

Type: Qualified

Query: 5635

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

NUMBER of Sales:	11	MEDIAN:	78	COV:	43.75	95% Median C.I.:	43.27 to 127.95
TOTAL Sales Price:	726,849	WGT. MEAN:	95	STD:	41.22	95% Wgt. Mean C.I.:	66.91 to 123.12
TOTAL Adj. Sales Price:	726,849	MEAN:	94	AVG.ABS.DEV:	33.78	95% Mean C.I.:	66.54 to 121.92
TOTAL Assessed Value:	690,611						
AVG. Adj. Sales Price:	66,077	COD:	43.06	MAX Sales Ratio:	170.38		
AVG. Assessed Value:	62,782	PRD:	99.17	MIN Sales Ratio:	39.91		

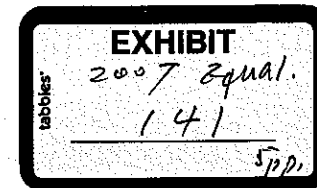
(!: AVTot=0)
(!: Derived)

Printed: 04/19/2007 14:44:07

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	72.38	72.38	72.38			72.38	72.38	N/A	6,500	4,705
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	64.23	76.66	77.92	44.59	98.37	39.91	125.83	N/A	9,666	7,532
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	127.95	127.95	127.95			127.95	127.95	N/A	93,665	119,846
07/01/05 TO 09/30/05	1	170.38	170.38	170.38			170.38	170.38	N/A	24,000	40,890
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	43.27	43.27	43.27			43.27	43.27	N/A	5,200	2,250
04/01/06 TO 06/30/06	4	96.01	98.14	88.01	23.11	111.51	73.46	127.09	N/A	142,121	125,080
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	72.38	72.38	72.38			72.38	72.38	N/A	6,500	4,705
07/01/04 TO 06/30/05	4	95.03	89.48	116.12	39.37	77.06	39.91	127.95	N/A	30,666	35,611
07/01/05 TO 06/30/06	6	96.01	101.04	90.93	37.47	111.12	43.27	170.38	43.27 to 170.38	99,614	90,577
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	64.23	76.66	77.92	44.59	98.37	39.91	125.83	N/A	9,666	7,532
01/01/05 TO 12/31/05	2	149.17	149.17	136.60	14.22	109.19	127.95	170.38	N/A	58,832	80,368
<u>ALL</u>											
	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PILGER	3	43.27	69.67	76.14	66.19	91.51	39.91	125.83	N/A	8,066	6,141
RURAL	1	73.46	73.46	73.46			73.46	73.46	N/A	335,000	246,096
STANTON	7	113.57	107.72	115.90	26.46	92.95	64.23	170.38	64.23 to 170.38	52,521	60,870
<u>ALL</u>											
	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782

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	10	96.01	96.31	113.44	38.18	84.90	39.91	170.38	43.27 to 127.95	39,184	44,451
2	1	73.46	73.46	73.46			73.46	73.46	N/A	335,000	246,096
<u>ALL</u>											
	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782



Type: Qualified

Query: 5635

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	11	MEDIAN:	78	COV:	43.75	95% Median C.I.:	43.27 to 127.95
TOTAL Sales Price:	726,849	WGT. MEAN:	95	STD:	41.22	95% Wgt. Mean C.I.:	66.91 to 123.12
TOTAL Adj. Sales Price:	726,849	MEAN:	94	AVG. ABS. DEV:	33.78	95% Mean C.I.:	66.54 to 121.92
TOTAL Assessed Value:	690,611						
AVG. Adj. Sales Price:	66,077	COD:	43.06	MAX Sales Ratio:	170.38		
AVG. Assessed Value:	62,782	PRD:	99.17	MIN Sales Ratio:	39.91		

Printed: 04/19/2007 14:44:07

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	10	96.01	99.33	95.39	35.04	104.13	39.91	170.38	64.23 to 127.95	72,164	68,836
2	1	43.27	43.27	43.27			43.27	43.27	N/A	5,200	2,250
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039											
19-0058											
19-0059											
20-0030	3	43.27	69.67	76.14	66.19	91.51	39.91	125.83	N/A	8,066	6,141
59-0001											
59-0002	1	73.46	73.46	73.46			73.46	73.46	N/A	335,000	246,096
84-0003	7	113.57	107.72	115.90	26.46	92.95	64.23	170.38	64.23 to 170.38	52,521	60,870
90-0595											
NonValid School											
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782

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	2	85.61	85.61	123.50	49.46	69.32	43.27	127.95	N/A	49,432	61,048
Prior TO 1860											
1860 TO 1899	1	72.38	72.38	72.38			72.38	72.38	N/A	6,500	4,705
1900 TO 1919	2	148.74	148.74	149.19	14.55	99.69	127.09	170.38	N/A	23,500	35,060
1920 TO 1939	2	52.07	52.07	52.71	23.35	98.78	39.91	64.23	N/A	9,500	5,007
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	78.45	78.45	78.45			78.45	78.45	N/A	40,000	31,379
1980 TO 1989	2	99.65	99.65	74.98	26.28	132.90	73.46	125.83	N/A	172,500	129,339
1990 TO 1994											
1995 TO 1999	1	113.57	113.57	113.57			113.57	113.57	N/A	170,484	193,617
2000 TO Present											
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782

Type: Qualified

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

Query: 5635

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	11	MEDIAN:	78	COV:	43.75	95% Median C.I.:	43.27 to 127.95
TOTAL Sales Price:	726,849	WGT. MEAN:	95	STD:	41.22	95% Wgt. Mean C.I.:	66.91 to 123.12
TOTAL Adj. Sales Price:	726,849	MEAN:	94	AVG. ABS. DEV:	33.78	95% Mean C.I.:	66.54 to 121.92
TOTAL Assessed Value:	690,611						
AVG. Adj. Sales Price:	66,077	COD:	43.06	MAX Sales Ratio:	170.38		
AVG. Assessed Value:	62,782	PRD:	99.17	MIN Sales Ratio:	39.91		

Printed: 04/19/2007 14:44:07

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	3	43.27	51.85	50.95	25.01	101.77	39.91	72.38	N/A	6,900	3,515	
Total \$												
1 TO 9999	3	43.27	51.85	50.95	25.01	101.77	39.91	72.38	N/A	6,900	3,515	
10000 TO 29999	4	126.46	121.88	133.02	21.23	91.62	64.23	170.38	N/A	16,750	22,281	
30000 TO 59999	1	78.45	78.45	78.45			78.45	78.45	N/A	40,000	31,379	
60000 TO 99999	1	127.95	127.95	127.95			127.95	127.95	N/A	93,665	119,846	
150000 TO 249999	1	113.57	113.57	113.57			113.57	113.57	N/A	170,484	193,617	
250000 TO 499999	1	73.46	73.46	73.46			73.46	73.46	N/A	335,000	246,096	
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782	

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	3	43.27	51.85	50.95	25.01	101.77	39.91	72.38	N/A	6,900	3,515	
5000 TO 9999	1	64.23	64.23	64.23			64.23	64.23	N/A	10,000	6,423	
Total \$												
1 TO 9999	4	53.75	54.95	55.28	24.85	99.40	39.91	72.38	N/A	7,675	4,242	
10000 TO 29999	3	125.83	110.46	100.26	12.89	110.17	78.45	127.09	N/A	24,333	24,397	
30000 TO 59999	1	170.38	170.38	170.38			170.38	170.38	N/A	24,000	40,890	
100000 TO 149999	1	127.95	127.95	127.95			127.95	127.95	N/A	93,665	119,846	
150000 TO 249999	2	93.51	93.51	86.99	21.45	107.50	73.46	113.57	N/A	252,742	219,856	
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	85.61	85.61	123.50	49.46	69.32	43.27	127.95	N/A	49,432	61,048	
10	7	78.45	96.90	105.14	44.94	92.15	39.91	170.38	39.91 to 170.38	17,500	18,400	
20	2	93.51	93.51	86.99	21.45	107.50	73.46	113.57	N/A	252,742	219,856	
ALL	11	78.45	94.23	95.01	43.06	99.17	39.91	170.38	43.27 to 127.95	66,077	62,782	

Type: Qualified

Query: 5635

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	11	MEDIAN:	78	COV:	43.75	95% Median C.I.:	43.27 to 127.95
TOTAL Sales Price:	726,849	WGT. MEAN:	95	STD:	41.22	95% Wgt. Mean C.I.:	66.91 to 123.12
TOTAL Adj. Sales Price:	726,849	MEAN:	94	AVG. ABS. DEV:	33.78	95% Mean C.I.:	66.54 to 121.92
TOTAL Assessed Value:	690,611						
AVG. Adj. Sales Price:	66,077	COD:	43.06	MAX Sales Ratio:	170.38		
AVG. Assessed Value:	62,782	PRD:	99.17	MIN Sales Ratio:	39.91		

Printed: 04/19/2007 14:44:08

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	85.61	85.61	123.50	49.46	69.32	43.27	127.95	N/A	49,432	61,048
352	1	113.57	113.57	113.57			113.57	113.57	N/A	170,484	193,617
353	1	170.38	170.38	170.38			170.38	170.38	N/A	24,000	40,890
384	1	64.23	64.23	64.23			64.23	64.23	N/A	10,000	6,423
406	3	72.38	79.79	97.47	40.15	81.86	39.91	127.09	N/A	12,833	12,509
526	1	125.83	125.83	125.83			125.83	125.83	N/A	10,000	12,583
528	1	78.45	78.45	78.45			78.45	78.45	N/A	40,000	31,379
531	1	73.46	73.46	73.46			73.46	73.46	N/A	335,000	246,096
<u>ALL</u>	<u>11</u>	<u>78.45</u>	<u>94.23</u>	<u>95.01</u>	<u>43.06</u>	<u>99.17</u>	<u>39.91</u>	<u>170.38</u>	<u>43.27 to 127.95</u>	<u>66,077</u>	<u>62,782</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	127.95	127.95	127.95			127.95	127.95	N/A	93,665	119,846
03	10	75.96	90.86	90.14	42.40	100.79	39.91	170.38	43.27 to 127.09	63,318	57,076
04											
<u>ALL</u>	<u>11</u>	<u>78.45</u>	<u>94.23</u>	<u>95.01</u>	<u>43.06</u>	<u>99.17</u>	<u>39.91</u>	<u>170.38</u>	<u>43.27 to 127.95</u>	<u>66,077</u>	<u>62,782</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5635

What If ID: 4976

Desc: New Whatif for Query ID: 5635

<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	Total	Increase	19.720	A	1