

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5534

What If ID: 4987 SUB STAT

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>
Assessor Location	Rural Res	Total	Increase	0.000	A	1

PA&T 2007 R&O Statistics

Query: 5534

Type: Qualified

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

NUMBER of Sales:	17	MEDIAN:	94	COV:	37.15	95% Median C.I.:	65.00 to 124.71	(! : Derived)
TOTAL Sales Price:	1,199,000	WGT. MEAN:	100	STD:	34.29	95% Wgt. Mean C.I.:	87.37 to 113.30	
TOTAL Adj.Sales Price:	1,199,000	MEAN:	92	AVG.ABS.DEV:	27.46	95% Mean C.I.:	74.68 to 109.94	
TOTAL Assessed Value:	1,203,005							
AVG. Adj. Sales Price:	70,529	COD:	29.32	MAX Sales Ratio:	143.07			
AVG. Assessed Value:	70,765	PRD:	92.00	MIN Sales Ratio:	15.00			

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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	1	130.20	130.20	130.20			130.20	130.20	N/A	65,000	84,630
10/01/04 TO 12/31/04	1	99.21	99.21	99.21			99.21	99.21	N/A	70,000	69,450
01/01/05 TO 03/31/05	3	105.78	105.73	98.39	11.98	107.45	86.69	124.71	N/A	75,233	74,025
04/01/05 TO 06/30/05	1	15.00	15.00	15.00			15.00	15.00	N/A	2,500	375
07/01/05 TO 09/30/05	2	114.11	114.11	105.96	17.94	107.69	93.63	134.58	N/A	108,000	114,432
10/01/05 TO 12/31/05	4	79.58	92.09	91.36	28.57	100.80	66.15	143.07	N/A	101,450	92,685
01/01/06 TO 03/31/06	1	50.79	50.79	50.79			50.79	50.79	N/A	9,500	4,825
04/01/06 TO 06/30/06	4	90.10	90.06	108.58	29.69	82.95	61.63	118.42	N/A	51,125	55,511
<u>Study Years</u>											
07/01/04 TO 06/30/05	6	102.50	93.60	103.67	25.98	90.28	15.00	130.20	15.00 to 130.20	60,533	62,755
07/01/05 TO 06/30/06	11	86.59	91.60	98.88	30.32	92.64	50.79	143.07	61.63 to 134.58	75,981	75,134
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	90.16	92.88	96.71	30.48	96.03	15.00	143.07	66.15 to 134.58	85,000	82,205
<u>ALL</u>											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL RES	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765
<u>ALL</u>											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	2	99.71	99.71	99.37	6.09	100.34	93.63	105.78	N/A	143,000	142,095
3	15	86.69	91.32	100.64	34.43	90.74	15.00	143.07	65.00 to 124.71	60,866	61,254
<u>ALL</u>											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

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	14	96.42	97.38	100.86	24.41	96.56	50.79	143.07	65.00 to 130.20	84,414	85,136
2	3	66.15	68.62	64.51	55.28	106.38	15.00	124.71	N/A	5,733	3,698
<u>ALL</u>											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

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TOTAL Adj.Sales Price:	1,199,000	MEAN:	92	AVG.ABS.DEV:	27.46	95% Mean C.I.:	74.68 to 109.94	
TOTAL Assessed Value:	1,203,005							
AVG. Adj. Sales Price:	70,529	COD:	29.32	MAX Sales Ratio:	143.07			
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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	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765
06											
07											
<u>ALL</u>	<u>17</u>	<u>93.63</u>	<u>92.31</u>	<u>100.33</u>	<u>29.32</u>	<u>92.00</u>	<u>15.00</u>	<u>143.07</u>	<u>65.00 to 124.71</u>	<u>70,529</u>	<u>70,765</u>

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	99.79	99.79	133.53	34.86	74.73	65.00	134.58	N/A	33,000	44,065
18-0002											
18-0011	3	99.21	102.68	103.41	7.25	99.30	93.63	115.20	N/A	123,666	127,880
18-0070	2	117.99	117.99	113.72	10.35	103.76	105.78	130.20	N/A	100,000	113,717
18-0501	9	72.56	82.10	90.20	42.76	91.02	15.00	143.07	50.79 to 124.71	52,555	47,405
30-0054											
40-0126	1	86.69	86.69	86.69			86.69	86.69	N/A	89,000	77,150
65-0005											
85-0047											
91-0074											
NonValid School											
<u>ALL</u>	<u>17</u>	<u>93.63</u>	<u>92.31</u>	<u>100.33</u>	<u>29.32</u>	<u>92.00</u>	<u>15.00</u>	<u>143.07</u>	<u>65.00 to 124.71</u>	<u>70,529</u>	<u>70,765</u>

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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	5	65.00	64.33	59.82	38.48	107.54	15.00	124.71	N/A	5,540	3,314
Prior TO 1860											
1860 TO 1899	1	118.42	118.42	118.42			118.42	118.42	N/A	27,500	32,565
1900 TO 1919	3	115.20	102.34	113.47	19.84	90.20	61.63	130.20	N/A	80,333	91,153
1920 TO 1939	3	86.69	105.45	99.19	21.72	106.31	86.59	143.07	N/A	112,266	111,360
1940 TO 1949	1	99.21	99.21	99.21			99.21	99.21	N/A	70,000	69,450
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	99.71	99.71	99.37	6.09	100.34	93.63	105.78	N/A	143,000	142,095
1980 TO 1989	1	134.58	134.58	134.58			134.58	134.58	N/A	65,000	87,480
1990 TO 1994											
1995 TO 1999	1	72.56	72.56	72.56			72.56	72.56	N/A	145,000	105,210
2000 TO Present											
ALL	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

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	3	65.00	68.24	60.48	56.26	112.82	15.00	124.71	N/A	1,733	1,048
5000 TO 9999	1	50.79	50.79	50.79			50.79	50.79	N/A	9,500	4,825
Total \$											
1 TO 9999	4	57.90	63.88	54.22	53.51	117.81	15.00	124.71	N/A	3,675	1,992
10000 TO 29999	3	66.15	82.07	86.00	28.62	95.43	61.63	118.42	N/A	22,166	19,063
60000 TO 99999	5	130.20	118.75	117.04	14.09	101.46	86.69	143.07	N/A	72,800	85,203
100000 TO 149999	2	89.17	89.17	88.58	18.63	100.67	72.56	105.78	N/A	140,000	124,007
150000 TO 249999	3	93.63	98.47	97.89	10.19	100.59	86.59	115.20	N/A	157,933	154,605
ALL	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

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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	4	57.90	63.88	54.22	53.51	117.81	15.00	124.71	N/A	3,675	1,992
5000 TO 9999	1	66.15	66.15	66.15			66.15	66.15	N/A	13,000	8,600
Total \$ _____											
1 TO 9999	5	65.00	64.33	59.82	38.48	107.54	15.00	124.71	N/A	5,540	3,314
10000 TO 29999	1	61.63	61.63	61.63			61.63	61.63	N/A	26,000	16,025
30000 TO 59999	1	118.42	118.42	118.42			118.42	118.42	N/A	27,500	32,565
60000 TO 99999	4	114.71	112.67	110.28	17.19	102.17	86.69	134.58	N/A	72,250	79,677
100000 TO 149999	5	93.63	100.33	95.22	19.16	105.37	72.56	143.07	N/A	135,760	129,266
150000 TO 249999	1	115.20	115.20	115.20			115.20	115.20	N/A	150,000	172,805
ALL _____											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	65.00	64.33	59.82	38.48	107.54	15.00	124.71	N/A	5,540	3,314
10	3	72.56	89.59	88.44	33.51	101.30	61.63	134.58	N/A	78,666	69,571
20	1	143.07	143.07	143.07			143.07	143.07	N/A	75,000	107,305
30	8	102.50	104.47	101.18	12.62	103.25	86.59	130.20	86.59 to 130.20	107,537	108,801
ALL _____											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	65.00	64.33	59.82	38.48	107.54	15.00	124.71	N/A	5,540	3,314
101	7	105.78	103.25	101.07	23.66	102.15	61.63	143.07	61.63 to 143.07	80,357	81,220
102	1	115.20	115.20	115.20			115.20	115.20	N/A	150,000	172,805
103	1	93.63	93.63	93.63			93.63	93.63	N/A	151,000	141,385
104	3	99.21	105.33	98.67	14.65	106.75	86.59	130.20	N/A	102,600	101,235
ALL _____											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	65.00	64.33	59.82	38.48	107.54	15.00	124.71	N/A	5,540	3,314
20	1	130.20	130.20	130.20			130.20	130.20	N/A	65,000	84,630
30	8	110.49	108.07	110.68	17.87	97.64	61.63	143.07	61.63 to 143.07	79,687	88,198
40	3	86.59	84.26	84.52	8.11	99.69	72.56	93.63	N/A	156,266	132,073
ALL _____											
	17	93.63	92.31	100.33	29.32	92.00	15.00	143.07	65.00 to 124.71	70,529	70,765