

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6086

What If ID: 5000

Desc: New Whatif for Query ID: 6086

<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>
All Com	All Com	Imprvmnt	Decrease	9.000	A	1

Type: Qualified

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

NUMBER of Sales:	36	MEDIAN:	94	COV:	34.87	95% Median C.I.:	85.15 to 100.80
TOTAL Sales Price:	1,526,000	WGT. MEAN:	88	STD:	32.99	95% Wgt. Mean C.I.:	79.99 to 96.33
TOTAL Adj.Sales Price:	1,526,000	MEAN:	95	AVG.ABS.DEV:	20.93	95% Mean C.I.:	83.82 to 105.37
TOTAL Assessed Value:	1,345,352						
AVG. Adj. Sales Price:	42,388	COD:	22.29	MAX Sales Ratio:	212.97		
AVG. Assessed Value:	37,370	PRD:	107.29	MIN Sales Ratio:	35.96		

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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	1	152.67	152.67	152.67			152.67	152.67	N/A	7,000	10,687
10/01/03 TO 12/31/03	4	95.61	97.50	100.41	12.48	97.10	84.29	114.50	N/A	45,000	45,185
01/01/04 TO 03/31/04	3	94.75	87.32	93.17	15.30	93.72	61.86	105.34	N/A	71,333	66,461
04/01/04 TO 06/30/04	4	89.56	80.73	90.63	16.76	89.08	43.40	100.39	N/A	8,875	8,043
07/01/04 TO 09/30/04	4	139.22	131.84	81.92	43.47	160.94	35.96	212.97	N/A	12,350	10,117
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	101.49	101.49	101.21	2.11	100.28	99.35	103.63	N/A	20,750	21,000
04/01/05 TO 06/30/05	7	81.37	87.07	87.88	14.97	99.07	68.83	111.31	68.83 to 111.31	23,428	20,589
07/01/05 TO 09/30/05	2	99.16	99.16	100.08	1.65	99.08	97.52	100.80	N/A	80,000	80,067
10/01/05 TO 12/31/05	3	100.00	100.33	98.65	2.82	101.70	96.27	104.73	N/A	53,533	52,811
01/01/06 TO 03/31/06	1	88.86	88.86	88.86			88.86	88.86	N/A	82,000	72,866
04/01/06 TO 06/30/06	5	72.37	69.95	70.45	18.70	99.30	41.69	87.38	N/A	86,400	60,866
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	92.91	93.96	96.90	19.42	96.96	43.40	152.67	84.29 to 105.34	36,375	35,248
07/01/04 TO 06/30/05	13	99.35	103.06	88.90	29.19	115.94	35.96	212.97	73.76 to 111.31	19,607	17,430
07/01/05 TO 06/30/06	11	88.86	85.27	83.37	15.30	102.28	41.69	104.73	63.18 to 100.80	75,872	63,251
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	94.75	101.11	91.01	36.15	111.10	35.96	212.97	43.40 to 171.75	27,172	24,729
01/01/05 TO 12/31/05	14	98.44	93.70	95.93	9.62	97.67	68.83	111.31	78.81 to 103.63	37,578	36,049
<u>ALL</u>											
	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUSHNELL	2	182.82	182.82	174.25	16.49	104.92	152.67	212.97	N/A	5,450	9,496
KIMBALL	31	93.02	88.41	88.28	15.13	100.15	41.69	114.50	84.29 to 100.39	47,809	42,208
RURAL	3	91.08	99.60	54.21	49.70	183.72	35.96	171.75	N/A	11,000	5,963
<u>ALL</u>											
	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	33	94.75	94.14	88.91	19.64	105.88	41.69	212.97	85.15 to 100.80	45,242	40,226
3	3	91.08	99.60	54.21	49.70	183.72	35.96	171.75	N/A	11,000	5,963
<u>ALL</u>											
	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

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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	29	96.27	97.07	89.34	18.09	108.65	41.69	212.97	86.84 to 102.36	50,065	44,730
2	7	81.37	84.31	65.02	39.74	129.66	35.96	171.75	35.96 to 171.75	10,585	6,882
ALL	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0009	2	131.42	131.42	111.25	30.69	118.13	91.08	171.75	N/A	4,000	4,450
53-0001	34	93.88	92.43	88.04	21.08	104.98	35.96	212.97	84.29 to 100.80	44,647	39,307
NonValid School											
ALL	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

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	14	92.91	101.33	93.01	35.17	108.94	35.96	212.97	61.86 to 152.67	29,892	27,803
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	72.37	72.37	72.37			72.37	72.37	N/A	37,000	26,777
1920 TO 1939	5	103.63	101.72	98.45	6.69	103.32	85.15	114.50	N/A	43,400	42,729
1940 TO 1949	2	87.76	87.76	86.12	21.57	101.90	68.83	106.69	N/A	20,250	17,440
1950 TO 1959	8	96.90	93.98	88.70	8.93	105.96	63.18	111.31	63.18 to 111.31	46,000	40,801
1960 TO 1969	3	86.84	71.97	70.11	17.54	102.65	41.69	87.38	N/A	88,333	61,930
1970 TO 1979											
1980 TO 1989	2	79.03	79.03	78.67	6.66	100.45	73.76	84.29	N/A	37,500	29,502
1990 TO 1994											
1995 TO 1999	1	104.37	104.37	104.37			104.37	104.37	N/A	105,000	109,588
2000 TO Present											
ALL	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

Type: Qualified

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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	3	171.75	142.71	152.69	32.91	93.46	43.40	212.97	N/A	2,800	4,275
5000 TO 9999	5	102.36	105.93	104.36	17.10	101.51	78.81	152.67	N/A	7,420	7,743
Total \$ _____											
1 TO 9999	8	103.55	119.72	113.28	39.41	105.69	43.40	212.97	43.40 to 212.97	5,687	6,442
10000 TO 29999	12	93.69	87.73	87.34	18.41	100.45	35.96	114.50	68.83 to 105.34	19,250	16,813
30000 TO 59999	6	88.66	88.71	88.40	13.43	100.36	72.37	111.31	72.37 to 111.31	35,916	31,748
60000 TO 99999	5	88.86	86.69	86.45	10.79	100.28	63.18	100.00	N/A	76,400	66,045
100000 TO 149999	3	100.80	82.29	84.03	20.73	97.93	41.69	104.37	N/A	110,000	92,428
150000 TO 249999	2	91.07	91.07	91.32	4.05	99.72	87.38	94.75	N/A	161,000	147,020
ALL _____											
	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

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	2	107.58	107.58	100.44	59.66	107.10	43.40	171.75	N/A	2,250	2,260
5000 TO 9999	6	96.72	104.32	76.82	36.91	135.79	35.96	212.97	35.96 to 212.97	9,833	7,554
Total \$ _____											
1 TO 9999	8	96.72	105.13	78.50	44.27	133.93	35.96	212.97	35.96 to 212.97	7,937	6,230
10000 TO 29999	12	93.69	93.95	89.61	18.57	104.85	61.86	152.67	72.37 to 105.34	18,750	16,801
30000 TO 59999	9	85.15	84.94	75.55	20.02	112.43	41.69	114.50	63.18 to 111.31	49,833	37,647
60000 TO 99999	3	96.27	95.04	95.12	3.86	99.92	88.86	100.00	N/A	79,000	75,145
100000 TO 149999	3	100.80	97.52	96.49	5.62	101.06	87.38	104.37	N/A	126,666	122,220
150000 TO 249999	1	94.75	94.75	94.75			94.75	94.75	N/A	172,000	162,969
ALL _____											
	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	81.37	84.11	69.28	32.17	121.41	35.96	171.75	43.40 to 104.73	10,622	7,359
10	6	92.18	118.01	92.09	39.46	128.14	73.76	212.97	73.76 to 212.97	22,650	20,859
15	1	88.86	88.86	88.86			88.86	88.86	N/A	82,000	72,866
20	20	99.68	92.57	89.16	12.41	103.82	41.69	114.50	87.38 to 103.63	60,625	54,054
ALL _____											
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	80.09	83.62	66.59	35.73	125.58	35.96	171.75	35.96 to 171.75	10,450	6,958
325	5	105.34	111.34	107.33	14.54	103.74	88.04	152.67	N/A	20,800	22,324
333	1	72.37	72.37	72.37			72.37	72.37	N/A	37,000	26,777
340	2	97.78	97.78	97.30	3.09	100.49	94.75	100.80	N/A	148,500	144,485
344	2	103.00	103.00	103.21	0.62	99.79	102.36	103.63	N/A	13,500	13,933
349	1	104.37	104.37	104.37			104.37	104.37	N/A	105,000	109,588
352	4	96.90	99.29	95.75	6.94	103.70	88.86	114.50	N/A	51,750	49,549
353	5	87.38	81.45	79.51	15.15	102.44	41.69	100.00	N/A	86,200	68,537
386	2	79.03	79.03	78.67	6.66	100.45	73.76	84.29	N/A	37,500	29,502
404	2	156.68	156.68	123.62	35.93	126.74	100.39	212.97	N/A	9,450	11,682
430	1	106.69	106.69	106.69			106.69	106.69	N/A	18,500	19,737
434	1	86.84	86.84	86.84			86.84	86.84	N/A	15,000	13,026
437	1	68.83	68.83	68.83			68.83	68.83	N/A	22,000	15,143
444	1	63.18	63.18	63.18			63.18	63.18	N/A	85,000	53,701
ALL	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370
04											
ALL	36	93.88	94.59	88.16	22.29	107.29	35.96	212.97	85.15 to 100.80	42,388	37,370