.90	100.36	52.88	155.12	96.75 to 100.42	94,258	90,784	
45	19	97.27	96.05	95.49	9.49	100.59	59.73	137.20	91.51 to 102.27	107,510	102,664	
50	13	93.42	92.23	91.85	8.47	100.41	73.50	108.43	81.72 to 100.44	99,932	91,789	
55	1	96.67	96.67	96.67			96.67	96.67	N/A	105,000	101,500	
60	2	94.28	94.28	93.19	7.41	101.17	87.29	101.27	N/A	133,950	124,822	
<u>ALL</u>												
	343	98.82	100.45	96.79	13.15	103.77	37.09	271.05	97.62 to 99.58	87,058	84,266	