

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6050

What If ID: 4920

Desc: New Whatif for Query ID: 6050

<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 Ag-Un	All Ag-Un	Total	Increase	6.160	A	1

PA&T 2007 R&O Statistics

What If ID: 4920

Query: 6050

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	72	COV:	63.67	95% Median C.I.:	52.23 to 116.92	(! : Derived)
(AgLand) TOTAL Sales Price:	4,115,887	WGT. MEAN:	64	STD:	58.86	95% Wgt. Mean C.I.:	42.75 to 85.31	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,115,887	MEAN:	92	AVG.ABS.DEV:	43.92	95% Mean C.I.:	67.59 to 117.31	
(AgLand) TOTAL Assessed Value:	2,635,419							
AVG. Adj. Sales Price:	171,495	COD:	61.00	MAX Sales Ratio:	229.72			
AVG. Assessed Value:	109,809	PRD:	144.38	MIN Sales Ratio:	28.92			

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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	208.88	208.88	208.88			208.88	208.88	N/A	120,000	250,652
10/01/03 TO 12/31/03	2	80.26	80.26	63.36	45.76	126.66	43.53	116.98	N/A	34,250	21,702
01/01/04 TO 03/31/04	3	67.63	72.61	61.03	22.54	118.97	52.23	97.97	N/A	109,447	66,798
04/01/04 TO 06/30/04	2	57.61	57.61	31.18	49.80	184.77	28.92	86.30	N/A	380,800	118,728
07/01/04 TO 09/30/04	1	33.85	33.85	33.85			33.85	33.85	N/A	332,865	112,676
10/01/04 TO 12/31/04	3	65.82	67.07	84.68	35.07	79.21	33.08	102.32	N/A	212,833	180,221
01/01/05 TO 03/31/05	2	48.37	48.37	44.32	21.07	109.15	38.18	58.56	N/A	465,000	206,071
04/01/05 TO 06/30/05	3	132.47	139.89	70.90	43.34	197.30	57.49	229.72	N/A	55,710	39,500
07/01/05 TO 09/30/05	1	221.44	221.44	221.44			221.44	221.44	N/A	49,500	109,613
10/01/05 TO 12/31/05	4	90.89	87.98	84.70	40.13	103.87	38.15	131.99	N/A	120,487	102,053
01/01/06 TO 03/31/06	1	115.08	115.08	115.08			115.08	115.08	N/A	52,500	60,416
04/01/06 TO 06/30/06	1	76.37	76.37	76.37			76.37	76.37	N/A	185,000	141,286
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	76.97	87.81	57.25	51.62	153.37	28.92	208.88	28.92 to 208.88	159,805	91,488
07/01/04 TO 06/30/05	9	58.56	83.50	57.24	69.77	145.88	33.08	229.72	33.85 to 132.47	229,832	131,553
07/01/05 TO 06/30/06	7	115.08	109.26	93.57	36.12	116.76	38.15	221.44	38.15 to 221.44	109,850	102,789
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	65.82	63.12	52.94	34.80	119.24	28.92	102.32	33.08 to 97.97	229,034	121,243
01/01/05 TO 12/31/05	10	90.89	108.98	64.38	63.30	169.27	38.15	229.72	38.18 to 221.44	162,858	104,847
<u>ALL</u>	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1659	2	123.78	123.78	120.69	7.02	102.56	115.08	132.47	N/A	38,750	46,766
1663	3	43.53	46.75	54.15	15.63	86.32	38.15	58.56	N/A	124,650	67,501
1665	2	31.39	31.39	30.46	7.85	103.03	28.92	33.85	N/A	532,232	162,121
1671	2	89.35	89.35	93.91	14.52	95.14	76.37	102.32	N/A	285,500	268,111
1673	2	81.90	81.90	68.88	19.63	118.90	65.82	97.97	N/A	105,000	72,323
1675	1	116.98	116.98	116.98			116.98	116.98	N/A	18,500	21,642
1937	2	124.46	124.46	121.97	6.05	102.04	116.92	131.99	N/A	94,000	114,648
1939	4	45.21	52.45	42.14	37.20	124.46	33.08	86.30	N/A	230,625	97,185
1941	2	225.58	225.58	221.78	1.84	101.71	221.44	229.72	N/A	25,815	57,253
1943	4	66.25	99.72	90.87	58.18	109.73	57.49	208.88	N/A	159,585	145,022
<u>ALL</u>	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

PA&T 2007 R&O Statistics

What If ID: 4920

Query: 6050

Type: Qualified

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	67.63	114.73	93.31	75.86	122.95	57.49	221.44	57.49 to 221.44	128,048	119,485
2	17	76.37	83.27	55.88	52.86	149.03	28.92	229.72	38.15 to 116.92	189,385	105,824
____ALL____	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

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	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809
____ALL____	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	132.47	132.47	132.47			132.47	132.47	N/A	25,000	33,117
62-0021	4	101.61	93.35	57.99	30.61	160.97	38.18	131.99	N/A	217,000	125,839
79-0002	1	33.08	33.08	33.08			33.08	33.08	N/A	62,500	20,674
79-0011	5	38.15	40.60	36.62	20.61	110.87	28.92	58.56	N/A	287,683	105,349
79-0016	7	67.63	128.89	90.65	102.55	142.19	52.23	229.72	52.23 to 229.72	124,281	112,657
79-0031	3	97.97	96.47	85.94	13.17	112.26	76.37	115.08	N/A	85,833	73,765
79-0032	3	102.32	95.04	91.11	16.67	104.32	65.82	116.98	N/A	198,166	180,543
NonValid School											
____ALL____	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	163.85	163.85	110.65	40.21	148.08	97.97	229.72	N/A	11,065	12,243
10.01 TO 30.00	4	40.84	57.94	46.21	54.65	125.37	33.08	116.98	N/A	43,737	20,211
30.01 TO 50.00	5	67.63	81.75	67.75	28.51	120.66	57.49	132.47	N/A	114,668	77,688
50.01 TO 100.00	4	90.45	113.64	82.43	60.38	137.86	52.23	221.44	N/A	118,000	97,271
100.01 TO 180.00	5	116.92	110.04	82.16	42.50	133.93	33.85	208.88	N/A	184,173	151,319
180.01 TO 330.00	3	76.37	69.20	57.41	32.04	120.55	28.92	102.32	N/A	434,200	249,262
330.01 TO 650.00	1	38.18	38.18	38.18			38.18	38.18	N/A	650,000	248,171
____ALL____	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809

PA&T 2007 R&O Statistics

What If ID: 4920

Query: 6050

Type: Qualified

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	10	116.00	109.41	91.56	31.21	119.50	33.08	229.72	43.53 to 132.47	60,363	55,268	
GRASS-N/A	5	38.18	43.80	37.97	28.96	115.35	28.92	65.82	N/A	416,893	158,294	
IRRGTD	6	66.25	87.22	87.43	50.90	99.76	38.15	208.88	38.15 to 208.88	118,715	103,791	
IRRGTD-N/A	3	102.32	127.44	93.43	53.06	136.40	58.56	221.44	N/A	238,500	222,840	
ALL	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	12	106.53	99.48	70.17	38.53	141.78	33.08	229.72	43.53 to 131.99	93,874	65,867	
GRASS-N/A	3	38.18	39.78	35.46	20.35	112.17	28.92	52.23	N/A	520,533	184,580	
IRRGTD	9	67.63	100.63	90.44	65.70	111.26	38.15	221.44	57.49 to 208.88	158,643	143,474	
ALL	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	15	76.37	87.54	50.00	56.35	175.07	28.92	229.72	38.18 to 116.98	179,206	89,610	
IRRGTD	9	67.63	100.63	90.44	65.70	111.26	38.15	221.44	57.49 to 208.88	158,643	143,474	
ALL	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809	

SALE PRICE *											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	1	229.72	229.72	229.72			229.72	229.72	N/A	2,130	4,893	
Total \$												
1 TO 9999	1	229.72	229.72	229.72			229.72	229.72	N/A	2,130	4,893	
10000 TO 29999	3	116.98	115.81	117.09	9.83	98.90	97.97	132.47	N/A	21,166	24,784	
30000 TO 59999	5	86.30	100.90	103.76	59.06	97.24	38.15	221.44	N/A	45,190	46,890	
60000 TO 99999	2	82.54	82.54	82.73	59.92	99.77	33.08	131.99	N/A	62,750	51,912	
100000 TO 149999	4	92.28	112.73	109.88	54.37	102.59	57.49	208.88	N/A	128,335	141,021	
150000 TO 249999	3	65.82	64.81	64.93	12.23	99.81	52.23	76.37	N/A	185,000	120,114	
250000 TO 499999	4	61.71	64.90	66.76	30.29	97.21	33.85	102.32	N/A	312,216	208,433	
500000 +	2	33.55	33.55	33.28	13.80	100.82	28.92	38.18	N/A	690,800	229,868	
ALL	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809	

PA&T 2007 R&O Statistics

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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	1	229.72	229.72	229.72			229.72	229.72	N/A	2,130	4,893
Total \$ _____											
1 TO 9999	1	229.72	229.72	229.72			229.72	229.72	N/A	2,130	4,893
10000 TO 29999	6	64.91	69.33	56.16	47.88	123.46	33.08	116.98	33.08 to 116.98	37,491	21,055
30000 TO 59999	2	123.78	123.78	120.69	7.02	102.56	115.08	132.47	N/A	38,750	46,766
60000 TO 99999	4	62.56	77.34	67.36	35.93	114.81	52.23	131.99	N/A	127,835	86,110
100000 TO 149999	5	76.37	102.88	71.94	62.51	143.01	33.85	221.44	N/A	176,473	126,954
150000 TO 249999	5	58.56	79.88	51.02	70.57	156.57	28.92	208.88	N/A	406,320	207,302
250000 TO 499999	1	102.32	102.32	102.32			102.32	102.32	N/A	386,000	394,936
ALL _____											
	24	72.00	92.45	64.03	61.00	144.38	28.92	229.72	52.23 to 116.92	171,495	109,809