

Type: Qualified

Query: 5635

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

NUMBER of Sales:	11	MEDIAN:	96	COV:	42.35	95% Median C.I.:	63.38 to 156.57	(!: AVTot=0)
TOTAL Sales Price:	726,849	WGT. MEAN:	116	STD:	49.24	95% Wgt. Mean C.I.:	81.91 to 150.78	(!: Derived)
TOTAL Adj. Sales Price:	726,849	MEAN:	116	AVG. ABS. DEV:	40.39	95% Mean C.I.:	83.18 to 149.33	
TOTAL Assessed Value:	845,634							
AVG. Adj. Sales Price:	66,077	COD:	42.07	MAX Sales Ratio:	208.49			
AVG. Assessed Value:	76,875	PRD:	99.92	MIN Sales Ratio:	48.83			

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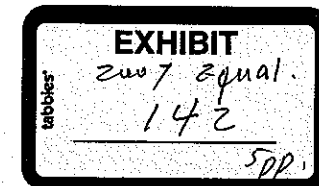
DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	88.57	88.57	88.57			88.57	88.57	N/A	6,500	5,757
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	78.60	93.80	95.35	44.59	98.37	48.83	153.97	N/A	9,666	9,217
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	156.57	156.57	156.57			156.57	156.57	N/A	93,665	146,654
07/01/05 TO 09/30/05	1	208.49	208.49	208.49			208.49	208.49	N/A	24,000	50,037
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	63.38	63.38	63.38			63.38	63.38	N/A	5,200	3,296
04/01/06 TO 06/30/06	4	117.49	120.09	107.70	23.11	111.51	89.89	155.51	N/A	142,121	153,059
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	88.57	88.57	88.57			88.57	88.57	N/A	6,500	5,757
07/01/04 TO 06/30/05	4	116.29	109.49	142.10	39.37	77.05	48.83	156.57	N/A	30,666	43,576
07/01/05 TO 06/30/06	6	117.49	125.37	111.36	35.99	112.59	63.38	208.49	63.38 to 208.49	99,614	110,928
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	78.60	93.80	95.35	44.59	98.37	48.83	153.97	N/A	9,666	9,217
01/01/05 TO 12/31/05	2	182.53	182.53	167.16	14.22	109.19	156.57	208.49	N/A	58,832	98,345
<u>ALL</u>											
	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PILGER	3	63.38	88.73	95.40	55.30	93.00	48.83	153.97	N/A	8,066	7,696
RURAL	1	89.89	89.89	89.89			89.89	89.89	N/A	335,000	301,145
STANTON	7	138.97	131.82	141.82	26.46	92.95	78.60	208.49	78.60 to 208.49	52,521	74,485
<u>ALL</u>											
	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	117.49	118.89	138.95	37.29	85.56	48.83	208.49	63.38 to 156.57	39,184	54,448
2	1	89.89	89.89	89.89			89.89	89.89	N/A	335,000	301,145
<u>ALL</u>											
	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875



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TOTAL Adj. Sales Price:	726,849	MEAN:	116	AVG. ABS. DEV:	40.39	95% Mean C.I.:	83.18 to 149.33
TOTAL Assessed Value:	845,634						
AVG. Adj. Sales Price:	66,077	COD:	42.07	MAX Sales Ratio:	208.49		
AVG. Assessed Value:	76,875	PRD:	99.92	MIN Sales Ratio:	48.83		

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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	10	117.49	121.54	116.72	35.04	104.13	48.83	208.49	78.60 to 156.57	72,164	84,233
2	1	63.38	63.38	63.38			63.38	63.38	N/A	5,200	3,296
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

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	63.38	88.73	95.40	55.30	93.00	48.83	153.97	N/A	8,066	7,696
59-0001											
59-0002	1	89.89	89.89	89.89			89.89	89.89	N/A	335,000	301,145
84-0003	7	138.97	131.82	141.82	26.46	92.95	78.60	208.49	78.60 to 208.49	52,521	74,485
90-0595											
NonValid School											
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

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	109.98	109.98	151.67	42.37	72.51	63.38	156.57	N/A	49,432	74,975
Prior TO 1860											
1860 TO 1899	1	88.57	88.57	88.57			88.57	88.57	N/A	6,500	5,757
1900 TO 1919	2	182.00	182.00	182.56	14.55	99.69	155.51	208.49	N/A	23,500	42,902
1920 TO 1939	2	63.72	63.72	64.50	23.36	98.78	48.83	78.60	N/A	9,500	6,127
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	96.00	96.00	95.99			96.00	96.00	N/A	40,000	38,398
1980 TO 1989	2	121.93	121.93	91.75	26.28	132.89	89.89	153.97	N/A	172,500	158,271
1990 TO 1994											
1995 TO 1999	1	138.97	138.97	138.97			138.97	138.97	N/A	170,484	236,927
2000 TO Present											
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

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TOTAL Assessed Value:	845,634						
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AVG. Assessed Value:	76,875	PRD:	99.92	MIN Sales Ratio:	48.83		

(! AVTot=0)
(! Derived)

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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 \$												
5000 TO 9999	3	63.38	66.93	64.97	20.90	103.02	48.83	88.57	N/A	6,900	4,482	
Total \$												
1 TO 9999	3	63.38	66.93	64.97	20.90	103.02	48.83	88.57	N/A	6,900	4,482	
10000 TO 29999	4	154.74	149.14	162.78	21.23	91.62	78.60	208.49	N/A	16,750	27,265	
30000 TO 59999	1	96.00	96.00	95.99			96.00	96.00	N/A	40,000	38,398	
60000 TO 99999	1	156.57	156.57	156.57			156.57	156.57	N/A	93,665	146,654	
150000 TO 249999	1	138.97	138.97	138.97			138.97	138.97	N/A	170,484	236,927	
250000 TO 499999	1	89.89	89.89	89.89			89.89	89.89	N/A	335,000	301,145	
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875	

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	63.38	66.93	64.97	20.90	103.02	48.83	88.57	N/A	6,900	4,482	
5000 TO 9999	1	78.60	78.60	78.60			78.60	78.60	N/A	10,000	7,860	
Total \$												
1 TO 9999	4	70.99	69.85	69.41	19.35	100.63	48.83	88.57	N/A	7,675	5,327	
10000 TO 29999	3	153.97	135.16	122.69	12.88	110.16	96.00	155.51	N/A	24,333	29,854	
30000 TO 59999	1	208.49	208.49	208.49			208.49	208.49	N/A	24,000	50,037	
100000 TO 149999	1	156.57	156.57	156.57			156.57	156.57	N/A	93,665	146,654	
150000 TO 249999	2	114.43	114.43	106.45	21.45	107.50	89.89	138.97	N/A	252,742	269,036	
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875	

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	109.98	109.98	151.67	42.37	72.51	63.38	156.57	N/A	49,432	74,975	
10	7	96.00	118.57	128.66	44.94	92.15	48.83	208.49	48.83 to 208.49	17,500	22,516	
20	2	114.43	114.43	106.45	21.45	107.50	89.89	138.97	N/A	252,742	269,036	
ALL	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875	

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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)	2	109.98	109.98	151.67	42.37	72.51	63.38	156.57	N/A	49,432	74,975
352	1	138.97	138.97	138.97			138.97	138.97	N/A	170,484	236,927
353	1	208.49	208.49	208.49			208.49	208.49	N/A	24,000	50,037
384	1	78.60	78.60	78.60			78.60	78.60	N/A	10,000	7,860
406	3	88.57	97.64	119.27	40.15	81.86	48.83	155.51	N/A	12,833	15,306
526	1	153.97	153.97	153.97			153.97	153.97	N/A	10,000	15,397
528	1	96.00	96.00	95.99			96.00	96.00	N/A	40,000	38,398
531	1	89.89	89.89	89.89			89.89	89.89	N/A	335,000	301,145
<u>ALL</u>											
	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

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	156.57	156.57	156.57			156.57	156.57	N/A	93,665	146,654
03	10	92.94	112.22	110.39	41.28	101.66	48.83	208.49	63.38 to 155.51	63,318	69,898
04											
<u>ALL</u>											
	11	96.00	116.25	116.34	42.07	99.92	48.83	208.49	63.38 to 156.57	66,077	76,875

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5635

What If ID: 4977

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>
All Com	All Com	Total	Increase	46.500	A	1