

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5682

What If ID: 4986

Desc: New Whatif for Query ID: 5682

<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>
Status: Improved,	1	Imprvmnt	Increase	30.000	A	1

Type: Qualified

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

NUMBER of Sales:	47	MEDIAN:	100	COV:	34.25	95% Median C.I.:	92.50 to 100.00	(! : Derived)
TOTAL Sales Price:	1,603,904	WGT. MEAN:	94	STD:	34.15	95% Wgt. Mean C.I.:	86.74 to 101.26	
TOTAL Adj.Sales Price:	1,593,654	MEAN:	100	AVG.ABS.DEV:	17.12	95% Mean C.I.:	89.94 to 109.47	
TOTAL Assessed Value:	1,497,997							
AVG. Adj. Sales Price:	33,907	COD:	17.12	MAX Sales Ratio:	280.30			
AVG. Assessed Value:	31,872	PRD:	106.07	MIN Sales Ratio:	39.50			

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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	15	96.17	103.18	97.59	26.39	105.73	39.50	280.30	85.71 to 100.00	18,435	17,991
10/01/04 TO 12/31/04	5	80.00	78.96	72.78	27.19	108.49	41.59	114.29	N/A	36,500	26,565
01/01/05 TO 03/31/05	4	107.18	108.80	110.74	19.02	98.24	76.83	144.00	N/A	15,162	16,791
04/01/05 TO 06/30/05	8	92.50	94.14	92.69	3.13	101.57	90.00	100.00	90.00 to 100.00	32,888	30,483
07/01/05 TO 09/30/05	7	100.00	108.77	99.40	13.08	109.43	84.91	167.54	84.91 to 167.54	43,828	43,565
10/01/05 TO 12/31/05	3	102.39	102.41	102.91	1.58	99.51	100.00	104.84	N/A	86,588	89,112
01/01/06 TO 03/31/06	3	109.91	104.61	106.97	6.70	97.79	90.91	113.00	N/A	18,433	19,718
04/01/06 TO 06/30/06	2	86.38	86.38	80.86	7.50	106.83	79.90	92.86	N/A	94,500	76,410
<u>Study Years</u>											
07/01/04 TO 06/30/05	32	95.44	97.84	91.18	20.47	107.30	39.50	280.30	90.00 to 100.00	24,462	22,303
07/01/05 TO 06/30/06	15	100.00	103.68	96.72	10.54	107.20	79.90	167.54	92.86 to 106.67	54,057	52,284
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	22	100.00	102.59	99.21	10.33	103.40	76.83	167.54	92.50 to 102.39	40,469	40,151
<u>ALL</u>	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE MH	4	103.04	90.51	83.77	20.99	108.05	41.59	114.36	N/A	46,975	39,349
CALAMUS LAKE SB	5	90.84	92.58	91.07	9.34	101.65	79.90	104.84	N/A	146,553	133,473
CALAMUS LAKE VACANT	28	100.00	96.27	96.46	6.67	99.81	66.67	117.85	92.50 to 100.00	18,717	18,054
TAYLOR	10	105.25	116.55	112.64	45.61	103.48	39.50	280.30	61.43 to 167.54	14,890	16,771
<u>ALL</u>	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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	10	105.25	116.55	112.64	45.61	103.48	39.50	280.30	61.43 to 167.54	14,890	16,771
3	37	100.00	95.15	92.08	8.78	103.33	41.59	117.85	92.50 to 100.00	39,047	35,953
<u>ALL</u>	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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	15	97.49	107.81	92.97	32.48	115.95	41.59	280.30	79.90 to 114.36	70,687	65,721
2	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
<u>ALL</u>	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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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	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872
06											
07											
ALL	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0084											
58-0025	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872
NonValid School											
ALL	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	117.95	117.95	117.95			117.95	117.95	N/A	10,000	11,795
1940 TO 1949	1	280.30	280.30	280.30			280.30	280.30	N/A	6,650	18,640
1950 TO 1959	1	67.49	67.49	67.49			67.49	67.49	N/A	17,500	11,811
1960 TO 1969											
1970 TO 1979	4	78.80	77.28	72.15	32.70	107.10	41.59	109.91	N/A	38,750	27,957
1980 TO 1989											
1990 TO 1994	2	105.93	105.93	104.98	7.96	100.90	97.49	114.36	N/A	53,950	56,637
1995 TO 1999	2	85.37	85.37	84.93	6.41	100.52	79.90	90.84	N/A	162,000	137,583
2000 TO Present	4	103.62	114.92	100.92	20.53	113.87	84.91	167.54	N/A	109,816	110,824
ALL	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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TOTAL Adj.Sales Price:	1,593,654	MEAN:	100	AVG.ABS.DEV:	17.12	95% Mean C.I.:	89.94 to 109.47	
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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	4	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	5	100.00	134.70	126.96	38.33	106.09	90.91	280.30	N/A	8,450	10,728
Total \$ _____											
1 TO 9999	9	100.00	116.31	117.09	36.93	99.34	39.50	280.30	76.83 to 144.00	5,722	6,700
10000 TO 29999	22	95.91	93.92	93.92	11.36	100.00	61.43	117.95	89.36 to 100.00	15,954	14,983
30000 TO 59999	9	100.00	107.89	107.52	12.52	100.34	91.43	167.54	92.50 to 114.36	36,488	39,232
60000 TO 99999	3	97.49	81.31	80.04	21.63	101.59	41.59	104.84	N/A	65,420	52,359
100000 TO 149999	1	90.84	90.84	90.84			90.84	90.84	N/A	149,000	135,346
150000 TO 249999	3	84.91	89.07	89.38	8.83	99.65	79.90	102.39	N/A	172,502	154,184
ALL _____											
	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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	4	94.91	93.33	72.00	37.05	129.63	39.50	144.00	N/A	2,312	1,665
5000 TO 9999	11	91.63	88.78	85.40	13.94	103.96	61.43	117.95	66.67 to 102.27	11,155	9,526
Total \$ _____											
1 TO 9999	15	91.63	89.99	84.46	20.46	106.55	39.50	144.00	67.49 to 102.27	8,797	7,430
10000 TO 29999	18	100.00	105.40	90.50	18.94	116.46	41.59	280.30	92.50 to 100.00	20,585	18,630
30000 TO 59999	10	100.00	108.08	106.74	11.25	101.25	91.43	167.54	95.24 to 114.36	42,466	45,330
100000 TO 149999	4	87.88	89.51	89.71	8.09	99.78	79.90	102.39	N/A	166,626	149,474
ALL _____											
	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00	16,666	16,005
10	2	114.49	114.49	132.56	46.34	86.36	61.43	167.54	N/A	22,750	30,157
20	8	103.70	115.66	91.52	38.55	126.37	41.59	280.30	41.59 to 280.30	35,256	32,267
30	5	90.84	92.58	91.07	9.34	101.65	79.90	104.84	N/A	146,553	133,473
ALL _____											
	47	100.00	99.70	94.00	17.12	106.07	39.50	280.30	92.50 to 100.00	33,907	31,872

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00		16,666	16,005
100	6	103.04	98.50	93.28	31.16	105.60	41.59	167.54	41.59 to 167.54		38,900	36,285
101	8	94.16	115.47	90.20	36.83	128.01	67.49	280.30	67.49 to 280.30		80,551	72,654
104	1	102.39	102.39	102.39			102.39	102.39	N/A		182,506	186,870
<u>ALL</u>	<u>47</u>	<u>100.00</u>	<u>99.70</u>	<u>94.00</u>	<u>17.12</u>	<u>106.07</u>	<u>39.50</u>	<u>280.30</u>	<u>92.50 to 100.00</u>		<u>33,907</u>	<u>31,872</u>

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	32	100.00	95.90	96.03	10.23	99.86	39.50	144.00	91.63 to 100.00		16,666	16,005
20	2	92.72	92.72	85.84	27.21	108.01	67.49	117.95	N/A		13,750	11,803
30	13	97.49	110.13	93.16	33.49	118.21	41.59	280.30	79.90 to 114.36		79,447	74,016
<u>ALL</u>	<u>47</u>	<u>100.00</u>	<u>99.70</u>	<u>94.00</u>	<u>17.12</u>	<u>106.07</u>	<u>39.50</u>	<u>280.30</u>	<u>92.50 to 100.00</u>		<u>33,907</u>	<u>31,872</u>