

Type: Qualified

Query: 5829

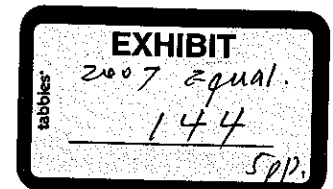
Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	8	MEDIAN:	106	COV:	24.87	95% Median C.I.:	55.83 to 125.00
TOTAL Sales Price:	401,500	WGT. MEAN:	86	STD:	24.25	95% Wgt. Mean C.I.:	57.05 to 114.60
TOTAL Adj. Sales Price:	401,500	MEAN:	98	AVG. ABS. DEV:	15.51	95% Mean C.I.:	77.23 to 117.78
TOTAL Assessed Value:	344,585						
AVG. Adj. Sales Price:	50,187	COD:	14.57	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	43,073	PRD:	113.61	MIN Sales Ratio:	55.83		

(: AVTot=0)
(: Derived)

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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
DATE OF SALE *											
Qrtrs											
07/01/03 TO 09/30/03	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
10/01/03 TO 12/31/03	1	108.10	108.10	108.10			108.10	108.10	N/A	60,000	64,860
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											
01/01/05 TO 03/31/05	3	110.94	99.94	90.19	18.36	110.81	63.88	125.00	N/A	40,000	36,076
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	80.36	80.36	60.77	30.53	132.24	55.83	104.89	N/A	69,500	42,235
10/01/05 TO 12/31/05	1	103.39	103.39	103.39			103.39	103.39	N/A	45,000	46,525
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
Study Years											
07/01/03 TO 06/30/04	2	108.05	108.05	108.06	0.05	99.99	108.00	108.10	N/A	48,750	52,680
07/01/04 TO 06/30/05	3	110.94	99.94	90.19	18.36	110.81	63.88	125.00	N/A	40,000	36,076
07/01/05 TO 06/30/06	3	103.39	88.04	71.19	15.82	123.66	55.83	104.89	N/A	61,333	43,665
Calendar Yrs											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05	6	104.14	93.99	78.69	18.84	119.44	55.83	125.00	55.83 to 125.00	50,666	39,870
ALL											
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARLINGTON	6	104.14	91.17	82.73	16.14	110.21	55.83	110.94	55.83 to 110.94	59,500	49,222
ARLINGTON V	2	116.50	116.50	110.67	7.30	105.26	108.00	125.00	N/A	22,250	24,625
ALL											
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073
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	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073
ALL											
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073



P&I 2007 R&O Statistics

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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	6	104.14	91.17	82.73	16.14	110.21	55.83	110.94	55.83 to 110.94	59,500	49,222
2	2	116.50	116.50	110.67	7.30	105.26	108.00	125.00	N/A	22,250	24,625
<u>ALL</u>	<u>8</u>	<u>106.45</u>	<u>97.50</u>	<u>85.82</u>	<u>14.57</u>	<u>113.61</u>	<u>55.83</u>	<u>125.00</u>	<u>55.83 to 125.00</u>	<u>50,187</u>	<u>43,073</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)											
11-0001											
27-0594											
28-0059											
89-0001											
89-0003											
89-0024	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073
NonValid School											
<u>ALL</u>	<u>8</u>	<u>106.45</u>	<u>97.50</u>	<u>85.82</u>	<u>14.57</u>	<u>113.61</u>	<u>55.83</u>	<u>125.00</u>	<u>55.83 to 125.00</u>	<u>50,187</u>	<u>43,073</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	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
Prior TO 1860											
1860 TO 1899	1	55.83	55.83	55.83			55.83	55.83	N/A	125,000	69,785
1900 TO 1919	1	108.10	108.10	108.10			108.10	108.10	N/A	60,000	64,860
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	4	106.45	106.81	107.48	2.50	99.37	103.39	110.94	N/A	38,625	41,513
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	63.88	63.88	63.88			63.88	63.88	N/A	55,000	35,135
<u>ALL</u>	<u>8</u>	<u>106.45</u>	<u>97.50</u>	<u>85.82</u>	<u>14.57</u>	<u>113.61</u>	<u>55.83</u>	<u>125.00</u>	<u>55.83 to 125.00</u>	<u>50,187</u>	<u>43,073</u>

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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	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750	
Total \$												
1 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750	
10000 TO 29999	1	104.89	104.89	104.89			104.89	104.89	N/A	14,000	14,685	
30000 TO 59999	4	105.70	96.55	95.40	12.22	101.21	63.88	110.94	N/A	48,875	46,626	
60000 TO 99999	1	108.10	108.10	108.10			108.10	108.10	N/A	60,000	64,860	
100000 TO 149999	1	55.83	55.83	55.83			55.83	55.83	N/A	125,000	69,785	
ALL												
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073	

ASSESSED VALUE *											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	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750	
Total \$												
1 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750	
10000 TO 29999	1	104.89	104.89	104.89			104.89	104.89	N/A	14,000	14,685	
30000 TO 59999	3	103.39	91.76	88.84	14.22	103.28	63.88	108.00	N/A	45,833	40,720	
60000 TO 99999	3	108.10	91.62	81.89	16.99	111.89	55.83	110.94	N/A	81,000	66,330	
ALL												
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750	
15	1	104.89	104.89	104.89			104.89	104.89	N/A	14,000	14,685	
20	6	105.70	91.69	84.40	16.39	108.63	55.83	110.94	55.83 to 110.94	63,416	53,525	
ALL												
	8	106.45	97.50	85.82	14.57	113.61	55.83	125.00	55.83 to 125.00	50,187	43,073	

P&T 2007 R&O Statistics

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

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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)	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
339	1	63.88	63.88	63.88			63.88	63.88	N/A	55,000	35,135
352	1	110.94	110.94	110.94			110.94	110.94	N/A	58,000	64,345
381	1	55.83	55.83	55.83			55.83	55.83	N/A	125,000	69,785
382	1	108.10	108.10	108.10			108.10	108.10	N/A	60,000	64,860
384	1	104.89	104.89	104.89			104.89	104.89	N/A	14,000	14,685
408	1	108.00	108.00	108.00			108.00	108.00	N/A	37,500	40,500
528	1	103.39	103.39	103.39			103.39	103.39	N/A	45,000	46,525
<u>ALL</u>	<u>8</u>	<u>106.45</u>	<u>97.50</u>	<u>85.82</u>	<u>14.57</u>	<u>113.61</u>	<u>55.83</u>	<u>125.00</u>	<u>55.83 to 125.00</u>	<u>50,187</u>	<u>43,073</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	110.94	110.94	110.94			110.94	110.94	N/A	58,000	64,345
03	7	104.89	95.58	81.58	16.07	117.16	55.83	125.00	55.83 to 125.00	49,071	40,034
04											
<u>ALL</u>	<u>8</u>	<u>106.45</u>	<u>97.50</u>	<u>85.82</u>	<u>14.57</u>	<u>113.61</u>	<u>55.83</u>	<u>125.00</u>	<u>55.83 to 125.00</u>	<u>50,187</u>	<u>43,073</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 5012 SUB STAT

Desc: New Whatif for Query ID: 5829

<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>
Assessor Location	Arlington	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Arlington V	Imprvmnt	Decrease	0.000	B	1