

**PA&T 2007 R&O Statistics**

Type: Qualified

Query: 5829

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>103</b>	COV:	22.30	95% Median C.I.:	80.41 to 108.00
TOTAL Sales Price:	2,899,170	WGT. MEAN:	96	STD:	21.00	95% Wgt. Mean C.I.:	81.46 to 111.15
TOTAL Adj. Sales Price:	2,899,170	MEAN:	94	AVG. ABS. DEV:	15.26	95% Mean C.I.:	83.72 to 104.60
TOTAL Assessed Value:	2,792,000						
AVG. Adj. Sales Price:	161,065	COD:	14.86	MAX Sales Ratio:	125.00		
AVG. Assessed Value:	155,111	PRD:	97.78	MIN Sales Ratio:	50.33		

(!: 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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	104.97	104.97	105.07	2.89	99.90	101.93	108.00	N/A	36,250	38,087
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	1	50.33	50.33	50.33			50.33	50.33	N/A	67,500	33,975
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	102.26	102.26	102.68	1.30	99.59	100.93	103.58	N/A	30,250	31,060
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	6	91.16	87.37	87.37	16.03	100.00	55.83	106.68	55.83 to 106.68	235,611	205,857
10/01/05 TO 12/31/05	2	91.90	91.90	86.15	12.50	106.67	80.41	103.39	N/A	90,000	77,537
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	114.21	114.21	114.21			114.21	114.21	N/A	925,000	1,056,420
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	104.97	92.09	87.51	15.21	105.24	50.33	108.10	N/A	50,000	43,752
07/01/04 TO 06/30/05	5	103.58	100.87	94.38	13.73	106.88	63.88	125.00	N/A	36,100	34,070
07/01/05 TO 06/30/06	9	94.38	91.36	97.14	15.36	94.05	55.83	114.21	74.49 to 106.68	279,852	271,848
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	100.93	84.95	75.07	17.59	113.15	50.33	103.58	N/A	42,666	32,031
01/01/05 TO 12/31/05	11	94.38	91.62	87.44	18.14	104.78	55.83	125.00	63.88 to 110.94	155,788	136,222
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

ASSESSOR LOCATION	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
FT CALHOUN	4	84.18	78.27	85.44	15.32	91.61	50.33	94.38	N/A	315,625	269,667
HERMAN	1	74.49	74.49	74.49			74.49	74.49	N/A	45,000	33,520
KENNARD	2	102.26	102.26	102.68	1.30	99.59	100.93	103.58	N/A	30,250	31,060
RURAL	2	108.07	108.07	113.76	5.68	95.00	101.93	114.21	N/A	480,000	546,047
RURAL V	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111



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**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	15	100.93	91.47	85.84	16.95	106.57	50.33	125.00	74.49 to 108.00	117,966	101,259
2	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
3	2	108.07	108.07	113.76	5.68	95.00	101.93	114.21	N/A	480,000	546,047
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

**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	15	100.93	90.35	95.41	15.84	94.70	50.33	114.21	74.49 to 104.89	179,000	170,782
2	3	108.00	113.23	107.51	5.65	105.31	106.68	125.00	N/A	71,390	76,753
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

**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	1	74.49	74.49	74.49			74.49	74.49	N/A	45,000	33,520
27-0594											
28-0059											
89-0001	3	106.68	107.61	112.70	3.84	95.48	101.93	114.21	N/A	376,556	424,368
89-0003	4	84.18	78.27	85.44	15.32	91.61	50.33	94.38	N/A	315,625	269,667
89-0024	10	104.24	98.45	88.03	12.41	111.84	55.83	125.00	63.88 to 110.94	46,200	40,670
NonValid School											
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

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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	5	101.93	102.99	96.60	9.88	106.62	80.41	125.00	N/A	73,434	70,935
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	3	103.58	95.39	96.42	10.82	98.93	74.49	108.10	N/A	48,333	46,603
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	50.33	50.33	50.33			50.33	50.33	N/A	67,500	33,975
1960 TO 1969	5	104.89	104.32	103.82	4.04	100.49	94.38	110.94	N/A	42,900	44,537
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	101.08	101.08	100.57	12.99	100.51	87.95	114.21	N/A	962,500	967,967
2000 TO Present	1	63.88	63.88	63.88			63.88	63.88	N/A	55,000	35,135
ALL	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. 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	2	102.91	102.91	102.54	1.92	100.36	100.93	104.89	N/A	17,250	17,687
30000 TO 59999	7	103.39	95.17	94.18	11.36	101.06	63.88	110.94	63.88 to 110.94	45,071	42,447
60000 TO 99999	3	94.38	84.27	82.91	20.40	101.63	50.33	108.10	N/A	62,500	51,821
100000 TO 149999	2	68.12	68.12	68.59	18.04	99.31	55.83	80.41	N/A	130,000	89,167
150000 TO 249999	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
500000 +	2	101.08	101.08	100.57	12.99	100.51	87.95	114.21	N/A	962,500	967,967
ALL	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
5000 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
<u>Total \$</u>											
1 TO 9999	1	125.00	125.00	125.00			125.00	125.00	N/A	7,000	8,750
10000 TO 29999	2	102.91	102.91	102.54	1.92	100.36	100.93	104.89	N/A	17,250	17,687
30000 TO 59999	8	98.16	87.50	84.00	17.04	104.17	50.33	108.00	50.33 to 108.00	48,125	40,423
60000 TO 99999	3	108.10	91.62	81.89	16.99	111.89	55.83	110.94	N/A	81,000	66,330
100000 TO 149999	1	80.41	80.41	80.41			80.41	80.41	N/A	135,000	108,550
150000 TO 249999	1	106.68	106.68	106.68			106.68	106.68	N/A	169,670	181,010
500000 +	2	101.08	101.08	100.57	12.99	100.51	87.95	114.21	N/A	962,500	967,967
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	106.68	111.20	106.50	7.21	104.41	101.93	125.00	N/A	70,556	75,145
10	2	72.35	72.35	71.06	30.44	101.82	50.33	94.38	N/A	63,750	45,302
15	3	80.41	86.60	80.80	12.60	107.17	74.49	104.89	N/A	64,666	52,251
20	10	103.49	95.68	98.02	12.84	97.61	55.83	114.21	63.88 to 110.94	236,600	231,920
<u>ALL</u>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	106.68	111.20	106.50	7.21	104.41	101.93	125.00	N/A	70,556	75,145
339	1	63.88	63.88	63.88			63.88	63.88	N/A	55,000	35,135
340	1	103.58	103.58	103.58			103.58	103.58	N/A	40,000	41,430
349	1	94.38	94.38	94.38			94.38	94.38	N/A	60,000	56,630
352	3	87.95	91.13	88.61	13.81	102.84	74.49	110.94	N/A	367,666	325,793
353	1	80.41	80.41	80.41			80.41	80.41	N/A	135,000	108,550
381	1	55.83	55.83	55.83			55.83	55.83	N/A	125,000	69,785
382	2	104.52	104.52	106.27	3.43	98.35	100.93	108.10	N/A	40,250	42,775
384	1	104.89	104.89	104.89			104.89	104.89	N/A	14,000	14,685
385	1	50.33	50.33	50.33			50.33	50.33	N/A	67,500	33,975
407	1	114.21	114.21	114.21			114.21	114.21	N/A	925,000	1,056,420
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>											
	18	102.66	94.16	96.30	14.86	97.78	50.33	125.00	80.41 to 108.00	161,065	155,111

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PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
02	2	99.44	99.44	89.21	11.56	111.47	87.95	110.94	N/A		529,000	471,930
03	15	103.39	96.38	102.28	12.81	94.23	55.83	125.00	80.41 to 108.00		118,244	120,944
04	1	50.33	50.33	50.33			50.33	50.33	N/A		67,500	33,975
<u>ALL</u>	<u>18</u>	<u>102.66</u>	<u>94.16</u>	<u>96.30</u>	<u>14.86</u>	<u>97.78</u>	<u>50.33</u>	<u>125.00</u>	<u>80.41 to 108.00</u>		<u>161,065</u>	<u>155,111</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 5016 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 V	Imprvmnt	Decrease	0.000	A	1
Assessor Location	Arlington	Imprvmnt	Decrease	0.000	B	1
Assessor Location	Ft Calhoun	Imprvmnt	Decrease	0.000	C	1
Assessor Location	Herman	Imprvmnt	Decrease	0.000	D	1
Assessor Location	Kennard	Imprvmnt	Decrease	0.000	E	1
Assessor Location	Rural	Imprvmnt	Decrease	0.000	F	1
Assessor Location	Rural V	Imprvmnt	Decrease	0.000	G	1