

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6073

What If ID: 4997

Desc: New Whatif for Query ID: 6073

<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	Crawford	Total	Decrease	6.341	A	1
Locations: Urban, Suburban 3		Total	Decrease	5.900	B	1

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	324	MEDIAN:	100	COV:	30.24	95% Median C.I.:	99.47 to 100.40
TOTAL Sales Price:	21,780,721	WGT. MEAN:	103	STD:	33.43	95% Wgt. Mean C.I.:	101.41 to 105.03
TOTAL Adj.Sales Price:	21,715,721	MEAN:	111	AVG.ABS.DEV:	17.17	95% Mean C.I.:	106.91 to 114.19
TOTAL Assessed Value:	22,414,378						
AVG. Adj. Sales Price:	67,023	COD:	17.21	MAX Sales Ratio:	304.46		
AVG. Assessed Value:	69,180	PRD:	107.10	MIN Sales Ratio:	23.09		

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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	55	99.76	107.97	105.11	12.46	102.73	62.77	264.18	98.93 to 104.40	82,525	86,741
10/01/04 TO 12/31/04	27	100.53	115.19	107.52	19.74	107.13	68.75	262.03	98.22 to 118.91	61,603	66,238
01/01/05 TO 03/31/05	19	101.43	108.66	102.41	15.42	106.11	60.83	155.19	96.17 to 127.63	46,326	47,441
04/01/05 TO 06/30/05	47	100.71	120.58	104.99	27.54	114.85	52.80	304.46	98.67 to 104.92	66,852	70,188
07/01/05 TO 09/30/05	62	99.74	105.55	99.91	12.80	105.65	63.47	200.00	99.23 to 100.58	66,079	66,021
10/01/05 TO 12/31/05	39	99.72	107.71	101.50	14.83	106.12	76.29	200.62	97.36 to 104.11	80,651	81,857
01/01/06 TO 03/31/06	24	98.05	108.89	102.93	15.99	105.79	63.91	235.28	96.33 to 100.28	55,526	57,151
04/01/06 TO 06/30/06	51	99.89	111.33	102.78	19.24	108.32	23.09	242.76	99.21 to 104.03	57,182	58,773
<u>Study Years</u>											
07/01/04 TO 06/30/05	148	100.71	113.38	105.23	18.95	107.74	52.80	304.46	99.29 to 102.65	69,084	72,699
07/01/05 TO 06/30/06	176	99.63	108.16	101.42	15.58	106.64	23.09	242.76	99.28 to 99.95	65,291	66,221
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	167	99.88	110.64	101.97	17.86	108.51	52.80	304.46	99.44 to 100.71	67,452	68,778
<u>ALL</u>											
	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BERRYVILLE	4	106.24	130.13	108.69	27.67	119.73	95.43	212.62	N/A	100,375	109,097
CHADRON	228	99.92	110.40	104.58	15.14	105.57	51.02	304.46	99.61 to 100.66	67,654	70,755
CRAWFORD	44	96.00	105.68	97.31	19.26	108.61	23.09	242.76	92.65 to 99.90	27,878	27,127
DEANS	2	109.97	109.97	106.42	8.13	103.33	101.02	118.91	N/A	186,250	198,212
EASTBROOK	1	133.92	133.92	133.92			133.92	133.92	N/A	65,000	87,050
MARSLAND	3	99.10	103.39	100.09	7.80	103.29	93.93	117.13	N/A	47,500	47,544
PARKVIEW	4	154.58	169.75	151.11	28.88	112.33	105.67	264.18	N/A	28,112	42,481
RURAL	18	94.72	100.60	95.72	17.48	105.10	63.16	176.63	90.91 to 110.41	113,124	108,281
SUBURBAN	8	98.96	105.72	98.16	17.93	107.70	63.47	184.13	63.47 to 184.13	134,762	132,283
SW 8TH	2	112.04	112.04	95.53	16.04	117.28	94.07	130.00	N/A	92,500	88,362
SWANSONS	2	100.32	100.32	99.81	4.18	100.51	96.12	104.51	N/A	133,750	133,492
WHISPERING PINES	3	99.24	143.75	100.81	45.23	142.60	98.68	233.33	N/A	76,369	76,986
WHITNEY	5	100.71	123.63	100.00	27.37	123.62	94.37	200.00	N/A	34,800	34,801
<u>ALL</u>											
	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

Type: Qualified

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

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TOTAL Assessed Value:	22,414,378						
AVG. Adj. Sales Price:	67,023	COD:	17.21	MAX Sales Ratio:	304.46		
AVG. Assessed Value:	69,180	PRD:	107.10	MIN Sales Ratio:	23.09		

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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	276	99.81	109.93	104.04	16.12	105.66	23.09	304.46	99.49 to 100.28	60,339	62,778
2	25	105.67	126.20	104.32	29.13	120.97	63.47	264.18	99.12 to 130.00	104,626	109,150
3	23	96.12	100.94	96.42	15.15	104.69	63.16	176.63	93.22 to 104.51	106,358	102,551
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

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	303	99.78	110.51	103.33	15.23	106.95	60.83	304.46	99.47 to 100.28	70,639	72,992
2	21	101.30	111.07	95.46	44.98	116.36	23.09	200.00	65.63 to 154.50	14,852	14,177
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180
06											
07											
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0010	1	117.13	117.13	117.13			117.13	117.13	N/A	28,500	33,382
23-0002	273	99.95	111.26	103.89	16.74	107.09	51.02	304.46	99.61 to 100.71	72,861	75,698
23-0071	50	96.00	106.49	95.51	19.52	111.49	23.09	242.76	93.14 to 99.10	35,920	34,307
81-0003											
83-0500											
NonValid School											
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

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TOTAL Sales Price:	21,780,721	WGT. MEAN:	103	STD:	33.43	95% Wgt. Mean C.I.:	101.41 to 105.03
TOTAL Adj.Sales Price:	21,715,721	MEAN:	111	AVG.ABS.DEV:	17.17	95% Mean C.I.:	106.91 to 114.19
TOTAL Assessed Value:	22,414,378						
AVG. Adj. Sales Price:	67,023	COD:	17.21	MAX Sales Ratio:	304.46		
AVG. Assessed Value:	69,180	PRD:	107.10	MIN Sales Ratio:	23.09		

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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	20	116.16	121.53	98.97	43.75	122.79	23.09	233.33	68.49 to 176.63	14,770	14,617
Prior TO 1860											
1860 TO 1899	10	97.22	98.72	98.37	4.70	100.35	90.40	116.30	92.96 to 104.03	37,930	37,312
1900 TO 1919	80	100.56	114.92	106.75	17.80	107.65	90.96	262.03	99.60 to 104.16	44,916	47,948
1920 TO 1939	79	99.52	113.31	105.10	17.84	107.81	62.77	304.46	98.88 to 100.66	54,084	56,843
1940 TO 1949	19	104.40	118.99	111.71	23.63	106.52	76.29	264.18	95.86 to 148.12	49,260	55,027
1950 TO 1959	24	99.42	100.36	100.35	3.42	100.01	88.15	114.49	98.46 to 101.40	95,583	95,917
1960 TO 1969	20	99.42	103.89	101.71	11.22	102.14	82.11	144.54	94.50 to 101.71	98,945	100,641
1970 TO 1979	44	99.75	104.11	101.74	12.32	102.33	52.80	176.38	97.15 to 104.02	97,356	99,054
1980 TO 1989	11	101.02	113.94	103.72	14.96	109.85	94.37	212.62	99.12 to 127.63	119,672	124,119
1990 TO 1994	2	99.64	99.64	100.00	0.96	99.63	98.68	100.59	N/A	124,054	124,060
1995 TO 1999	9	100.27	103.47	105.43	10.09	98.14	77.64	131.52	93.83 to 115.04	130,277	137,356
2000 TO Present	6	96.18	90.37	90.32	9.25	100.05	63.16	100.71	63.16 to 100.71	157,583	142,332
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

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	8	164.12	157.38	152.81	28.54	102.99	96.68	233.33	96.68 to 233.33	3,068	4,689
5000 TO 9999	13	130.00	134.42	132.59	38.34	101.38	23.09	242.76	82.49 to 192.27	7,219	9,572
Total \$											
1 TO 9999	21	137.50	143.17	136.78	35.96	104.67	23.09	242.76	99.90 to 192.27	5,638	7,712
10000 TO 29999	61	117.13	131.41	132.37	32.02	99.28	52.80	304.46	101.30 to 133.61	18,829	24,924
30000 TO 59999	90	99.60	105.14	104.73	12.46	100.39	62.77	212.62	98.63 to 102.43	44,499	46,604
60000 TO 99999	82	99.50	100.91	100.78	4.34	100.13	90.76	148.12	98.67 to 99.78	76,939	77,539
100000 TO 149999	46	99.72	102.09	102.18	7.36	99.91	63.16	142.94	98.73 to 100.82	119,563	122,166
150000 TO 249999	20	99.21	98.73	99.04	6.25	99.68	76.56	131.52	94.07 to 100.27	177,995	176,292
250000 TO 499999	4	98.96	96.54	96.18	3.57	100.37	87.20	101.02	N/A	268,749	258,481
ALL	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

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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
<u>Low \$</u>											
1 TO 4999	7	99.90	102.33	74.57	39.30	137.23	23.09	200.00	23.09 to 200.00	4,028	3,004
5000 TO 9999	12	116.15	126.79	104.65	41.76	121.15	52.80	233.33	68.75 to 186.67	7,433	7,778
<u>Total \$</u>											
1 TO 9999	19	104.02	117.77	97.42	43.58	120.89	23.09	233.33	68.75 to 176.70	6,178	6,019
10000 TO 29999	52	105.56	119.64	109.44	26.58	109.31	60.83	242.76	98.93 to 127.63	17,967	19,664
30000 TO 59999	93	99.49	110.16	103.98	15.79	105.94	62.77	264.18	98.25 to 100.77	42,662	44,360
60000 TO 99999	90	99.68	109.71	104.18	13.41	105.30	63.16	304.46	99.29 to 100.66	73,607	76,686
100000 TO 149999	43	99.71	102.48	100.63	6.95	101.84	76.56	200.62	98.73 to 100.58	119,309	120,061
150000 TO 249999	23	99.89	104.96	103.05	8.78	101.85	91.45	142.94	96.12 to 106.05	170,065	175,258
250000 TO 499999	4	100.07	104.72	102.58	11.55	102.08	87.20	131.52	N/A	257,499	264,134
<u>ALL</u>											
	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	103.88	118.75	89.58	48.46	132.56	23.09	233.33	65.63 to 176.63	19,066	17,079
10	9	128.14	140.10	138.73	29.39	100.99	96.68	207.06	98.73 to 196.89	7,755	10,759
15	5	97.07	138.02	124.03	45.08	111.28	90.96	242.76	N/A	24,300	30,139
20	105	99.76	111.59	106.05	17.39	105.22	62.77	264.18	98.61 to 104.03	38,592	40,926
25	2	107.13	107.13	105.07	7.15	101.96	99.47	114.79	N/A	41,750	43,865
30	157	99.73	107.74	103.67	11.99	103.94	52.80	304.46	99.44 to 100.28	79,336	82,244
35	6	100.24	100.69	99.59	11.05	101.11	76.56	130.20	76.56 to 130.20	149,083	148,472
40	19	99.24	101.11	99.50	6.62	101.61	87.20	142.94	94.07 to 101.02	191,473	190,522
<u>ALL</u>											
	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	99.35	115.13	91.56	43.42	125.75	23.09	233.33	68.75 to 137.50	23,156	21,201
100	14	108.58	117.26	120.83	30.45	97.04	52.80	212.62	77.64 to 163.15	21,553	26,043
101	222	99.72	109.01	102.98	13.29	105.85	62.77	264.18	99.28 to 100.08	69,835	71,916
102	16	99.75	123.04	106.88	26.85	115.12	90.91	304.46	96.33 to 109.94	101,025	107,972
103	6	101.80	103.42	102.94	5.58	100.47	95.36	118.67	95.36 to 118.67	140,083	144,198
104	37	100.53	109.49	102.12	14.10	107.21	81.81	196.89	97.56 to 106.63	70,332	71,824
301	3	104.11	118.22	115.28	16.45	102.55	99.58	150.97	N/A	64,166	73,970
302	1	102.65	102.65	102.65			102.65	102.65	N/A	80,000	82,120
<u>ALL</u>											
	324	99.81	110.55	103.22	17.21	107.10	23.09	304.46	99.47 to 100.40	67,023	69,180

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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)	21	103.88	118.75	89.58	48.46	132.56	23.09	233.33	65.63 to 176.63	19,066	17,079
10	6	100.76	128.42	120.23	29.76	106.81	96.68	196.89	96.68 to 196.89	6,800	8,175
15	4	130.11	148.49	130.19	41.86	114.05	90.96	242.76	N/A	24,875	32,384
20	89	99.44	109.74	105.32	15.85	104.19	62.77	235.28	98.01 to 104.16	37,226	39,208
25	2	107.13	107.13	105.07	7.15	101.96	99.47	114.79	N/A	41,750	43,865
30	175	99.78	109.84	103.70	14.08	105.92	52.80	304.46	99.50 to 100.28	74,073	76,811
35	6	100.24	100.69	99.59	11.05	101.11	76.56	130.20	76.56 to 130.20	149,083	148,472
40	21	99.24	102.47	101.17	7.54	101.28	87.20	142.94	95.36 to 101.02	186,714	188,902
<u>ALL</u>	<u>324</u>	<u>99.81</u>	<u>110.55</u>	<u>103.22</u>	<u>17.21</u>	<u>107.10</u>	<u>23.09</u>	<u>304.46</u>	<u>99.47 to 100.40</u>	<u>67,023</u>	<u>69,180</u>