

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5536

What If ID: 4990 SUB STAT

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	0.000	A	1

PA&T 2007 R&O Statistics

Query: 5536

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	94	COV:	18.71	95% Median C.I.:	72.17 to 98.92	(!: Derived)
(AgLand) TOTAL Sales Price:	1,691,190	WGT. MEAN:	88	STD:	16.38	95% Wgt. Mean C.I.:	80.58 to 94.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,691,190	MEAN:	88	AVG.ABS.DEV:	12.97	95% Mean C.I.:	78.81 to 96.26	
(AgLand) TOTAL Assessed Value:	1,479,940							
AVG. Adj. Sales Price:	105,699	COD:	13.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	92,496	PRD:	100.03	MIN Sales Ratio:	53.74			

Printed: 04/18/2007 12:29:06

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											
10/01/03 TO 12/31/03	1	98.72	98.72	98.72			98.72	98.72	N/A	96,000	94,775
01/01/04 TO 03/31/04	1	91.80	91.80	91.80			91.80	91.80	N/A	175,000	160,655
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	71.32	69.54	71.09	13.93	97.82	53.74	83.55	N/A	94,683	67,310
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	76.55	76.55	76.55			76.55	76.55	N/A	100,000	76,545
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.96	98.96	98.96			98.96	98.96	N/A	135,000	133,590
01/01/06 TO 03/31/06	8	95.90	95.03	91.55	9.32	103.80	72.17	117.40	72.17 to 117.40	106,572	97,566
04/01/06 TO 06/30/06	1	65.71	65.71	65.71			65.71	65.71	N/A	48,563	31,910
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	95.26	95.26	94.25	3.63	101.07	91.80	98.72	N/A	135,500	127,715
07/01/04 TO 06/30/05	4	73.94	71.29	72.51	11.85	98.32	53.74	83.55	N/A	96,012	69,618
07/01/05 TO 06/30/06	10	95.90	92.49	91.30	10.93	101.30	65.71	117.40	72.17 to 103.01	103,614	94,603
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	77.44	75.10	78.99	16.24	95.08	53.74	91.80	N/A	114,762	90,646
01/01/05 TO 12/31/05	2	87.76	87.76	89.42	12.77	98.14	76.55	98.96	N/A	117,500	105,067
<u>ALL</u>											
	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3667	4	98.94	99.90	99.63	1.09	100.27	98.72	103.01	N/A	91,250	90,913
3669	3	96.54	95.37	89.77	15.62	106.24	72.17	117.40	N/A	126,072	113,173
3671	2	88.47	88.47	85.33	7.67	103.68	81.68	95.25	N/A	93,000	79,352
3757	1	76.55	76.55	76.55			76.55	76.55	N/A	100,000	76,545
3759	2	74.49	74.49	81.55	27.86	91.35	53.74	95.24	N/A	115,205	93,945
3905	1	65.71	65.71	65.71			65.71	65.71	N/A	48,563	31,910
3907	3	83.55	82.22	84.00	8.17	97.89	71.32	91.80	N/A	127,666	107,238
<u>ALL</u>											
	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

PA&T 2007 R&O Statistics

Query: 5536

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	94	COV:	18.71	95% Median C.I.:	72.17 to 98.92	(!: Derived)
(AgLand) TOTAL Sales Price:	1,691,190	WGT. MEAN:	88	STD:	16.38	95% Wgt. Mean C.I.:	80.58 to 94.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,691,190	MEAN:	88	AVG.ABS.DEV:	12.97	95% Mean C.I.:	78.81 to 96.26	
(AgLand) TOTAL Assessed Value:	1,479,940							
AVG. Adj. Sales Price:	105,699	COD:	13.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	92,496	PRD:	100.03	MIN Sales Ratio:	53.74			

Printed: 04/18/2007 12:29:06

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	77.44	78.10	81.94	12.37	95.31	65.71	91.80	N/A	107,890	88,406
2	12	95.90	90.68	89.42	12.07	101.41	53.74	117.40	76.55 to 98.96	104,968	93,859
____ALL____	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

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
2	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496
____ALL____	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

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											
18-0002	3	76.55	77.14	77.14	5.33	99.99	71.32	83.55	N/A	102,666	79,201
18-0011	7	96.54	95.00	90.73	10.39	104.70	72.17	117.40	72.17 to 117.40	99,745	90,502
18-0070	4	78.76	76.62	83.81	21.46	91.43	53.74	95.24	N/A	113,493	95,113
18-0501											
30-0054											
40-0126	2	98.84	98.84	98.86	0.12	99.98	98.72	98.96	N/A	115,500	114,182
65-0005											
85-0047											
91-0074											
NonValid School											
____ALL____	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	117.40	117.40	117.40			117.40	117.40	N/A	22,500	26,415
30.01 TO 50.00	5	95.25	83.33	82.85	17.32	100.57	53.74	103.01	N/A	61,722	51,139
50.01 TO 100.00	7	81.68	83.28	83.42	10.70	99.83	71.32	98.96	71.32 to 98.96	114,200	95,262
100.01 TO 180.00	3	95.24	94.53	94.71	1.66	99.81	91.80	96.54	N/A	186,892	176,998
____ALL____	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

PA&T 2007 R&O Statistics

Query: 5536

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	94	COV:	18.71	95% Median C.I.:	72.17 to 98.92	(!: Derived)
(AgLand) TOTAL Sales Price:	1,691,190	WGT. MEAN:	88	STD:	16.38	95% Wgt. Mean C.I.:	80.58 to 94.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,691,190	MEAN:	88	AVG.ABS.DEV:	12.97	95% Mean C.I.:	78.81 to 96.26	
(AgLand) TOTAL Assessed Value:	1,479,940							
AVG. Adj. Sales Price:	105,699	COD:	13.87	MAX Sales Ratio:	117.40			
AVG. Assessed Value:	92,496	PRD:	100.03	MIN Sales Ratio:	53.74			

Printed: 04/18/2007 12:29:06

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
DRY	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496
ALL	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

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
DRY	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496
ALL	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

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
DRY	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496
ALL	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	117.40	117.40	117.40			117.40	117.40	N/A	22,500	26,415
30000 TO 59999	2	80.48	80.48	80.69	18.35	99.73	65.71	95.25	N/A	49,281	39,767
60000 TO 99999	4	98.82	88.60	88.53	12.52	100.08	53.74	103.01	N/A	76,512	67,733
100000 TO 149999	6	79.12	80.71	81.33	9.30	99.23	71.32	98.96	71.32 to 98.96	117,233	95,343
150000 TO 249999	3	95.24	94.53	94.71	1.66	99.81	91.80	96.54	N/A	186,892	176,998
ALL	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	117.40	117.40	117.40			117.40	117.40	N/A	22,500	26,415
30000 TO 59999	3	65.71	71.57	68.96	21.06	103.79	53.74	95.25	N/A	58,204	40,135
60000 TO 99999	7	83.55	86.32	84.16	13.78	102.57	71.32	103.01	71.32 to 103.01	94,628	79,636
100000 TO 149999	3	95.24	91.96	92.08	6.05	99.87	81.68	98.96	N/A	141,787	130,563
150000 TO 249999	2	94.17	94.17	94.50	2.52	99.65	91.80	96.54	N/A	203,158	191,987
ALL	16	93.52	87.54	87.51	13.87	100.03	53.74	117.40	72.17 to 98.92	105,699	92,496