

Type: Qualified

Query: 5905

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

NUMBER of Sales:	31	<b>MEDIAN:</b>	<b>96</b>	COV:	26.42	95% Median C.I.:	84.55 to 103.32
TOTAL Sales Price:	1,640,462	WGT. MEAN:	88	STD:	23.39	95% Wgt. Mean C.I.:	80.99 to 94.71
TOTAL Adj. Sales Price:	1,638,462	MEAN:	89	AVG. ABS. DEV:	17.31	95% Mean C.I.:	79.94 to 97.10
TOTAL Assessed Value:	1,439,382						
AVG. Adj. Sales Price:	52,853	COD:	18.07	MAX Sales Ratio:	127.66		
AVG. Assessed Value:	46,431	PRD:	100.76	MIN Sales Ratio:	33.30		

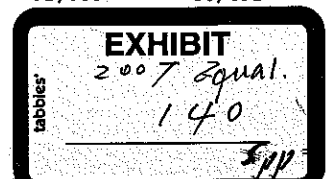
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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<b>Qrtrs</b>											
07/01/03 TO 09/30/03	1	84.84	84.84	84.84			84.84	84.84	N/A	39,500	33,511
10/01/03 TO 12/31/03	2	53.25	53.25	53.70	7.73	99.15	49.13	57.36	N/A	45,000	24,165
01/01/04 TO 03/31/04	6	83.77	74.35	90.35	32.94	82.29	33.30	105.55	33.30 to 105.55	74,475	67,286
04/01/04 TO 06/30/04	1	105.55	105.55	105.55			105.55	105.55	N/A	6,500	6,861
07/01/04 TO 09/30/04	1	105.55	105.55	105.55			105.55	105.55	N/A	6,500	6,861
10/01/04 TO 12/31/04	3	99.69	99.56	98.96	7.49	100.61	88.30	110.70	N/A	42,250	41,812
01/01/05 TO 03/31/05	1	127.66	127.66	127.66			127.66	127.66	N/A	9,000	11,489
04/01/05 TO 06/30/05	5	95.80	90.58	81.67	12.56	110.91	64.50	105.51	N/A	54,219	44,282
07/01/05 TO 09/30/05	1	86.38	86.38	86.38			86.38	86.38	N/A	27,000	23,322
10/01/05 TO 12/31/05	2	90.45	90.45	84.84	6.52	106.61	84.55	96.35	N/A	171,800	145,757
01/01/06 TO 03/31/06	3	96.35	101.53	98.86	7.49	102.70	93.29	114.95	N/A	14,533	14,367
04/01/06 TO 06/30/06	5	95.80	88.89	98.14	19.60	90.58	62.51	117.95	N/A	45,612	44,764
<b>Study Years</b>											
07/01/03 TO 06/30/04	10	78.20	74.30	84.48	31.90	87.94	33.30	105.55	35.41 to 105.55	58,285	49,242
07/01/04 TO 06/30/05	10	101.41	98.48	88.35	11.86	111.46	64.50	127.66	83.97 to 110.70	41,334	36,519
07/01/05 TO 06/30/06	11	95.80	92.39	90.58	13.03	102.00	62.51	117.95	64.89 to 114.95	58,387	52,887
<b>Calendar Yrs</b>											
01/01/04 TO 12/31/04	11	99.69	86.90	92.55	18.89	93.90	33.30	110.70	35.41 to 105.55	53,327	49,352
01/01/05 TO 12/31/05	9	95.80	94.21	84.18	13.14	111.91	64.50	127.66	83.97 to 105.51	72,299	60,859
<b>ALL</b>											
	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	95.80	85.50	83.60	10.76	102.27	64.89	95.80	N/A	25,333	21,179
ENDERS	2	89.84	89.84	89.70	3.85	100.15	86.38	93.29	N/A	26,000	23,322
IMPERIAL	24	96.35	88.39	87.87	19.42	100.60	33.30	127.66	83.97 to 105.51	62,331	54,770
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
WAUNETA	1	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220
<b>ALL</b>											
	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431

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	30	95.80	87.64	87.68	18.01	99.95	33.30	127.66	84.55 to 103.13	54,282	47,596
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
<b>ALL</b>											
	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431



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TOTAL Adj. Sales Price:	1,638,462	MEAN:	89	AVG. ABS. DEV:	17.31	95% Mean C.I.:	79.94 to 97.10
TOTAL Assessed Value:	1,439,382						
AVG. Adj. Sales Price:	52,853	COD:	18.07	MAX Sales Ratio:	127.66		
AVG. Assessed Value:	46,431	PRD:	100.76	MIN Sales Ratio:	33.30		

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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	26	95.80	89.68	88.06	17.25	101.83	35.41	127.66	84.55 to 104.30	61,317	53,997
2	5	96.35	82.50	80.20	22.09	102.87	33.30	114.95	N/A	8,840	7,089
<u>ALL</u>	<u>31</u>	<u>95.80</u>	<u>88.52</u>	<u>87.85</u>	<u>18.07</u>	<u>100.76</u>	<u>33.30</u>	<u>127.66</u>	<u>84.55 to 103.32</u>	<u>52,853</u>	<u>46,431</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	29	95.80	88.19	87.73	17.76	100.53	33.30	127.66	84.55 to 103.32	55,998	49,126
15-0536	2	93.26	93.26	101.48	23.26	91.89	71.56	114.95	N/A	7,250	7,357
68-0020											
NonValid School											
<u>ALL</u>	<u>31</u>	<u>95.80</u>	<u>88.52</u>	<u>87.85</u>	<u>18.07</u>	<u>100.76</u>	<u>33.30</u>	<u>127.66</u>	<u>84.55 to 103.32</u>	<u>52,853</u>	<u>46,431</u>

**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	13	103.13	89.34	85.06	16.74	105.04	33.30	114.95	71.56 to 105.55	24,338	20,702
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.69	99.69	99.69			99.69	99.69	N/A	40,000	39,875
1920 TO 1939	2	96.28	96.28	79.37	32.60	121.29	64.89	127.66	N/A	19,500	15,478
1940 TO 1949	3	103.32	99.62	101.25	8.34	98.39	84.84	110.70	N/A	70,187	71,067
1950 TO 1959	2	56.82	56.82	59.50	13.53	95.48	49.13	64.50	N/A	61,500	36,593
1960 TO 1969	3	86.38	79.01	73.85	13.87	106.99	57.36	93.29	N/A	34,000	25,107
1970 TO 1979	5	95.80	98.76	96.84	6.23	101.99	88.30	117.95	N/A	92,700	89,771
1980 TO 1989	1	84.55	84.55	84.55			84.55	84.55	N/A	335,000	283,229
1990 TO 1994	1	62.51	62.51	62.51			62.51	62.51	N/A	9,000	5,626
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	<u>31</u>	<u>95.80</u>	<u>88.52</u>	<u>87.85</u>	<u>18.07</u>	<u>100.76</u>	<u>33.30</u>	<u>127.66</u>	<u>84.55 to 103.32</u>	<u>52,853</u>	<u>46,431</u>

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TOTAL Adj. Sales Price:	1,638,462	MEAN:	89	AVG. ABS. DEV:	17.31	95% Mean C.I.:	79.94 to 97.10
TOTAL Assessed Value:	1,439,382						
AVG. Adj. Sales Price:	52,853	COD:	18.07	MAX Sales Ratio:	127.66		
AVG. Assessed Value:	46,431	PRD:	100.76	MIN Sales Ratio:	33.30		

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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	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220	
5000 TO 9999	7	105.55	99.93	99.21	11.31	100.72	62.51	127.66	62.51 to 127.66	7,814	7,752	
Total \$												
1 TO 9999	8	100.95	96.38	97.11	14.55	99.25	62.51	127.66	62.51 to 127.66	7,400	7,186	
10000 TO 29999	8	95.80	91.02	91.89	14.43	99.05	33.30	114.95	33.30 to 114.95	19,562	17,976	
30000 TO 59999	10	86.57	81.26	82.01	26.49	99.09	35.41	117.95	49.13 to 110.70	40,885	33,528	
60000 TO 99999	1	64.50	64.50	64.50			64.50	64.50	N/A	83,000	53,535	
100000 TO 149999	2	93.65	93.65	93.72	10.33	99.92	83.97	103.32	N/A	130,079	121,907	
250000 TO 499999	2	90.26	90.26	90.26	6.33	100.00	84.55	95.97	N/A	335,377	302,725	
ALL	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431	

ASSESSED VALUE *											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	2	52.43	52.43	43.42	36.49	120.74	33.30	71.56	N/A	8,500	3,691	
5000 TO 9999	6	100.95	95.31	93.61	10.14	101.81	62.51	105.55	62.51 to 105.55	7,616	7,130	
Total \$												
1 TO 9999	8	96.35	84.59	80.00	19.37	105.73	33.30	105.55	33.30 to 105.55	7,837	6,270	
10000 TO 29999	11	95.80	88.36	78.54	20.68	112.49	35.41	127.66	49.13 to 114.95	23,454	18,422	
30000 TO 59999	8	94.00	90.96	87.19	18.30	104.31	57.36	117.95	57.36 to 117.95	48,356	42,163	
100000 TO 149999	2	93.65	93.65	93.72	10.33	99.92	83.97	103.32	N/A	130,079	121,907	
250000 TO 499999	2	90.26	90.26	90.26	6.33	100.00	84.55	95.97	N/A	335,377	302,725	
ALL	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	12	100.33	88.20	83.64	18.65	105.44	33.30	114.95	71.56 to 105.55	24,449	20,450	
10	2	99.55	99.55	96.43	3.60	103.24	95.97	103.13	N/A	179,377	172,971	
20	17	88.30	87.45	85.98	19.32	101.71	49.13	127.66	64.50 to 103.32	58,018	49,884	
ALL	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431	

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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)	12	100.33	88.20	83.64	18.65	105.44	33.30	114.95	71.56 to 105.55	24,449	20,450
304	2	89.84	89.84	89.70	3.85	100.15	86.38	93.29	N/A	26,000	23,322
326	2	95.80	95.80	95.80	0.00	100.00	95.80	95.80	N/A	23,000	22,035
343	1	95.97	95.97	95.97			95.97	95.97	N/A	335,754	322,222
344	1	49.13	49.13	49.13			49.13	49.13	N/A	40,000	19,652
346	1	64.89	64.89	64.89			64.89	64.89	N/A	30,000	19,467
350	2	93.94	93.94	89.82	9.99	104.58	84.55	103.32	N/A	233,031	209,320
353	6	92.27	86.70	81.16	19.30	106.83	57.36	110.70	57.36 to 110.70	45,916	37,266
384	2	103.13	103.13	101.00	14.38	102.11	88.30	117.95	N/A	40,875	41,282
406	1	127.66	127.66	127.66			127.66	127.66	N/A	9,000	11,489
490	1	62.51	62.51	62.51			62.51	62.51	N/A	9,000	5,626
ALL	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431

**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	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431
04											
ALL	31	95.80	88.52	87.85	18.07	100.76	33.30	127.66	84.55 to 103.32	52,853	46,431

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

Query: 5905

What If ID: 5002

Desc: New Whatif for Query ID: 5905

<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>
Status: Improved,	1	Imprvmt	Decrease	7.000	A	1