

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5742

What If ID: 4981

Desc: New Whatif for Query ID: 5742

<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	O'neill	Total	Decrease	14.290	A	1

PA&T 2007 R&O Statistics

Query: 5742

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	57	MEDIAN:	95	COV:	27.78	95% Median C.I.:	86.61 to 102.10
TOTAL Sales Price:	7,792,260	WGT. MEAN:	102	STD:	26.16	95% Wgt. Mean C.I.:	79.85 to 123.71
TOTAL Adj.Sales Price:	7,704,760	MEAN:	94	AVG.ABS.DEV:	20.24	95% Mean C.I.:	87.38 to 100.96
TOTAL Assessed Value:	7,841,939						
AVG. Adj. Sales Price:	135,171	COD:	21.40	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	137,577	PRD:	92.52	MIN Sales Ratio:	35.16		

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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	2	77.37	77.37	77.37	2.16	99.99	75.70	79.04	N/A	159,500	123,412
10/01/03 TO 12/31/03	1	109.50	109.50	109.50			109.50	109.50	N/A	12,520	13,710
01/01/04 TO 03/31/04	5	94.56	87.03	92.67	14.62	93.91	58.59	105.68	N/A	53,800	49,858
04/01/04 TO 06/30/04	6	78.29	86.68	75.24	25.02	115.20	64.64	144.75	64.64 to 144.75	25,666	19,311
07/01/04 TO 09/30/04	7	92.65	83.32	60.35	26.13	138.05	35.16	123.99	35.16 to 123.99	151,357	91,349
10/01/04 TO 12/31/04	2	90.82	90.82	92.47	4.64	98.21	86.61	95.03	N/A	71,750	66,349
01/01/05 TO 03/31/05	4	96.47	90.38	123.60	32.87	73.13	40.63	127.96	N/A	834,500	1,031,435
04/01/05 TO 06/30/05	8	103.79	107.91	99.82	18.63	108.11	77.65	156.48	77.65 to 156.48	63,730	63,613
07/01/05 TO 09/30/05	7	102.10	107.61	97.37	19.53	110.52	61.72	142.20	61.72 to 142.20	112,071	109,118
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	7	104.50	104.94	103.29	14.02	101.60	70.91	133.68	70.91 to 133.68	51,771	53,473
04/01/06 TO 06/30/06	8	88.34	83.85	89.21	19.22	93.99	52.42	108.67	52.42 to 108.67	94,062	83,912
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	82.44	87.10	82.93	20.44	105.04	58.59	144.75	65.88 to 105.68	53,894	44,692
07/01/04 TO 06/30/05	21	95.03	94.75	107.05	23.24	88.51	35.16	156.48	77.65 to 112.80	240,516	257,466
07/01/05 TO 06/30/06	22	99.88	98.12	95.26	18.45	103.00	52.42	142.20	85.34 to 111.00	86,336	82,247
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	20	87.41	86.00	69.95	21.74	122.96	35.16	144.75	70.74 to 96.96	81,300	56,865
01/01/05 TO 12/31/05	19	102.10	104.11	116.54	21.71	89.34	40.63	156.48	89.10 to 127.96	243,807	284,130
<u>ALL</u>											
	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATKINSON	14	93.60	90.95	89.76	14.29	101.34	62.65	112.80	65.88 to 108.67	78,750	70,682
CHAMBERS	3	105.68	117.46	107.99	11.89	108.77	104.50	142.20	N/A	11,833	12,778
EWING	1	52.42	52.42	52.42			52.42	52.42	N/A	26,000	13,630
INMAN	1	109.50	109.50	109.50			109.50	109.50	N/A	12,520	13,710
O'NEILL	23	96.00	96.64	92.88	20.84	104.05	40.63	144.75	79.04 to 111.21	89,452	83,080
PAGE	2	77.78	77.78	71.74	24.67	108.41	58.59	96.96	N/A	17,500	12,555
RURAL	8	84.61	92.00	118.73	30.96	77.48	51.22	128.15	51.22 to 128.15	463,812	550,691
STUART	5	91.53	93.19	61.38	27.90	151.82	35.16	156.48	N/A	145,068	89,041
<u>ALL</u>											
	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

Type: Qualified

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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	49	94.56	94.53	86.03	20.37	109.87	35.16	156.48	88.20 to 102.10	81,515	70,130
2	2	89.69	89.69	72.59	42.89	123.55	51.22	128.15	N/A	90,000	65,332
3	6	84.61	92.77	121.08	26.13	76.62	67.08	127.96	67.08 to 127.96	588,416	712,478
____ALL____	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

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	52	94.80	94.82	101.94	21.95	93.01	35.16	156.48	88.20 to 104.50	147,033	149,891
2	5	85.85	87.41	80.61	14.63	108.44	67.08	111.00	N/A	11,800	9,511
____ALL____	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049	1	58.59	58.59	58.59		58.59	58.59		N/A	23,000	13,475
08-0036											
08-0038											
36-0100											
45-0007	29	96.00	95.31	91.19	20.65	104.52	40.63	144.75	79.04 to 109.50	82,135	74,898
45-0029	3	70.74	83.71	127.02	35.60	65.90	52.42	127.96	N/A	1,013,833	1,287,771
45-0044	6	93.05	99.01	65.68	29.43	150.74	35.16	156.48	35.16 to 156.48	129,223	84,880
45-0137	3	105.68	117.46	107.99	11.89	108.77	104.50	142.20	N/A	11,833	12,778
45-0239	15	92.77	89.84	86.04	14.79	104.41	62.65	112.80	74.18 to 105.00	96,500	83,032
54-0583											
92-0045											
NonValid School											
____ALL____	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

Type: Qualified

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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	6	90.93	96.55	83.11	21.84	116.16	67.08	142.20	67.08 to 142.20	10,250	8,518
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	82.93	87.60	73.93	19.18	118.48	61.72	112.80	61.72 to 112.80	92,336	68,269
1920 TO 1939	9	99.65	103.34	101.93	16.67	101.38	58.59	144.75	86.61 to 123.99	73,277	74,693
1940 TO 1949	1	94.42	94.42	94.42			94.42	94.42	N/A	36,500	34,465
1950 TO 1959	13	104.50	100.00	98.56	19.93	101.46	52.42	141.98	70.91 to 128.15	48,184	47,490
1960 TO 1969	7	76.71	75.96	75.30	20.99	100.87	40.63	105.68	40.63 to 105.68	81,428	61,319
1970 TO 1979	6	93.18	91.11	84.21	16.25	108.19	51.22	121.63	51.22 to 121.63	93,583	78,806
1980 TO 1989	4	81.69	88.76	48.75	43.83	182.07	35.16	156.48	N/A	131,625	64,165
1990 TO 1994	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
1995 TO 1999	3	111.21	104.45	121.08	16.12	86.26	74.18	127.96	N/A	1,265,000	1,531,700
2000 TO Present	1	100.10	100.10	100.10			100.10	100.10	N/A	187,000	187,190
ALL	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

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	1	142.20	142.20	142.20			142.20	142.20	N/A	2,500	3,555
5000 TO 9999	5	96.00	97.76	97.54	7.96	100.23	88.20	111.00	N/A	6,500	6,340
Total \$											
1 TO 9999	6	100.25	105.17	100.73	14.03	104.41	88.20	142.20	88.20 to 142.20	5,833	5,875
10000 TO 29999	15	102.10	99.14	97.42	23.99	101.77	52.42	156.48	70.74 to 112.80	18,001	17,536
30000 TO 59999	12	101.55	100.03	99.14	20.51	100.90	64.64	133.68	70.91 to 123.99	42,991	42,622
60000 TO 99999	5	92.65	78.95	78.92	20.62	100.04	40.63	99.65	N/A	65,300	51,534
100000 TO 149999	7	94.56	93.07	92.61	13.41	100.49	51.22	116.23	51.22 to 116.23	119,548	110,717
150000 TO 249999	7	77.65	79.47	79.42	9.26	100.06	61.72	100.10	61.72 to 100.10	166,500	132,237
250000 TO 499999	4	86.24	79.71	79.43	29.04	100.36	35.16	111.21	N/A	388,750	308,771
500000 +	1	127.96	127.96	127.96			127.96	127.96	N/A	3,000,000	3,838,720
ALL	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

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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	115.65	115.65	106.80	22.96	108.29	89.10	142.20	N/A	3,750	4,005
5000 TO 9999	4	100.25	99.93	99.07	7.81	100.86	88.20	111.00	N/A	6,875	6,811
Total \$ _____											
1 TO 9999	6	100.25	105.17	100.73	14.03	104.41	88.20	142.20	88.20 to 142.20	5,833	5,875
10000 TO 29999	15	96.96	91.41	81.16	25.40	112.64	40.63	144.75	67.08 to 109.50	20,268	16,449
30000 TO 59999	10	89.69	92.70	85.53	25.16	108.38	62.65	156.48	64.64 to 123.99	42,200	36,094
60000 TO 99999	10	99.41	102.16	94.56	16.37	108.03	51.22	133.68	91.33 to 128.15	71,640	67,745
100000 TO 149999	9	77.65	78.18	69.44	18.23	112.59	35.16	111.58	61.72 to 94.56	180,982	125,680
150000 TO 249999	3	100.10	100.56	99.47	10.29	101.09	85.34	116.23	N/A	156,166	155,346
250000 TO 499999	2	86.24	86.24	86.06	13.98	100.20	74.18	98.29	N/A	340,000	292,605
500000 +	2	119.59	119.59	125.77	7.00	95.08	111.21	127.96	N/A	1,725,000	2,169,586
ALL _____	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	90.93	96.55	83.11	21.84	116.16	67.08	142.20	67.08 to 142.20	10,250	8,518
10	35	92.77	91.37	85.14	21.30	107.31	40.63	156.48	77.65 to 102.10	64,681	55,072
15	4	113.22	112.86	102.50	15.94	110.11	91.33	133.68	N/A	131,225	134,504
20	10	99.88	93.69	81.53	19.73	114.92	35.16	141.98	70.74 to 111.21	150,950	123,062
30	2	101.07	101.07	122.41	26.61	82.57	74.18	127.96	N/A	1,672,500	2,047,325
ALL _____	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	90.93	96.55	83.11	21.84	116.16	67.08	142.20	67.08 to 142.20	10,250	8,518
325	2	65.26	65.26	65.25	0.95	100.01	64.64	65.88	N/A	53,000	34,585
332	3	75.70	71.69	70.94	7.01	101.06	61.72	77.65	N/A	169,666	120,363
340	1	105.68	105.68	105.68			105.68	105.68	N/A	25,000	26,420
343	1	79.04	79.04	79.04			79.04	79.04	N/A	160,000	126,461
344	4	111.87	110.02	118.51	13.29	92.83	88.20	128.15	N/A	33,125	39,257
349	2	92.72	92.72	93.38	7.96	99.30	85.34	100.10	N/A	171,750	160,376
350	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
352	4	105.62	105.46	105.87	11.67	99.61	86.61	123.99	N/A	64,125	67,888
353	8	106.78	109.72	99.80	20.51	109.94	70.91	156.48	70.91 to 156.48	60,437	60,316
384	3	133.68	126.89	130.28	9.22	97.40	105.00	141.98	N/A	19,966	26,011
386	1	51.22	51.22	51.22			51.22	51.22	N/A	130,000	66,590
406	7	94.42	88.75	86.66	16.06	102.41	58.59	112.80	58.59 to 112.80	42,071	36,458
421	1	35.16	35.16	35.16			35.16	35.16	N/A	425,000	149,425
444	1	92.77	92.77	92.77			92.77	92.77	N/A	35,000	32,470
458	1	109.50	109.50	109.50			109.50	109.50	N/A	12,520	13,710
528	5	91.33	74.80	76.18	21.15	98.18	40.63	96.96	N/A	51,600	39,310
531	3	98.29	101.35	104.01	5.65	97.44	94.56	111.21	N/A	308,333	320,704
821	1	70.74	70.74	70.74			70.74	70.74	N/A	15,500	10,965
896	2	101.07	101.07	122.41	26.61	82.57	74.18	127.96	N/A	1,672,500	2,047,325
ALL	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577

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	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577
04											
ALL	57	94.56	94.17	101.78	21.40	92.52	35.16	156.48	86.61 to 102.10	135,171	137,577