

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5536

What If ID: 4980

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>
Majority Land Use > 95%	Dry	Total	Decrease	23.000	A	1

PA&T 2007 R&O Statistics

What If ID: 4980

Query: 5536

Type: Qualified

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

NUMBER of Sales:	82	MEDIAN:	74	COV:	17.87	95% Median C.I.:	71.40 to 75.73	(! : Derived)
(AgLand) TOTAL Sales Price:	17,255,010	WGT. MEAN:	72	STD:	13.02	95% Wgt. Mean C.I.:	69.79 to 74.88	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,050,435	MEAN:	73	AVG.ABS.DEV:	9.65	95% Mean C.I.:	70.05 to 75.69	
(AgLand) TOTAL Assessed Value:	13,057,089							
AVG. Adj. Sales Price:	220,127	COD:	13.13	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	159,232	PRD:	100.74	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	75.02	76.27	75.56	2.21	100.94	74.41	79.38	N/A	271,000	204,775
10/01/03 TO 12/31/03	2	85.34	85.34	84.42	10.92	101.09	76.02	94.66	N/A	87,360	73,746
01/01/04 TO 03/31/04	8	73.67	75.98	75.47	6.52	100.66	67.65	88.92	67.65 to 88.92	215,091	162,339
04/01/04 TO 06/30/04	3	73.47	79.43	75.64	11.66	105.01	69.56	95.25	N/A	223,133	168,778
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	71.78	69.89	74.12	15.58	94.28	41.38	90.88	54.91 to 86.91	168,916	125,207
01/01/05 TO 03/31/05	13	78.23	76.39	74.93	13.88	101.94	54.36	104.09	61.65 to 86.61	233,049	174,635
04/01/05 TO 06/30/05	3	58.94	58.05	58.93	6.30	98.50	52.03	63.17	N/A	243,583	143,548
07/01/05 TO 09/30/05	1	103.52	103.52	103.52			103.52	103.52	N/A	104,000	107,665
10/01/05 TO 12/31/05	13	73.17	73.44	72.97	6.75	100.64	60.89	85.49	66.33 to 78.70	289,652	211,370
01/01/06 TO 03/31/06	17	73.34	70.16	68.01	13.21	103.16	53.14	90.40	60.52 to 79.32	203,250	138,232
04/01/06 TO 06/30/06	10	71.31	68.26	70.48	18.01	96.84	31.85	95.04	50.60 to 85.23	206,720	145,700
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	74.72	77.85	75.99	7.84	102.44	67.65	95.25	72.80 to 84.28	211,115	160,429
07/01/04 TO 06/30/05	25	71.78	71.85	72.49	16.79	99.12	41.38	104.09	62.07 to 79.11	211,225	153,111
07/01/05 TO 06/30/06	41	73.17	71.55	70.94	13.05	100.86	31.85	103.52	67.48 to 75.73	229,071	162,498
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	20	73.52	73.75	74.98	11.33	98.37	41.38	95.25	69.56 to 77.07	195,518	146,596
01/01/05 TO 12/31/05	30	73.83	74.18	72.82	13.33	101.87	52.03	104.09	66.33 to 78.70	254,329	185,212
<u>ALL</u>											
	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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	76.20	77.10	76.13	7.13	101.28	53.14	90.88	75.02 to 85.23	172,663	131,440	
3669	6	65.19	67.80	64.94	15.80	104.39	55.57	90.40	55.57 to 90.40	223,602	145,218	
3671	9	73.34	75.21	71.49	10.60	105.20	60.52	95.04	62.89 to 94.66	180,377	128,948	
3673	4	81.45	80.49	69.60	23.55	115.64	54.96	104.09	N/A	171,300	119,230	
3757	6	73.30	72.39	73.65	10.86	98.29	58.94	88.92	58.94 to 88.92	200,825	147,905	
3759	9	74.48	72.87	73.64	14.16	98.95	41.38	103.52	60.83 to 79.38	185,709	136,761	
3761	4	80.02	77.37	77.87	8.65	99.36	63.17	86.27	N/A	342,133	266,406	
3763	6	70.63	71.61	72.21	10.99	99.17	61.04	86.61	61.04 to 86.61	390,530	282,008	
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	64.38	65.91	68.59	20.86	96.09	50.60	84.28	N/A	263,641	180,835	
3907	9	71.40	68.62	69.77	9.68	98.34	52.03	86.91	54.91 to 74.05	187,583	130,878	
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	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232	

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	71.78	71.62	71.85	12.23	99.68	50.60	91.44	66.33 to 75.02	234,308	168,342	
2	55	74.34	74.24	72.75	12.79	102.04	41.38	104.09	72.15 to 77.72	220,683	160,555	
3	2	50.93	50.93	32.54	37.46	156.49	31.85	70.00	N/A	27,572	8,972	
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232	

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	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232	
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232	

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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	68.45	70.19	69.48	10.61	101.03	61.04	86.61	N/A	329,636	229,021
18-0002	22	73.13	72.99	72.53	13.88	100.63	52.03	104.09	61.65 to 79.38	196,550	142,566
18-0011	20	73.41	75.27	71.21	14.63	105.70	55.57	103.52	63.17 to 82.32	188,085	133,936
18-0070	13	73.34	68.15	71.58	12.74	95.20	41.38	86.27	54.36 to 77.72	239,314	171,303
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	76.20	75.60	75.24	6.47	100.48	53.14	85.23	75.02 to 80.45	246,700	185,610
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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	90.40	90.40	90.40			90.40	90.40	N/A	22,500	20,340
30.01 TO 50.00	8	72.28	69.72	68.06	18.69	102.44	41.38	104.09	41.38 to 104.09	65,851	44,819
50.01 TO 100.00	32	75.52	73.99	74.15	13.94	99.78	31.85	103.52	67.65 to 79.38	146,082	108,316
100.01 TO 180.00	36	72.24	71.63	70.54	11.45	101.55	52.03	91.44	67.48 to 74.48	298,231	210,369
180.01 TO 330.00	4	76.56	77.69	78.41	6.26	99.09	71.40	86.27	N/A	522,289	409,516
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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	72.02	67.40	67.38	13.87	100.03	41.38	90.40	55.57 to 76.17	105,699	71,222
DRY-N/A	13	74.05	73.68	70.04	15.90	105.20	52.03	103.52	56.11 to 94.66	201,940	141,430
GRASS-N/A	3	71.22	58.17	63.57	18.53	91.51	31.85	71.44	N/A	91,381	58,088
IRRGTD	18	74.10	73.15	70.99	8.76	103.04	60.52	86.61	67.65 to 77.72	268,726	190,772
IRRGTD-N/A	31	78.23	76.70	75.04	12.57	102.21	54.36	104.09	69.56 to 84.16	278,122	208,712
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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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	73.34	69.47	68.84	14.59	100.92	41.38	95.04	58.94 to 76.02	125,583	86,451
DRY-N/A	6	72.94	73.08	69.31	15.44	105.43	53.14	103.52	53.14 to 103.52	238,000	164,959
GRASS-N/A	3	71.22	58.17	63.57	18.53	91.51	31.85	71.44	N/A	91,381	58,088
IRRGTD	42	74.72	75.36	73.27	11.64	102.85	54.36	104.09	72.15 to 79.11	275,301	201,699
IRRGTD-N/A	7	73.89	75.65	75.55	11.54	100.14	61.65	89.25	61.65 to 89.25	270,886	204,655
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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	73.34	70.83	70.06	14.29	101.09	41.38	103.52	62.89 to 75.73	144,443	101,199
DRY-N/A	1	53.14	53.14	53.14			53.14	53.14	N/A	272,000	144,550
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	71.22	71.22	71.22			71.22	71.22	N/A	70,000	49,855
IRRGTD	49	74.41	75.40	73.59	11.67	102.46	54.36	104.09	72.70 to 79.11	274,671	202,122
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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	90.40	90.40	90.40			90.40	90.40	N/A	22,500	20,340
30000 TO 59999	4	61.97	64.97	64.04	38.32	101.46	31.85	104.09	N/A	50,227	32,164
60000 TO 99999	7	76.02	73.26	73.36	11.93	99.86	41.38	94.66	41.38 to 94.66	78,038	57,249
100000 TO 149999	13	64.33	74.12	74.49	22.68	99.51	54.91	103.52	58.94 to 95.04	119,801	89,235
150000 TO 249999	27	75.02	75.82	76.06	8.09	99.68	52.03	91.44	72.80 to 79.38	187,656	142,730
250000 TO 499999	27	68.45	69.13	68.77	10.98	100.52	53.14	86.91	62.07 to 73.89	348,683	239,804
500000 +	2	82.49	82.49	82.03	4.59	100.55	78.70	86.27	N/A	620,578	509,070
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232

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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	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	61.13	61.13	49.04	47.89	124.65	31.85	90.40	N/A	38,322	18,792
30000 TO 59999	5	71.22	68.13	65.82	24.00	103.50	41.38	104.09	N/A	58,562	38,547
60000 TO 99999	13	64.33	69.08	67.00	16.47	103.10	54.91	94.66	56.11 to 79.32	103,345	69,246
100000 TO 149999	25	75.02	76.44	74.64	10.56	102.41	52.03	103.52	72.80 to 79.38	168,702	125,914
150000 TO 249999	22	73.72	73.48	72.23	11.71	101.72	54.36	91.44	66.33 to 82.32	281,423	203,278
250000 TO 499999	13	71.40	72.17	71.84	10.09	100.47	60.52	86.61	62.07 to 84.16	402,507	289,148
500000 +	1	78.70	78.70	78.70			78.70	78.70	N/A	695,000	546,945
ALL	82	73.52	72.87	72.34	13.13	100.74	31.85	104.09	71.40 to 75.73	220,127	159,232