

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5534

What If ID: 4978

Desc: New Whatif for Query ID: 5534

<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	10.800	A	1

Type: Qualified

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

NUMBER of Sales:	195	MEDIAN:	96	COV:	54.03	95% Median C.I.:	94.27 to 99.17	(! : Derived)
TOTAL Sales Price:	10,029,570	WGT. MEAN:	95	STD:	57.46	95% Wgt. Mean C.I.:	92.28 to 98.38	
TOTAL Adj.Sales Price:	10,032,070	MEAN:	106	AVG.ABS.DEV:	24.39	95% Mean C.I.:	98.27 to 114.40	
TOTAL Assessed Value:	9,563,790							
AVG. Adj. Sales Price:	51,446	COD:	25.39	MAX Sales Ratio:	593.00			
AVG. Assessed Value:	49,045	PRD:	111.54	MIN Sales Ratio:	16.64			

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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	29	96.91	96.90	98.02	15.01	98.86	52.03	157.25	88.44 to 102.08	46,796	45,870
10/01/04 TO 12/31/04	13	99.94	101.74	97.33	19.20	104.52	60.82	144.62	79.30 to 123.32	51,834	50,452
01/01/05 TO 03/31/05	18	95.66	99.67	94.70	10.73	105.25	75.22	138.18	91.94 to 105.78	48,183	45,628
04/01/05 TO 06/30/05	27	95.77	99.07	92.24	20.28	107.41	16.64	184.00	85.65 to 108.88	49,185	45,366
07/01/05 TO 09/30/05	25	99.17	106.19	96.15	21.67	110.44	56.11	206.25	90.16 to 114.99	66,476	63,919
10/01/05 TO 12/31/05	25	95.94	99.61	94.21	21.96	105.73	29.17	189.93	86.44 to 105.99	66,679	62,817
01/01/06 TO 03/31/06	15	100.25	115.74	96.76	32.89	119.61	56.27	396.00	88.43 to 113.19	41,878	40,522
04/01/06 TO 06/30/06	43	95.00	122.16	94.94	43.71	128.67	53.25	593.00	87.84 to 103.75	42,994	40,818
<u>Study Years</u>											
07/01/04 TO 06/30/05	87	95.91	98.87	95.41	16.60	103.62	16.64	184.00	93.18 to 100.52	48,577	46,348
07/01/05 TO 06/30/06	108	96.51	112.35	95.27	32.32	117.92	29.17	593.00	93.08 to 100.33	53,757	51,217
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	95	96.05	101.20	94.40	19.50	107.21	16.64	206.25	93.18 to 100.33	58,149	54,890
<u>ALL</u>											
	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLAY CENTER	19	97.73	103.27	97.85	10.49	105.54	86.44	144.75	93.07 to 103.41	51,670	50,559
DEWEESE	2	314.35	314.35	185.58	61.44	169.38	121.20	507.50	N/A	6,000	11,135
EDGAR	15	99.76	110.60	102.58	30.73	107.81	57.00	217.13	80.26 to 122.45	29,046	29,796
FAIRFIELD	21	95.51	96.02	91.75	18.00	104.66	56.11	137.23	81.49 to 109.10	45,311	41,573
GLENVIL	15	99.04	97.58	96.82	13.34	100.79	29.17	128.32	92.92 to 106.05	26,958	26,100
HARVARD	26	93.19	129.09	89.57	56.34	144.13	52.03	593.00	80.15 to 114.99	45,103	40,397
HARVARD COURTS	5	95.50	95.33	99.42	8.66	95.89	78.70	112.10	N/A	7,900	7,854
ONG	5	93.18	101.00	83.43	18.40	121.06	78.05	134.80	N/A	25,470	21,250
RURAL RES	17	96.05	101.01	108.61	31.12	93.00	16.64	158.53	72.00 to 138.18	70,529	76,602
SUTTON	63	97.29	99.59	92.48	16.76	107.69	53.25	236.00	90.94 to 100.82	66,189	61,213
TRUMBULL	7	93.82	96.63	95.66	7.82	101.01	84.12	116.40	84.12 to 116.40	76,889	73,552
<u>ALL</u>											
	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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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	177	96.31	106.91	93.53	24.91	114.31	29.17	593.00	94.12 to 99.41	49,819	46,594
2	2	99.71	99.71	99.37	6.09	100.34	93.63	105.78	N/A	143,000	142,095
3	16	96.00	100.81	111.24	32.36	90.62	16.64	158.53	72.00 to 138.18	58,000	64,520
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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	180	96.51	107.46	95.44	24.56	112.59	52.03	593.00	95.00 to 99.76	54,954	52,448
2	14	90.76	93.04	82.91	37.59	112.22	16.64	236.00	53.25 to 115.67	3,949	3,274
3	1	90.94	90.94	90.94			90.94	90.94	N/A	85,000	77,295
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	192	96.00	106.25	95.30	25.51	111.49	16.64	593.00	94.26 to 99.17	52,139	49,688
06											
07	3	117.86	112.19	111.04	9.15	101.04	93.18	125.53	N/A	7,066	7,846
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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	2	110.56	110.56	147.95	34.88	74.73	72.00	149.12	N/A	33,000	48,824
18-0002	63	97.29	99.59	92.48	16.76	107.69	53.25	236.00	90.94 to 100.82	66,189	61,213
18-0011	34	94.32	122.17	94.42	45.17	129.39	52.03	593.00	84.11 to 109.93	46,682	44,077
18-0070	21	100.33	105.34	101.31	11.71	103.98	86.44	144.75	94.12 to 105.32	56,273	57,009
18-0501	62	96.51	106.40	97.12	30.06	109.55	16.64	507.50	92.65 to 103.24	36,655	35,601
30-0054	5	93.18	101.00	83.43	18.40	121.06	78.05	134.80	N/A	25,470	21,250
40-0126	8	94.94	96.55	95.72	7.06	100.88	84.12	116.40	84.12 to 116.40	78,403	75,044
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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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	22	86.72	88.97	71.46	32.46	124.51	16.64	236.00	65.05 to 102.11	10,195	7,285
Prior TO 1860											
1860 TO 1899	11	100.01	125.60	98.73	41.79	127.21	66.57	396.00	70.03 to 131.21	35,227	34,780
1900 TO 1919	63	100.40	110.85	97.55	28.27	113.63	29.17	507.50	95.42 to 113.19	42,636	41,593
1920 TO 1939	31	95.79	101.15	95.30	16.91	106.14	59.11	206.25	88.44 to 97.31	55,825	53,198
1940 TO 1949	11	95.50	142.15	101.75	54.81	139.71	78.70	593.00	90.16 to 112.10	29,590	30,108
1950 TO 1959	7	95.33	94.98	94.01	8.30	101.03	77.33	112.44	77.33 to 112.44	50,321	47,307
1960 TO 1969	12	96.61	97.52	94.47	10.57	103.23	79.08	114.99	86.44 to 110.21	83,000	78,408
1970 TO 1979	25	97.29	104.76	97.87	14.62	107.04	81.43	217.13	93.55 to 105.99	78,766	77,086
1980 TO 1989	7	93.18	103.00	94.65	19.77	108.82	73.62	149.12	73.62 to 149.12	75,857	71,801
1990 TO 1994	2	79.74	79.74	74.46	14.02	107.08	68.56	90.91	N/A	132,500	98,662
1995 TO 1999	3	103.41	97.45	95.51	9.07	102.03	80.40	108.53	N/A	114,895	109,734
2000 TO Present	1	87.21	87.21	87.21			87.21	87.21	N/A	220,000	191,860
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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	21	106.05	151.17	135.38	73.09	111.67	16.64	593.00	85.00 to 138.18	2,490	3,371
5000 TO 9999	23	95.50	115.22	114.89	40.06	100.29	29.17	396.00	86.80 to 125.53	6,654	7,645
Total \$											
1 TO 9999	44	99.11	132.38	120.11	57.75	110.22	16.64	593.00	91.20 to 121.92	4,667	5,605
10000 TO 29999	28	111.30	111.48	108.84	20.67	102.43	60.82	217.13	95.93 to 125.19	20,940	22,791
30000 TO 59999	44	100.01	100.82	100.41	11.86	100.40	59.11	135.05	95.77 to 105.32	44,521	44,706
60000 TO 99999	58	93.24	94.65	94.79	11.99	99.86	56.11	158.53	91.20 to 96.70	74,807	70,908
100000 TO 149999	13	84.89	88.64	88.44	11.98	100.22	65.05	108.53	80.15 to 105.78	121,909	107,815
150000 TO 249999	8	86.43	88.92	88.21	14.10	100.81	68.56	127.65	68.56 to 127.65	169,725	149,706
ALL	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

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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	23	85.10	89.65	79.60	35.75	112.62	16.64	236.00	66.67 to 106.05	3,404	2,709
5000 TO 9999	17	102.11	145.43	113.43	52.76	128.21	73.30	593.00	93.08 to 157.25	6,367	7,222
Total \$ _____											
1 TO 9999	40	94.74	113.35	99.23	43.82	114.23	16.64	593.00	86.80 to 109.10	4,663	4,627
10000 TO 29999	27	99.41	128.39	97.30	48.14	131.95	59.11	507.50	90.16 to 125.53	19,410	18,886
30000 TO 59999	59	97.59	101.65	95.47	17.02	106.47	56.11	217.13	93.82 to 102.79	46,505	44,398
60000 TO 99999	51	96.05	98.46	96.47	10.73	102.06	65.05	149.12	92.65 to 99.94	78,921	76,138
100000 TO 149999	16	88.35	93.85	90.85	15.66	103.30	68.56	158.53	80.40 to 105.78	136,414	123,928
150000 TO 249999	2	107.43	107.43	103.60	18.82	103.69	87.21	127.65	N/A	185,000	191,664
ALL _____											
	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	86.72	88.97	71.46	32.46	124.51	16.64	236.00	65.05 to 102.11	10,195	7,285
10	10	101.50	159.29	106.64	75.35	149.37	68.29	593.00	78.70 to 217.13	32,050	34,179
20	34	104.54	122.98	105.96	35.19	116.05	29.17	507.50	95.91 to 127.29	25,259	26,766
30	124	95.87	100.58	94.27	16.66	106.70	56.11	396.00	93.63 to 97.73	68,106	64,204
40	5	99.76	106.36	103.85	11.99	102.41	92.92	125.53	N/A	36,650	38,062
ALL _____											
	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	90.63	95.18	81.36	33.81	116.99	16.64	236.00	71.80 to 103.75	16,241	13,213
100	5	117.86	129.77	138.99	26.19	93.37	93.18	217.13	N/A	10,440	14,510
101	100	97.06	105.49	95.17	22.48	110.84	29.17	593.00	94.12 to 100.25	55,597	52,914
102	21	96.31	110.56	99.80	25.86	110.78	73.19	396.00	83.42 to 107.61	61,947	61,826
103	2	88.87	88.87	90.03	5.36	98.71	84.11	93.63	N/A	121,500	109,385
104	39	96.99	112.15	95.75	28.18	117.13	56.11	507.50	92.92 to 109.93	55,998	53,621
111	1	84.89	84.89	84.89			84.89	84.89	N/A	118,500	100,600
301	3	90.94	98.35	94.43	8.17	104.15	90.91	113.19	N/A	61,333	57,918
ALL _____											
	195	96.05	106.34	95.33	25.39	111.54	16.64	593.00	94.27 to 99.17	51,446	49,045

PA&T 2007 R&O Statistics

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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)	22	86.72	88.97	71.46	32.46	124.51	16.64	236.00	65.05 to 102.11	10,195	7,285
20	21	109.10	155.23	111.68	64.78	138.99	29.17	593.00	91.20 to 144.75	13,261	14,811
30	125	97.29	103.99	97.65	19.07	106.50	56.11	396.00	95.42 to 100.33	51,953	50,729
40	25	94.27	94.11	91.60	9.67	102.75	68.56	120.39	90.27 to 100.66	106,483	97,534
50	2	83.15	83.15	83.87	4.89	99.13	79.08	87.21	N/A	186,500	156,425
<u>ALL</u>	<u>195</u>	<u>96.05</u>	<u>106.34</u>	<u>95.33</u>	<u>25.39</u>	<u>111.54</u>	<u>16.64</u>	<u>593.00</u>	<u>94.27 to 99.17</u>	<u>51,446</u>	<u>49,045</u>