

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6071

What If ID: 4996

Desc: New Whatif for Query ID: 6071

<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	Total	Decrease	14.280	A	1

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	29	MEDIAN:	96	COV:	39.24	95% Median C.I.:	76.08 to 121.57
TOTAL Sales Price:	1,460,800	WGT. MEAN:	86	STD:	41.79	95% Wgt. Mean C.I.:	71.72 to 100.63
TOTAL Adj.Sales Price:	1,425,375	MEAN:	107	AVG.ABS.DEV:	32.84	95% Mean C.I.:	90.61 to 122.39
TOTAL Assessed Value:	1,228,335						
AVG. Adj. Sales Price:	49,150	COD:	34.18	MAX Sales Ratio:	209.45		
AVG. Assessed Value:	42,356	PRD:	123.58	MIN Sales Ratio:	47.91		

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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											
10/01/03 TO 12/31/03	6	73.47	76.94	79.46	16.97	96.84	61.56	100.60	61.56 to 100.60	54,916	43,635
01/01/04 TO 03/31/04	1	74.52	74.52	74.52			74.52	74.52	N/A	30,000	22,357
04/01/04 TO 06/30/04	1	118.40	118.40	118.40			118.40	118.40	N/A	100,000	118,404
07/01/04 TO 09/30/04	2	138.10	138.10	122.64	11.97	112.61	121.57	154.63	N/A	46,500	57,027
10/01/04 TO 12/31/04	1	169.54	169.54	169.54			169.54	169.54	N/A	5,000	8,477
01/01/05 TO 03/31/05	6	82.49	83.24	74.81	19.41	111.26	63.41	104.08	63.41 to 104.08	47,862	35,806
04/01/05 TO 06/30/05	1	76.08	76.08	76.08			76.08	76.08	N/A	140,000	106,511
07/01/05 TO 09/30/05	4	133.62	131.15	75.30	36.00	174.17	47.91	209.45	N/A	64,500	48,569
10/01/05 TO 12/31/05	2	139.59	139.59	140.04	2.93	99.68	135.50	143.67	N/A	22,500	31,509
01/01/06 TO 03/31/06	4	90.66	111.94	88.90	32.88	125.91	79.01	187.41	N/A	33,675	29,937
04/01/06 TO 06/30/06	1	161.10	161.10	161.10			161.10	161.10	N/A	3,000	4,833
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	77.62	81.82	87.61	19.11	93.39	61.56	118.40	61.56 to 118.40	57,437	50,321
07/01/04 TO 06/30/05	10	96.83	102.13	84.52	28.59	120.83	63.41	169.54	67.72 to 154.63	52,517	44,388
07/01/05 TO 06/30/06	11	135.50	128.42	86.65	28.46	148.20	47.91	209.45	79.01 to 187.41	40,063	34,716
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	5	121.57	127.73	115.48	21.59	110.61	74.52	169.54	N/A	45,600	52,658
01/01/05 TO 12/31/05	13	99.24	106.10	79.25	34.09	133.88	47.91	209.45	67.72 to 143.67	56,167	44,511
<u>ALL</u>											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	21	99.24	106.68	88.16	33.60	121.00	47.91	209.45	74.52 to 135.50	51,200	45,139
HAY SPRINGS	2	174.26	174.26	179.52	7.55	97.07	161.10	187.41	N/A	5,000	8,976
RURAL	2	82.49	82.49	74.35	14.46	110.95	70.56	94.42	N/A	61,587	45,791
RUSHVILLE	4	81.50	83.70	78.74	14.48	106.30	67.72	104.08	N/A	54,250	42,716
<u>ALL</u>											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

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	27	99.24	108.28	87.29	34.41	124.04	47.91	209.45	76.08 to 135.50	48,229	42,101
3	2	82.49	82.49	74.35	14.46	110.95	70.56	94.42	N/A	61,587	45,791
<u>ALL</u>											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

Type: Qualified

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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	28	95.25	104.78	86.03	33.52	121.79	47.91	209.45	76.08 to 118.40	50,799	43,703
2	1	154.63	154.63	154.63			154.63	154.63	N/A	3,000	4,639
____ALL____	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011											
81-0003	3	161.10	147.64	123.19	19.24	119.85	94.42	187.41	N/A	9,858	12,144
81-0010	26	91.50	101.75	85.39	33.40	119.16	47.91	209.45	74.52 to 118.40	53,684	45,842
NonValid School											
____ALL____	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

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	6	138.10	140.57	121.70	15.34	115.51	118.19	169.54	118.19 to 169.54	39,000	47,462
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	104.08	104.08	104.08			104.08	104.08	N/A	13,000	13,530
1920 TO 1939	5	66.22	89.26	69.03	39.31	129.31	61.56	187.41	N/A	38,400	26,508
1940 TO 1949	1	65.66	65.66	65.66			65.66	65.66	N/A	36,000	23,636
1950 TO 1959	6	121.46	128.67	123.03	31.88	104.58	74.52	209.45	74.52 to 209.45	23,000	28,296
1960 TO 1969	2	73.32	73.32	73.73	3.76	99.44	70.56	76.08	N/A	121,800	89,805
1970 TO 1979	3	80.72	88.04	65.80	36.17	133.80	47.91	135.50	N/A	114,833	75,563
1980 TO 1989	2	82.96	82.96	82.23	4.76	100.89	79.01	86.91	N/A	47,850	39,346
1990 TO 1994											
1995 TO 1999	3	94.42	93.42	92.62	5.42	100.87	85.25	100.60	N/A	42,858	39,694
2000 TO Present											
____ALL____	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

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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	2	157.87	157.87	157.87	2.05	100.00	154.63	161.10	N/A	3,000	4,736
5000 TO 9999	2	178.48	178.48	179.97	5.01	99.17	169.54	187.41	N/A	6,000	10,798
Total \$ _____											
1 TO 9999	4	165.32	168.17	172.60	6.23	97.43	154.63	187.41	N/A	4,500	7,767
10000 TO 29999	9	104.08	117.95	117.97	33.94	99.98	61.56	209.45	67.72 to 149.05	18,841	22,227
30000 TO 59999	9	85.25	86.18	85.48	15.58	100.81	65.66	118.19	66.22 to 100.60	43,300	37,013
60000 TO 99999	2	92.49	92.49	92.49	31.44	100.00	63.41	121.57	N/A	90,000	83,244
100000 TO 149999	4	78.40	86.44	85.04	16.73	101.65	70.56	118.40	N/A	119,525	101,644
150000 TO 249999	1	47.91	47.91	47.91			47.91	47.91	N/A	190,000	91,029
ALL _____											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	3	161.10	161.76	163.17	3.09	99.13	154.63	169.54	N/A	3,666	5,983
Total \$ _____											
1 TO 9999	3	161.10	161.76	163.17	3.09	99.13	154.63	169.54	N/A	3,666	5,983
10000 TO 29999	9	94.42	100.06	86.87	31.44	115.18	61.56	187.41	65.66 to 149.05	19,730	17,139
30000 TO 59999	10	99.92	112.40	100.86	29.10	111.45	66.22	209.45	79.01 to 143.67	38,870	39,203
60000 TO 99999	2	66.99	66.99	67.24	5.34	99.62	63.41	70.56	N/A	96,800	65,086
100000 TO 149999	5	80.72	88.94	81.58	28.74	109.02	47.91	121.57	N/A	130,900	106,784
ALL _____											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	119.99	129.74	119.95	15.71	108.16	96.08	169.54	96.08 to 169.54	40,500	48,578
10	14	97.51	109.56	89.29	34.65	122.71	61.56	209.45	70.56 to 149.05	43,048	38,436
15	1	76.08	76.08	76.08			76.08	76.08	N/A	140,000	106,511
20	7	79.01	90.34	66.39	35.04	136.07	47.91	187.41	47.91 to 187.41	59,242	39,330
30	1	67.72	67.72	67.72			67.72	67.72	N/A	25,000	16,930
ALL _____											
	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

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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)	4	138.10	140.98	123.31	15.28	114.33	118.19	169.54	N/A	32,750	40,383
306	1	76.08	76.08	76.08			76.08	76.08	N/A	140,000	106,511
314	1	70.56	70.56	70.56			70.56	70.56	N/A	103,600	73,100
317	1	118.40	118.40	118.40			118.40	118.40	N/A	100,000	118,404
339	1	67.72	67.72	67.72			67.72	67.72	N/A	25,000	16,930
341	1	187.41	187.41	187.41			187.41	187.41	N/A	7,000	13,119
344	4	76.57	87.55	82.49	30.90	106.13	61.56	135.50	N/A	32,250	26,603
346	1	47.91	47.91	47.91			47.91	47.91	N/A	190,000	91,029
353	5	74.52	112.42	87.60	61.58	128.33	63.41	209.45	N/A	38,200	33,462
380	1	80.72	80.72	80.72			80.72	80.72	N/A	134,500	108,562
406	4	97.66	95.29	94.18	4.74	101.19	85.25	100.60	N/A	39,250	36,964
442	1	104.08	104.08	104.08			104.08	104.08	N/A	13,000	13,530
528	2	111.34	111.34	98.80	29.04	112.69	79.01	143.67	N/A	40,850	40,359
554	1	94.42	94.42	94.42			94.42	94.42	N/A	19,575	18,482
800	1	161.10	161.10	161.10			161.10	161.10	N/A	3,000	4,833
____ALL____	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356

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	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356
04											
____ALL____	29	96.08	106.50	86.18	34.18	123.58	47.91	209.45	76.08 to 121.57	49,150	42,356