

PA&T 2007 R&O Statistics

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	17	MEDIAN:	90	COV:	29.53	95% Median C.I.:	67.01 to 95.93	(!: Derived)
TOTAL Sales Price:	1,783,900	WGT. MEAN:	84	STD:	26.15	95% Wgt. Mean C.I.:	72.92 to 94.90	
TOTAL Adj. Sales Price:	1,783,900	MEAN:	89	AVG. ABS. DEV:	16.88	95% Mean C.I.:	75.11 to 102.00	
TOTAL Assessed Value:	1,496,873							
AVG. Adj. Sales Price:	104,935	COD:	18.68	MAX Sales Ratio:	172.63			
AVG. Assessed Value:	88,051	PRD:	105.53	MIN Sales Ratio:	58.98			

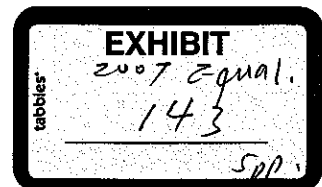
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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	93.45	93.45	93.45			93.45	93.45	N/A	130,000	121,481
10/01/04 TO 12/31/04	4	75.01	76.60	78.46	17.17	97.63	63.10	93.29	N/A	57,875	45,411
01/01/05 TO 03/31/05	1	172.63	172.63	172.63			172.63	172.63	N/A	56,000	96,673
04/01/05 TO 06/30/05	2	63.72	63.72	63.11	7.43	100.96	58.98	68.45	N/A	177,200	111,829
07/01/05 TO 09/30/05	2	91.83	91.83	92.12	1.60	99.68	90.36	93.29	N/A	58,500	53,887
10/01/05 TO 12/31/05	4	87.38	90.30	84.45	13.79	106.92	77.68	108.77	N/A	101,500	85,720
01/01/06 TO 03/31/06	2	96.82	96.82	96.63	1.05	100.19	95.80	97.83	N/A	160,500	155,086
04/01/06 TO 06/30/06	1	67.01	67.01	67.01			67.01	67.01	N/A	168,000	112,584
<u>Study Years</u>											
07/01/04 TO 06/30/05	8	77.07	87.49	80.77	30.85	108.32	58.98	172.63	58.98 to 172.63	96,487	77,932
07/01/05 TO 06/30/06	9	93.29	89.50	86.31	10.06	103.70	67.01	108.77	77.68 to 97.83	112,444	97,046
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	9	90.36	93.88	82.60	22.96	113.65	58.98	172.63	68.45 to 108.77	103,711	85,665
<u>ALL</u>											
	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BROKEN BOW	12	93.29	91.10	84.26	18.29	108.11	58.98	172.63	68.45 to 95.93	126,616	106,687
CALLAWAY	1	64.34	64.34	64.34			64.34	64.34	N/A	94,000	60,480
COMSTOCK	1	108.77	108.77	108.77			108.77	108.77	N/A	36,000	39,156
MERNA	1	85.68	85.68	85.68			85.68	85.68	N/A	85,500	73,260
SARGENT	2	76.73	76.73	89.25	17.76	85.97	63.10	90.36	N/A	24,500	21,866
<u>ALL</u>											
	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051
<u>ALL</u>											
	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	90.36	89.93	83.66	18.94	107.50	58.98	172.63	68.45 to 95.93	115,460	96,597
2	2	78.20	78.20	92.13	19.30	84.88	63.10	93.29	N/A	26,000	23,953
<u>ALL</u>											
	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051



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TOTAL Adj. Sales Price:	1,783,900	MEAN:	89	AVG. ABS. DEV:	16.88	95% Mean C.I.:	75.11 to 102.00	
TOTAL Assessed Value:	1,496,873							
AVG. Adj. Sales Price:	104,935	COD:	18.68	MAX Sales Ratio:	172.63			
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	16	89.49	88.44	83.74	20.04	105.62	58.98	172.63	67.01 to 95.93	108,556	90,900
06											
07	1	90.36	90.36	90.36			90.36	90.36	N/A	47,000	42,471
<u>ALL</u>	<u>17</u>	<u>90.36</u>	<u>88.55</u>	<u>83.91</u>	<u>18.68</u>	<u>105.53</u>	<u>58.98</u>	<u>172.63</u>	<u>67.01 to 95.93</u>	<u>104,935</u>	<u>88,051</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)											
05-0071											
21-0015	1	85.68	85.68	85.68			85.68	85.68	N/A	85,500	73,260
21-0025	12	93.29	91.10	84.26	18.29	108.11	58.98	172.63	68.45 to 95.93	126,616	106,687
21-0044											
21-0084	2	76.73	76.73	89.25	17.76	85.97	63.10	90.36	N/A	24,500	21,866
21-0089											
21-0180	1	64.34	64.34	64.34			64.34	64.34	N/A	94,000	60,480
24-0011											
24-0020											
24-0101											
58-0025											
82-0015											
88-0005	1	108.77	108.77	108.77			108.77	108.77	N/A	36,000	39,156
88-0021											
NonValid School											
<u>ALL</u>	<u>17</u>	<u>90.36</u>	<u>88.55</u>	<u>83.91</u>	<u>18.68</u>	<u>105.53</u>	<u>58.98</u>	<u>172.63</u>	<u>67.01 to 95.93</u>	<u>104,935</u>	<u>88,051</u>

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	76.35	77.81	78.51	17.02	99.11	63.10	93.45	63.10 to 93.45	88,250	69,285
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	108.77	108.77	108.77			108.77	108.77	N/A	36,000	39,156
1920 TO 1939	1	172.63	172.63	172.63			172.63	172.63	N/A	56,000	96,673
1940 TO 1949	1	93.29	93.29	93.29			93.29	93.29	N/A	70,000	65,304
1950 TO 1959											
1960 TO 1969	1	95.80	95.80	95.80			95.80	95.80	N/A	190,000	182,012
1970 TO 1979	5	77.68	78.28	72.68	15.15	107.71	58.98	95.93	N/A	124,280	90,324
1980 TO 1989	1	78.82	78.82	78.82			78.82	78.82	N/A	150,000	118,232
1990 TO 1994											
1995 TO 1999	1	97.83	97.83	97.83			97.83	97.83	N/A	131,000	128,161
2000 TO Present											
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051

SALE PRICE *	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	63.10	63.10	63.10			63.10	63.10	N/A	2,000	1,262
Total \$											
1 TO 9999	1	63.10	63.10	63.10			63.10	63.10	N/A	2,000	1,262
30000 TO 59999	4	101.03	116.26	119.02	24.19	97.68	90.36	172.63	N/A	47,250	56,236
60000 TO 99999	4	89.49	84.81	83.70	10.95	101.33	64.34	95.93	N/A	82,375	68,947
100000 TO 149999	3	93.45	89.65	89.37	7.19	100.31	77.68	97.83	N/A	133,666	119,463
150000 TO 249999	5	68.45	73.81	73.80	14.21	100.01	58.98	95.80	N/A	172,480	127,297
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051

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TOTAL Adj. Sales Price:	1,783,900	MEAN:	89	AVG. ABS. DEV:	16.88	95% Mean C.I.:	75.11 to 102.00	
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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	1	63.10	63.10	63.10			63.10	63.10	N/A	2,000	1,262	
Total \$												
1 TO 9999	1	63.10	63.10	63.10			63.10	63.10	N/A	2,000	1,262	
30000 TO 59999	3	93.29	97.47	96.44	6.58	101.07	90.36	108.77	N/A	44,333	42,757	
60000 TO 99999	5	93.29	102.37	96.62	25.41	105.96	64.34	172.63	N/A	77,100	74,492	
100000 TO 149999	7	77.68	77.46	75.73	13.91	102.29	58.98	97.83	58.98 to 97.83	153,342	116,123	
150000 TO 249999	1	95.80	95.80	95.80			95.80	95.80	N/A	190,000	182,012	
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	76.35	77.81	78.51	17.02	99.11	63.10	93.45	63.10 to 93.45	88,250	69,285	
10	1	90.36	90.36	90.36			90.36	90.36	N/A	47,000	42,471	
20	3	108.77	125.78	123.59	23.51	101.77	95.93	172.63	N/A	57,333	70,858	
30	5	77.68	75.44	72.22	11.50	104.46	58.98	93.29	N/A	142,880	103,188	
40	2	96.82	96.82	96.63	1.05	100.19	95.80	97.83	N/A	160,500	155,086	
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	76.35	77.81	78.51	17.02	99.11	63.10	93.45	63.10 to 93.45	88,250	69,285	
100	1	90.36	90.36	90.36			90.36	90.36	N/A	47,000	42,471	
101	9	93.29	94.48	84.59	22.53	111.70	58.98	172.63	68.45 to 108.77	119,600	101,170	
104	1	97.83	97.83	97.83			97.83	97.83	N/A	131,000	128,161	
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	76.35	77.81	78.51	17.02	99.11	63.10	93.45	63.10 to 93.45	88,250	69,285	
30	8	91.83	98.24	89.04	21.14	110.34	68.45	172.63	68.45 to 172.63	91,687	81,635	
40	3	95.80	84.20	82.18	13.52	102.46	58.98	97.83	N/A	173,633	142,692	
ALL	17	90.36	88.55	83.91	18.68	105.53	58.98	172.63	67.01 to 95.93	104,935	88,051	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5411

What If ID: 5010 SUB STAT

Desc: New Whatif for Query ID: 5411

<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>
Locations: Urban, Suburban	2	Total	Increase	0.000	A	1