

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5741

What If ID: 4982 SUB STAT

Desc: New Whatif for Query ID: 5741

<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	Imprvmnt	Decrease	0.000	A	1

PA&T 2007 R&O Statistics

Query: 5741

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	127	MEDIAN:	103	COV:	36.32	95% Median C.I.:	99.30 to 105.97
TOTAL Sales Price:	6,973,692	WGT. MEAN:	99	STD:	39.18	95% Wgt. Mean C.I.:	95.74 to 102.66
TOTAL Adj.Sales Price:	6,959,192	MEAN:	108	AVG.ABS.DEV:	21.76	95% Mean C.I.:	101.06 to 114.68
TOTAL Assessed Value:	6,903,805						
AVG. Adj. Sales Price:	54,796	COD:	21.20	MAX Sales Ratio:	340.83		
AVG. Assessed Value:	54,360	PRD:	108.73	MIN Sales Ratio:	37.27		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	13	107.09	105.06	105.01	7.60	100.05	78.53	123.14	94.89 to 113.94	57,083	59,941	
10/01/04 TO 12/31/04	15	101.74	105.38	100.09	13.71	105.29	85.93	161.97	88.12 to 117.36	55,520	55,571	
01/01/05 TO 03/31/05	12	104.79	104.75	99.61	12.50	105.17	77.47	137.71	92.04 to 113.24	57,833	57,605	
04/01/05 TO 06/30/05	17	101.08	103.09	92.33	17.50	111.66	53.01	163.64	89.60 to 123.82	56,119	51,812	
07/01/05 TO 09/30/05	25	100.00	108.45	97.99	22.42	110.67	52.35	228.42	92.02 to 111.40	58,428	57,253	
10/01/05 TO 12/31/05	13	104.38	120.13	102.81	32.02	116.85	69.50	300.00	86.46 to 142.54	42,192	43,380	
01/01/06 TO 03/31/06	14	87.76	94.01	88.35	32.62	106.40	37.27	214.53	60.37 to 120.02	48,324	42,696	
04/01/06 TO 06/30/06	18	105.89	119.67	107.17	27.83	111.66	54.00	340.83	93.55 to 116.68	58,362	62,548	
<u>Study Years</u>												
07/01/04 TO 06/30/05	57	105.00	104.49	98.82	13.23	105.74	53.01	163.64	99.30 to 107.74	56,542	55,875	
07/01/05 TO 06/30/06	70	101.92	110.62	99.54	27.57	111.13	37.27	340.83	96.23 to 107.08	53,375	53,127	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	67	102.53	108.70	97.54	21.27	111.43	52.35	300.00	96.85 to 105.97	54,585	53,244	
<u>ALL</u>												
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	
ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
O'NEILL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	
<u>ALL</u>												
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	
LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	
<u>ALL</u>												
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	
STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	115	104.38	110.51	100.00	20.56	110.50	52.35	340.83	100.78 to 107.35	59,141	59,143	
2	12	90.78	82.60	64.80	21.91	127.47	37.27	126.25	54.00 to 100.00	13,158	8,527	
<u>ALL</u>												
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360	

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TOTAL Sales Price:	6,973,692	WGT. MEAN:	99	STD:	39.18	95% Wgt. Mean C.I.:	95.74 to 102.66
TOTAL Adj.Sales Price:	6,959,192	MEAN:	108	AVG.ABS.DEV:	21.76	95% Mean C.I.:	101.06 to 114.68
TOTAL Assessed Value:	6,903,805						
AVG. Adj. Sales Price:	54,796	COD:	21.20	MAX Sales Ratio:	340.83		
AVG. Assessed Value:	54,360	PRD:	108.73	MIN Sales Ratio:	37.27		

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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	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360
06											
07											
ALL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

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											
08-0036											
08-0038											
36-0100											
45-0007	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360
45-0029											
45-0044											
45-0137											
45-0239											
54-0583											
92-0045											
NonValid School											
ALL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

PA&T 2007 R&O Statistics

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NUMBER of Sales: 127 **MEDIAN:** 103 COV: 36.32 95% Median C.I.: 99.30 to 105.97
 TOTAL Sales Price: 6,973,692 WGT. MEAN: 99 STD: 39.18 95% Wgt. Mean C.I.: 95.74 to 102.66
 TOTAL Adj.Sales Price: 6,959,192 MEAN: 108 AVG.ABS.DEV: 21.76 95% Mean C.I.: 101.06 to 114.68
 TOTAL Assessed Value: 6,903,805
 AVG. Adj. Sales Price: 54,796 COD: 21.20 MAX Sales Ratio: 340.83
 AVG. Assessed Value: 54,360 PRD: 108.73 MIN Sales Ratio: 37.27

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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	12	90.78	82.60	64.80	21.91	127.47	37.27	126.25	54.00 to 100.00	13,158	8,527
Prior TO 1860											
1860 TO 1899	3	121.85	140.56	127.09	23.27	110.60	107.38	192.45	N/A	40,500	51,470
1900 TO 1919	13	114.93	137.16	106.52	41.48	128.77	53.01	340.83	87.51 to 177.33	24,669	26,277
1920 TO 1939	21	104.70	116.06	105.68	21.19	109.82	72.76	300.00	96.23 to 115.19	30,016	31,722
1940 TO 1949	17	105.82	99.68	95.50	14.57	104.38	52.35	140.60	90.06 to 109.76	48,348	46,171
1950 TO 1959	20	102.18	102.77	97.32	18.39	105.60	60.37	214.53	84.78 to 107.09	54,106	52,656
1960 TO 1969	14	112.88	117.80	111.19	16.19	105.94	86.36	163.64	99.93 to 140.02	69,857	77,676
1970 TO 1979	15	103.36	103.48	99.54	11.20	103.96	86.37	146.30	89.60 to 111.94	83,553	83,171
1980 TO 1989	4	97.88	96.65	94.01	9.88	102.81	77.47	113.39	N/A	109,250	102,710
1990 TO 1994	1	81.95	81.95	81.95			81.95	81.95	N/A	145,000	118,830
1995 TO 1999	1	107.74	107.74	107.74			107.74	107.74	N/A	165,000	177,770
2000 TO Present	6	87.06	89.75	89.65	6.22	100.11	83.33	102.64	83.33 to 102.64	141,064	126,465
ALL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

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	2	98.70	98.70	97.74	1.32	100.98	97.40	100.00	N/A	1,437	1,405
5000 TO 9999	11	116.06	135.10	131.16	37.99	103.01	54.00	340.83	86.67 to 177.33	6,457	8,469
Total \$											
1 TO 9999	13	105.75	129.50	129.86	37.06	99.73	54.00	340.83	94.89 to 142.54	5,685	7,382
10000 TO 29999	26	116.87	132.99	129.42	27.99	102.76	72.92	300.00	106.59 to 137.71	19,495	25,232
30000 TO 59999	41	103.64	97.50	97.26	19.38	100.25	37.27	161.48	90.06 to 107.38	42,863	41,689
60000 TO 99999	30	101.03	99.72	99.78	7.84	99.95	60.37	116.68	99.30 to 105.82	78,720	78,544
100000 TO 149999	14	87.29	91.17	90.92	8.67	100.28	77.47	117.36	83.33 to 102.64	126,167	114,711
150000 TO 249999	3	96.49	97.47	97.41	6.76	100.06	88.18	107.74	N/A	164,346	160,085
ALL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

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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	3	97.40	83.80	65.56	15.74	127.82	54.00	100.00	N/A	3,625	2,376
5000 TO 9999	9	105.75	110.92	108.44	16.64	102.29	84.30	142.54	86.67 to 140.60	6,781	7,353
Total \$ _____											
1 TO 9999	12	100.62	104.14	101.95	17.82	102.14	54.00	142.54	86.67 to 126.25	5,992	6,109
10000 TO 29999	30	103.77	106.01	88.54	31.09	119.73	37.27	340.83	80.07 to 114.93	25,116	22,236
30000 TO 59999	34	105.64	121.93	108.30	30.33	112.59	60.37	300.00	94.47 to 123.14	39,057	42,300
60000 TO 99999	36	101.41	101.80	99.86	7.85	101.94	77.47	146.30	99.30 to 107.08	78,293	78,182
100000 TO 149999	13	89.60	96.52	94.96	12.25	101.65	81.95	117.36	83.74 to 113.40	127,945	121,491
150000 TO 249999	2	102.12	102.12	102.22	5.51	99.90	96.49	107.74	N/A	162,000	165,595
ALL _____											
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	90.78	82.60	64.80	21.91	127.47	37.27	126.25	54.00 to 100.00	13,158	8,527
10	4	106.97	107.70	103.91	5.99	103.65	96.85	120.02	N/A	46,875	48,707
15	4	151.29	144.38	133.67	16.70	108.01	97.63	177.33	N/A	11,500	15,372
20	28	101.55	108.57	95.11	23.28	114.15	52.35	340.83	91.66 to 108.95	42,732	40,642
25	21	104.75	102.02	97.90	17.44	104.21	60.37	151.73	87.34 to 118.54	39,696	38,861
30	49	103.64	114.02	101.03	22.35	112.86	53.01	300.00	99.93 to 108.44	71,741	72,479
35	8	105.26	102.91	101.34	8.54	101.55	88.12	117.36	88.12 to 117.36	120,479	122,093
40	1	107.38	107.38	107.38			107.38	107.38	N/A	58,500	62,820
ALL _____											
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	90.78	82.60	64.80	21.91	127.47	37.27	126.25	54.00 to 100.00	13,158	8,527
101	95	105.00	110.07	100.33	19.09	109.71	60.37	340.83	101.08 to 108.19	58,628	58,821
102	5	105.75	100.74	103.03	5.38	97.78	80.07	107.38	N/A	47,850	49,298
104	11	100.98	124.73	99.62	43.65	125.21	52.35	300.00	53.01 to 228.42	55,444	55,230
111	4	94.45	93.96	93.98	6.30	99.97	86.37	100.56	N/A	95,600	89,847
ALL _____											
	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360

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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)	12	90.78	82.60	64.80	21.91	127.47	37.27	126.25	54.00 to 100.00	13,158	8,527
10	2	123.18	123.18	121.59	14.15	101.30	105.75	140.60	N/A	5,500	6,687
20	6	117.48	122.13	115.29	16.50	105.94	80.07	161.97	80.07 to 161.97	16,333	18,830
25	10	107.96	129.46	97.62	39.92	132.62	68.57	340.83	69.50 to 177.33	27,740	27,079
30	55	105.00	107.96	99.97	18.64	107.99	52.35	228.42	99.93 to 107.77	67,575	67,557
35	28	103.54	111.44	100.50	20.47	110.88	60.37	300.00	92.02 to 109.76	58,867	59,165
40	13	96.85	98.84	98.85	9.91	99.99	73.75	126.97	90.06 to 111.94	74,772	73,915
50	1	91.32	91.32	91.32			91.32	91.32	N/A	77,900	71,135
ALL	127	102.64	107.87	99.20	21.20	108.73	37.27	340.83	99.30 to 105.97	54,796	54,360