

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

Query: 5536

What If ID: 4979

Desc: New Whatif for Query ID: 5536

<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>
Area (market)	2	Total	Decrease	5.940	A	1

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

What If ID: 4979

Query: 5536

Type: Qualified

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

NUMBER of Sales:	82	<b>MEDIAN:</b>	<b>73</b>	COV:	18.52	95% Median C.I.:	70.00 to 75.02	(! : Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	71	STD:	13.64	95% Wgt. Mean C.I.:	68.60 to 73.86	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	74	AVG.ABS.DEV:	10.51	95% Mean C.I.:	70.71 to 76.61	
(AgLand) TOTAL Assessed Value:	12,857,552							
AVG. Adj. Sales Price:	220,127	COD:	14.48	MAX Sales Ratio:	110.43			
AVG. Assessed Value:	156,799	PRD:	103.41	MIN Sales Ratio:	31.85			

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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	3	74.67	74.70	74.59	0.27	100.15	74.41	75.02	N/A	271,000	202,134
10/01/03 TO 12/31/03	2	90.95	90.95	91.14	2.10	99.80	89.04	92.86	N/A	87,360	79,617
01/01/04 TO 03/31/04	8	72.69	75.80	74.56	10.42	101.66	63.63	91.80	63.63 to 91.80	215,091	160,371
04/01/04 TO 06/30/04	3	69.10	74.71	71.15	11.65	105.00	65.43	89.59	N/A	223,133	158,753
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	74.05	73.82	75.38	11.36	97.93	50.55	86.91	63.64 to 85.49	168,916	127,324
01/01/05 TO 03/31/05	13	73.59	72.84	71.28	13.67	102.19	54.36	97.90	57.98 to 81.47	233,049	166,112
04/01/05 TO 06/30/05	3	59.42	61.15	58.71	11.20	104.15	52.03	72.00	N/A	243,583	143,013
07/01/05 TO 09/30/05	1	97.38	97.38	97.38			97.38	97.38	N/A	104,000	101,270
10/01/05 TO 12/31/05	13	71.23	72.66	71.16	8.20	102.11	60.89	93.08	66.33 to 77.43	289,652	206,107
01/01/06 TO 03/31/06	17	76.83	76.51	70.09	20.19	109.16	49.99	110.43	57.20 to 90.81	203,250	142,453
04/01/06 TO 06/30/06	10	68.25	66.63	67.53	15.39	98.67	31.85	89.40	51.69 to 80.16	206,720	139,589
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	74.54	77.28	74.75	10.50	103.39	63.63	92.86	69.10 to 89.04	211,115	157,804
07/01/04 TO 06/30/05	25	73.11	71.79	70.72	13.34	101.51	50.55	97.90	63.64 to 77.07	211,225	149,376
07/01/05 TO 06/30/06	41	71.23	73.39	70.25	16.43	104.46	31.85	110.43	67.48 to 77.43	229,071	160,933
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	20	72.78	74.74	74.29	11.36	100.61	50.55	91.80	69.10 to 83.63	195,518	145,257
01/01/05 TO 12/31/05	30	71.72	72.41	70.37	12.57	102.90	52.03	97.90	67.86 to 74.41	254,329	178,972
<u>ALL</u>											
	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

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

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3667	11	80.16	80.38	75.75	13.46	106.12	49.99	96.89	70.57 to 93.08	172,663	130,784	
3669	6	66.66	74.09	66.56	23.43	111.31	52.78	110.43	52.78 to 110.43	223,602	148,834	
3671	9	69.19	74.99	69.36	13.49	108.12	56.92	89.59	66.99 to 89.40	180,377	125,103	
3673	4	76.61	75.70	65.47	23.55	115.63	51.69	97.90	N/A	171,300	112,147	
3757	6	70.75	70.85	70.65	7.86	100.28	57.98	83.63	57.98 to 83.63	200,825	141,880	
3759	9	71.61	72.12	71.70	14.68	100.59	50.55	97.38	57.21 to 89.59	185,709	133,154	
3761	4	75.27	72.78	73.24	8.65	99.37	59.42	81.15	N/A	342,133	250,581	
3763	6	66.43	67.36	67.92	10.99	99.17	57.41	81.47	57.41 to 81.47	390,530	265,257	
3900	1	65.18	65.18	65.18			65.18	65.18	N/A	425,000	277,025	
3901	1	85.49	85.49	85.49			85.49	85.49	N/A	101,000	86,340	
3903	2	67.96	67.96	66.33	10.40	102.45	60.89	75.02	N/A	214,500	142,272	
3905	4	70.06	69.69	69.29	13.78	100.58	54.36	84.28	N/A	263,641	182,670	
3907	9	71.78	74.92	74.15	10.85	101.03	52.03	91.80	71.32 to 86.91	187,583	139,100	
3993	3	84.16	83.13	84.03	6.99	98.93	73.78	91.44	N/A	242,583	203,831	
3995	3	77.07	77.93	76.41	9.42	101.99	67.48	89.25	N/A	248,601	189,958	
3997	4	68.16	60.34	66.89	16.50	90.20	31.85	73.17	N/A	185,375	123,996	
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	25	73.78	74.49	73.24	11.19	101.72	52.03	91.80	71.32 to 83.55	234,308	171,596	
2	55	72.00	74.11	70.44	15.38	105.21	49.99	110.43	68.48 to 76.83	220,683	155,449	
3	2	50.93	50.93	32.54	37.46	156.49	31.85	70.00	N/A	27,572	8,972	
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799	

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	
2	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799	
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799	

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	5	64.38	66.02	65.35	10.61	101.03	57.41	81.47	N/A	329,636	215,417
18-0002	22	71.69	72.54	70.91	11.91	102.29	51.69	97.90	68.38 to 83.55	196,550	139,375
18-0011	20	77.13	78.00	70.62	18.09	110.44	52.78	110.43	66.99 to 89.59	188,085	132,833
18-0070	13	73.11	71.13	71.92	12.75	98.90	50.55	91.80	60.89 to 81.15	239,314	172,115
18-0501	11	71.40	71.05	72.01	13.80	98.66	31.85	89.25	65.18 to 85.49	233,391	168,067
30-0054	2	82.61	82.61	83.93	10.69	98.43	73.78	91.44	N/A	208,875	175,302
40-0126	9	75.18	75.86	72.99	11.23	103.93	49.99	93.08	70.57 to 92.86	246,700	180,074
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10.01 TO 30.00	1	110.43	110.43	110.43			110.43	110.43	N/A	22,500	24,846
30.01 TO 50.00	8	78.29	77.33	74.88	21.74	103.28	50.55	97.90	50.55 to 97.90	65,851	49,308
50.01 TO 100.00	32	74.54	74.60	73.72	12.16	101.19	31.85	97.38	71.32 to 80.16	146,082	107,695
100.01 TO 180.00	36	69.78	70.91	69.05	14.02	102.70	49.99	91.80	65.18 to 73.17	298,231	205,935
180.01 TO 330.00	4	74.22	75.25	75.51	3.42	99.65	71.40	81.15	N/A	522,289	394,396
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	16	89.59	83.50	83.55	12.63	99.93	50.55	110.43	71.32 to 93.04	105,699	88,314
DRY-N/A	13	71.23	70.82	67.58	14.77	104.80	49.99	97.38	52.78 to 89.04	201,940	136,461
GRASS-N/A	3	66.99	56.76	62.49	19.70	90.84	31.85	71.44	N/A	91,381	57,101
IRRGTD	18	72.36	70.08	67.77	9.86	103.40	56.92	85.49	63.63 to 75.02	268,726	182,126
IRRGTD-N/A	31	73.59	73.61	72.15	12.86	102.03	51.69	97.90	67.48 to 81.15	278,122	200,652
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	23	83.55	79.84	77.24	15.63	103.37	50.55	110.43	71.32 to 90.81	125,583	96,996
DRY-N/A	6	70.32	70.05	66.96	13.84	104.62	49.99	97.38	49.99 to 97.38	238,000	159,353
GRASS-N/A	3	66.99	56.76	62.49	19.70	90.84	31.85	71.44	N/A	91,381	57,101
IRRGTD	42	73.35	72.03	70.04	11.41	102.84	51.69	97.90	67.86 to 75.02	275,301	192,833
IRRGTD-N/A	7	73.17	73.97	73.81	13.82	100.22	57.98	89.25	57.98 to 89.25	270,886	199,928
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	28	75.44	78.81	75.44	17.14	104.46	50.55	110.43	71.23 to 89.59	144,443	108,966
DRY-N/A	1	49.99	49.99	49.99			49.99	49.99	N/A	272,000	135,964
GRASS	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
GRASS-N/A	1	66.99	66.99	66.99			66.99	66.99	N/A	70,000	46,894
IRRGTD	49	73.17	72.31	70.57	11.78	102.46	51.69	97.90	68.38 to 75.02	274,671	193,847
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

**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	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10000 TO 29999	1	110.43	110.43	110.43			110.43	110.43	N/A	22,500	24,846
30000 TO 59999	4	77.65	71.26	70.25	28.95	101.44	31.85	97.90	N/A	50,227	35,285
60000 TO 99999	7	89.04	80.49	80.47	14.63	100.02	50.55	96.89	50.55 to 96.89	78,038	62,797
100000 TO 149999	13	83.55	78.87	78.95	12.46	99.90	57.21	97.38	67.89 to 89.59	119,801	94,585
150000 TO 249999	27	74.41	75.30	75.55	10.07	99.66	52.03	91.80	70.57 to 80.16	187,656	141,781
250000 TO 499999	27	66.33	66.58	66.24	11.25	100.51	49.99	86.91	59.42 to 71.40	348,683	230,959
500000 +	2	77.59	77.59	77.16	4.59	100.55	74.02	81.15	N/A	620,578	478,831
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
Total \$ _____												
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700	
10000 TO 29999	2	71.14	71.14	54.92	55.23	129.54	31.85	110.43	N/A	38,322	21,045	
30000 TO 59999	5	66.99	74.15	71.46	21.27	103.77	50.55	97.90	N/A	58,562	41,846	
60000 TO 99999	13	74.05	76.47	73.39	16.80	104.19	52.78	96.89	57.98 to 92.86	103,345	75,849	
100000 TO 149999	25	74.67	75.28	73.25	10.59	102.78	49.99	97.38	71.44 to 77.07	168,702	123,577	
150000 TO 249999	22	70.90	73.03	71.25	14.47	102.50	51.69	91.80	63.64 to 85.49	281,423	200,507	
250000 TO 499999	13	68.38	69.24	68.88	10.88	100.51	56.92	84.16	58.38 to 81.15	402,507	277,263	
500000 +	1	74.02	74.02	74.02			74.02	74.02	N/A	695,000	514,456	
ALL	82	72.56	73.66	71.23	14.48	103.41	31.85	110.43	70.00 to 75.02	220,127	156,799	