

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 6090

What If ID: 5001

Desc: New Whatif for Query ID: 6090

<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>
Area (market)	1	Total	Decrease	4.760	A	1

**PA&T 2007 R&O Statistics**

What If ID: 5001

Query: 6090

Type: Qualified

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

NUMBER of Sales:	76	<b>MEDIAN:</b>	<b>75</b>	COV:	17.91	95% Median C.I.:	73.04 to 75.87	(!: Derived)
(AgLand) TOTAL Sales Price:	8,602,098	WGT. MEAN:	66	STD:	13.37	95% Wgt. Mean C.I.:	56.17 to 76.17	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,602,098	MEAN:	75	AVG.ABS.DEV:	8.01	95% Mean C.I.:	71.66 to 77.67	
(AgLand) TOTAL Assessed Value:	5,692,288							
AVG. Adj. Sales Price:	113,185	COD:	10.68	MAX Sales Ratio:	127.36			
AVG. Assessed Value:	74,898	PRD:	112.83	MIN Sales Ratio:	32.81			

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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	2	76.65	76.65	82.35	15.92	93.08	64.45	88.85	N/A	150,000	123,520
10/01/03 TO 12/31/03	3	74.08	74.07	73.59	2.37	100.65	71.43	76.69	N/A	100,850	74,217
01/01/04 TO 03/31/04	3	76.55	78.37	76.01	6.83	103.10	71.43	87.12	N/A	60,400	45,909
04/01/04 TO 06/30/04	10	75.60	80.46	76.83	8.55	104.72	71.00	109.00	73.74 to 88.82	85,260	65,507
07/01/04 TO 09/30/04	8	75.00	77.87	73.40	7.92	106.09	65.72	96.52	65.72 to 96.52	31,709	23,274
10/01/04 TO 12/31/04	12	75.00	80.01	74.65	12.02	107.18	64.68	127.36	71.69 to 82.24	99,654	74,392
01/01/05 TO 03/31/05	4	73.30	73.42	74.05	2.58	99.15	71.28	75.82	N/A	38,800	28,732
04/01/05 TO 06/30/05	10	75.65	73.10	73.15	7.90	99.93	57.01	84.72	60.35 to 80.28	170,449	124,687
07/01/05 TO 09/30/05	4	77.30	79.39	71.33	12.51	111.29	65.78	97.17	N/A	136,447	97,331
10/01/05 TO 12/31/05	5	74.47	74.75	74.33	3.51	100.56	69.45	79.80	N/A	91,976	68,367
01/01/06 TO 03/31/06	9	72.73	67.29	64.18	18.28	104.84	32.81	85.88	50.52 to 85.73	77,150	49,518
04/01/06 TO 06/30/06	6	65.36	59.07	41.52	18.61	142.29	34.36	75.77	34.36 to 75.77	326,083	135,375
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	75.60	78.62	77.15	8.26	101.90	64.45	109.00	73.74 to 82.88	90,908	70,138
07/01/04 TO 06/30/05	34	75.00	76.70	73.75	8.80	103.99	57.01	127.36	72.54 to 76.86	97,330	71,785
07/01/05 TO 06/30/06	24	73.19	68.81	54.40	15.08	126.49	32.81	97.17	65.78 to 76.37	152,355	82,878
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	33	75.00	79.48	75.37	9.62	105.45	64.68	127.36	75.00 to 78.19	75,252	56,718
01/01/05 TO 12/31/05	23	74.81	74.61	73.04	7.01	102.14	57.01	97.17	71.78 to 76.86	124,581	90,998
<u>ALL</u>											
	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898

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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		
1647	3	75.00	75.88	74.17	2.92	102.31	73.04	79.60	N/A	238,641	177,000		
1649	2	73.50	73.50	73.03	2.05	100.64	71.99	75.00	N/A	37,450	27,350		
1651	4	81.60	80.40	78.54	6.50	102.38	72.54	85.88	N/A	52,495	41,227		
1653	3	76.10	64.23	37.56	20.97	171.00	34.36	82.24	N/A	466,666	175,293		
1679	4	77.51	83.26	73.18	15.11	113.77	69.02	109.00	N/A	32,543	23,815		
1681	4	75.79	87.49	74.74	18.61	117.05	71.00	127.36	N/A	77,048	57,588		
1683	1	84.72	84.72	84.72			84.72	84.72	N/A	137,500	116,485		
1689	1	76.69	76.69	76.69			76.69	76.69	N/A	95,900	73,541		
1691	1	32.81	32.81	32.81			32.81	32.81	N/A	68,353	22,430		
1929	1	75.00	75.00	75.00			75.00	75.00	N/A	52,215	39,160		
1935	9	73.74	70.89	69.85	7.72	101.49	60.35	80.28	64.68 to 76.37	109,944	76,796		
1937	3	71.43	76.81	76.10	8.69	100.94	70.19	88.82	N/A	110,133	83,812		
1963	2	69.77	69.77	68.60	2.89	101.70	67.75	71.78	N/A	67,900	46,577		
1965	4	63.43	68.64	60.68	28.11	113.12	50.52	97.17	N/A	81,400	49,391		
1967	2	91.82	91.82	88.17	5.12	104.14	87.12	96.52	N/A	16,896	14,897		
1969	2	76.72	76.72	75.90	4.01	101.09	73.65	79.80	N/A	102,645	77,905		
1971	3	76.86	78.44	77.22	5.64	101.58	72.73	85.73	N/A	175,083	135,203		
1973	1	75.00	75.00	75.00			75.00	75.00	N/A	122,000	91,500		
2209	1	72.60	72.60	72.60			72.60	72.60	N/A	412,500	299,465		
2211	2	68.31	68.31	72.17	7.81	94.65	62.97	73.64	N/A	145,000	104,643		
2213	3	74.81	72.40	71.97	6.02	100.60	64.45	77.95	N/A	68,066	48,988		
2217	1	78.19	78.19	78.19			78.19	78.19	N/A	20,000	15,638		
2219	2	83.04	83.04	92.04	13.05	90.23	72.20	93.88	N/A	15,300	14,082		
2221	4	75.00	75.24	75.66	0.32	99.44	75.00	75.96	N/A	32,500	24,590		
2249	2	85.86	85.86	87.71	3.48	97.89	82.88	88.85	N/A	136,000	119,288		
2257	3	71.69	73.22	72.55	2.38	100.93	71.43	76.55	N/A	117,400	85,171		
2259	2	72.84	72.84	71.01	3.55	102.57	70.25	75.42	N/A	139,372	98,972		
2497	1	43.40	43.40	43.40			43.40	43.40	N/A	339,200	147,220		
2501	1	57.01	57.01	57.01			57.01	57.01	N/A	136,000	77,535		
2503	1	74.47	74.47	74.47			74.47	74.47	N/A	50,880	37,890		
2507	3	71.28	73.21	75.54	4.42	96.92	69.45	78.91	N/A	75,000	56,654		
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898		

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	28	71.99	72.61	70.31	9.95	103.28	50.52	97.17	69.45 to 75.87	87,439	61,474	
2	48	75.00	75.86	64.53	11.10	117.56	32.81	127.36	74.08 to 76.86	128,204	82,729	
ALL												
	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	

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	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	
ALL												
	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
04-0001	6	75.48	78.12	82.51	4.13	94.68	75.00	88.85	75.00 to 88.85	81,666	67,385	
07-0006	4	73.50	64.36	60.18	16.28	106.94	32.81	77.65	N/A	48,813	29,377	
17-0003	8	72.88	70.79	71.92	7.19	98.42	57.01	77.95	57.01 to 77.95	111,478	80,176	
35-0001	10	72.15	69.29	66.92	7.41	103.55	43.40	76.55	62.97 to 75.42	179,464	120,093	
62-0021	29	74.08	75.13	58.26	13.30	128.95	34.36	127.36	70.19 to 76.37	119,315	69,514	
62-0063	19	78.19	79.48	74.13	9.61	107.23	50.52	97.17	73.65 to 85.73	93,169	69,062	
79-0032												
NonValid School												
ALL												
	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	4	84.36	82.20	75.90	24.37	108.31	51.09	109.00	N/A	4,623	3,509	
10.01 TO 30.00	2	74.99	74.99	74.42	4.27	100.75	71.78	78.19	N/A	24,250	18,048	
30.01 TO 50.00	3	76.37	77.44	77.01	2.59	100.55	75.00	80.94	N/A	13,333	10,268	
50.01 TO 100.00	15	75.00	77.75	72.83	12.28	106.77	60.35	127.36	69.02 to 79.80	44,904	32,702	
100.01 TO 180.00	23	75.87	75.68	72.44	7.89	104.48	50.52	88.82	73.74 to 80.28	68,268	49,450	
180.01 TO 330.00	6	72.64	66.47	68.21	10.58	97.44	32.81	75.24	32.81 to 75.24	93,622	63,860	
330.01 TO 650.00	15	75.00	74.95	73.03	7.56	102.64	57.01	97.17	71.69 to 77.95	155,599	113,629	
650.01 +	8	72.24	66.65	56.50	16.32	117.97	34.36	88.85	34.36 to 88.85	419,456	236,979	
ALL												
	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	

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**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	8	79.94	78.60	81.40	7.86	96.55	62.97	88.85	62.97 to 88.85	73,435	59,776
DRY-N/A	4	72.01	66.58	56.57	12.83	117.70	43.40	78.91	N/A	141,050	79,788
GRASS	20	75.00	72.81	56.48	12.09	128.90	32.81	127.36	71.43 to 75.76	157,104	88,737
GRASS-N/A	14	75.38	77.11	75.76	7.97	101.78	57.01	97.17	71.99 to 85.73	69,585	52,715
IRRGTD	14	73.63	74.10	68.77	15.59	107.75	50.52	109.00	60.35 to 87.12	78,015	53,649
IRRGTD-N/A	16	73.91	75.39	72.75	6.88	103.63	64.45	96.52	71.00 to 76.37	140,119	101,941
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898

**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	10	76.88	74.35	67.59	11.82	109.99	43.40	88.85	62.97 to 85.54	95,168	64,325
DRY-N/A	2	75.82	75.82	77.06	4.08	98.39	72.73	78.91	N/A	100,000	77,057
GRASS	24	75.00	73.75	58.89	12.84	125.24	32.81	127.36	71.43 to 76.69	149,899	88,273
GRASS-N/A	10	75.38	76.56	76.00	4.54	100.74	71.69	85.88	71.99 to 85.73	51,870	39,418
IRRGTD	19	73.74	73.92	70.35	11.81	105.08	50.52	109.00	69.02 to 79.80	91,162	64,132
IRRGTD-N/A	11	75.24	76.28	72.64	9.08	105.01	64.45	96.52	65.78 to 93.88	145,640	105,786
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898

**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	12	76.88	74.59	69.24	10.52	107.74	43.40	88.85	71.28 to 82.88	95,973	66,447
GRASS	31	75.00	74.51	60.46	11.36	123.25	32.81	127.36	72.20 to 76.55	127,593	77,138
GRASS-N/A	3	75.00	75.26	75.48	0.51	99.70	74.81	75.96	N/A	53,633	40,482
IRRGTD	30	73.91	74.79	71.45	10.92	104.67	50.52	109.00	71.00 to 76.37	111,137	79,405
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	96.52	92.57	95.24	12.71	97.20	72.20	109.00	N/A	3,464	3,299	
5000 TO 9999	4	77.97	83.60	83.07	26.36	100.63	51.09	127.36	N/A	7,948	6,603	
Total \$ _____												
1 TO 9999	7	80.94	87.44	86.07	23.75	101.60	51.09	127.36	51.09 to 127.36	6,026	5,187	
10000 TO 29999	11	75.00	76.05	76.63	5.58	99.24	64.68	93.88	71.28 to 79.60	22,011	16,867	
30000 TO 59999	16	75.96	77.98	77.68	6.47	100.38	62.97	87.12	74.47 to 85.54	46,917	36,446	
60000 TO 99999	20	74.75	72.85	73.06	10.21	99.72	32.81	97.17	69.45 to 76.69	80,443	58,769	
100000 TO 149999	7	73.65	72.68	72.84	8.18	99.77	57.01	84.72	57.01 to 84.72	129,298	94,183	
150000 TO 249999	7	71.00	71.07	70.59	8.97	100.68	50.52	88.85	50.52 to 88.85	185,000	130,583	
250000 TO 499999	7	73.04	68.62	68.82	8.55	99.70	43.40	76.86	43.40 to 76.86	351,164	241,688	
500000 +	1	34.36	34.36	34.36			34.36	34.36	N/A	1,300,000	446,710	
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	4	84.36	82.20	75.90	24.37	108.31	51.09	109.00	N/A	4,623	3,509	
5000 TO 9999	3	80.94	94.43	94.01	21.56	100.45	75.00	127.36	N/A	7,898	7,425	
Total \$ _____												
1 TO 9999	7	80.94	87.44	86.07	23.75	101.60	51.09	127.36	51.09 to 127.36	6,026	5,187	
10000 TO 29999	15	75.00	73.69	69.62	10.96	105.84	32.81	93.88	71.28 to 79.60	27,665	19,261	
30000 TO 59999	21	75.00	75.08	74.16	5.96	101.24	60.35	85.73	72.54 to 77.65	58,542	43,413	
60000 TO 99999	16	75.38	75.28	74.19	7.67	101.47	57.01	97.17	71.43 to 77.95	99,055	73,487	
100000 TO 149999	8	71.22	68.18	63.67	13.20	107.07	43.40	84.72	43.40 to 84.72	181,775	115,743	
150000 TO 249999	4	71.94	74.63	73.46	9.19	101.59	65.78	88.85	N/A	263,750	193,751	
250000 TO 499999	5	73.04	66.37	55.95	12.29	118.63	34.36	76.86	N/A	564,290	315,724	
ALL	76	75.00	74.66	66.17	10.68	112.83	32.81	127.36	73.04 to 75.87	113,185	74,898	