

PA&T 2007 R&O Statistics

What If ID: 5018 >>SUBSTAT<<

Query: 5829

Type: Qualified

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

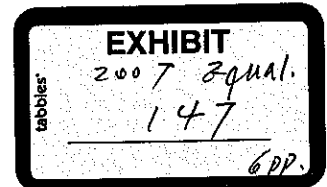
NUMBER of Sales:	18	MEDIAN:	96	COV:	22.30	95% Median C.I.:	75.18 to 100.98
TOTAL Sales Price:	2,899,170	WGT. MEAN:	90	STD:	19.63	95% Wgt. Mean C.I.:	76.17 to 103.92
TOTAL Adj. Sales Price:	2,899,170	MEAN:	88	AVG. ABS. DEV:	14.27	95% Mean C.I.:	78.28 to 97.80
TOTAL Assessed Value:	2,610,520						
AVG. Adj. Sales Price:	161,065	COD:	14.86	MAX Sales Ratio:	116.87		
AVG. Assessed Value:	145,028	PRD:	97.78	MIN Sales Ratio:	47.06		

(!: 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	98.14	98.14	98.24	2.89	99.90	95.30	100.98	N/A	36,250	35,612
10/01/03 TO 12/31/03	1	101.07	101.07	101.07			101.07	101.07	N/A	60,000	60,644
01/01/04 TO 03/31/04	1	47.06	47.06	47.06			47.06	47.06	N/A	67,500	31,767
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	95.61	95.61	96.00	1.29	99.59	94.37	96.84	N/A	30,250	29,041
01/01/05 TO 03/31/05	3	103.73	93.44	84.33	18.36	110.81	59.73	116.87	N/A	40,000	33,731
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	6	85.24	81.69	81.69	16.03	100.00	52.20	99.75	52.20 to 99.75	235,611	192,476
10/01/05 TO 12/31/05	2	85.93	85.93	80.55	12.51	106.67	75.18	96.67	N/A	90,000	72,497
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	106.78	106.78	106.78			106.78	106.78	N/A	925,000	987,753
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	98.14	86.10	81.82	15.21	105.24	47.06	101.07	N/A	50,000	40,908
07/01/04 TO 06/30/05	5	96.84	94.31	88.24	13.73	106.87	59.73	116.87	N/A	36,100	31,855
07/01/05 TO 06/30/06	9	88.25	85.42	90.83	15.36	94.05	52.20	106.78	69.65 to 99.75	279,852	254,178
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	94.37	79.42	70.19	17.58	113.15	47.06	96.84	N/A	42,666	29,949
01/01/05 TO 12/31/05	11	88.25	85.67	81.76	18.14	104.78	52.20	116.87	59.73 to 103.73	155,788	127,368
<u>ALL</u>											
	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARLINGTON	6	97.37	85.25	77.35	16.14	110.21	52.20	103.73	52.20 to 103.73	59,500	46,023
ARLINGTON V	2	108.93	108.93	103.48	7.29	105.26	100.98	116.87	N/A	22,250	23,024
FT CALHOUN	4	78.71	73.18	79.89	15.32	91.61	47.06	88.25	N/A	315,625	252,139
HERMAN	1	69.65	69.65	69.65			69.65	69.65	N/A	45,000	31,341
KENNARD	2	95.61	95.61	96.00	1.29	99.59	94.37	96.84	N/A	30,250	29,041
RURAL	2	101.04	101.04	106.37	5.68	94.99	95.30	106.78	N/A	480,000	510,554
RURAL V	1	99.75	99.75	99.75			99.75	99.75	N/A	169,670	169,244
<u>ALL</u>											
	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028



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TOTAL Assessed Value:	2,610,520						
AVG. Adj. Sales Price:	161,065	COD:	14.86	MAX Sales Ratio:	116.87		
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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	94.37	85.53	80.26	16.95	106.56	47.06	116.87	69.65 to 100.98	117,966	94,677
2	1	99.75	99.75	99.75			99.75	99.75	N/A	169,670	169,244
3	2	101.04	101.04	106.37	5.68	94.99	95.30	106.78	N/A	480,000	510,554
<u>ALL</u>	<u>18</u>	<u>95.99</u>	<u>88.04</u>	<u>90.04</u>	<u>14.86</u>	<u>97.78</u>	<u>47.06</u>	<u>116.87</u>	<u>75.18 to 100.98</u>	<u>161,065</u>	<u>145,028</u>

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	94.37	84.48	89.21	15.84	94.70	47.06	106.78	69.65 to 98.07	179,000	159,681
2	3	100.98	105.87	100.52	5.65	105.31	99.75	116.87	N/A	71,390	71,764
<u>ALL</u>	<u>18</u>	<u>95.99</u>	<u>88.04</u>	<u>90.04</u>	<u>14.86</u>	<u>97.78</u>	<u>47.06</u>	<u>116.87</u>	<u>75.18 to 100.98</u>	<u>161,065</u>	<u>145,028</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	1	69.65	69.65	69.65			69.65	69.65	N/A	45,000	31,341
27-0594											
28-0059											
89-0001	3	99.75	100.61	105.37	3.84	95.48	95.30	106.78	N/A	376,556	396,784
89-0003	4	78.71	73.18	79.89	15.32	91.61	47.06	88.25	N/A	315,625	252,139
89-0024	10	97.46	92.05	82.31	12.41	111.84	52.20	116.87	59.73 to 103.73	46,200	38,026
NonValid School											
<u>ALL</u>	<u>18</u>	<u>95.99</u>	<u>88.04</u>	<u>90.04</u>	<u>14.86</u>	<u>97.78</u>	<u>47.06</u>	<u>116.87</u>	<u>75.18 to 100.98</u>	<u>161,065</u>	<u>145,028</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	5	95.30	96.29	90.32	9.88	106.62	75.18	116.87	N/A	73,434	66,324
Prior TO 1860											
1860 TO 1899	1	52.20	52.20	52.20			52.20	52.20	N/A	125,000	65,249
1900 TO 1919	3	96.84	89.19	90.15	10.82	98.93	69.65	101.07	N/A	48,333	43,574
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	47.06	47.06	47.06			47.06	47.06	N/A	67,500	31,767
1960 TO 1969	5	98.07	97.54	97.07	4.04	100.49	88.25	103.73	N/A	42,900	41,642
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	94.51	94.51	94.03	12.99	100.50	82.23	106.78	N/A	962,500	905,050
2000 TO Present	1	59.73	59.73	59.73			59.73	59.73	N/A	55,000	32,851
<u>ALL</u>	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

SALE PRICE *	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	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
<u>Total \$</u>											
1 TO 9999	1	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
10000 TO 29999	2	96.22	96.22	95.87	1.92	100.37	94.37	98.07	N/A	17,250	16,537
30000 TO 59999	7	96.67	88.99	88.06	11.36	101.06	59.73	103.73	59.73 to 103.73	45,071	39,688
60000 TO 99999	3	88.25	78.79	77.53	20.40	101.64	47.06	101.07	N/A	62,500	48,453
100000 TO 149999	2	63.69	63.69	64.13	18.04	99.31	52.20	75.18	N/A	130,000	83,371
150000 TO 249999	1	99.75	99.75	99.75			99.75	99.75	N/A	169,670	169,244
500000 +	2	94.51	94.51	94.03	12.99	100.50	82.23	106.78	N/A	962,500	905,050
<u>ALL</u>	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

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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	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
<u>Total \$</u>											
1 TO 9999	1	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
10000 TO 29999	2	96.22	96.22	95.87	1.92	100.37	94.37	98.07	N/A	17,250	16,537
30000 TO 59999	8	91.78	81.81	78.54	17.04	104.17	47.06	100.98	47.06 to 100.98	48,125	37,796
60000 TO 99999	3	101.07	85.67	76.57	16.99	111.89	52.20	103.73	N/A	81,000	62,018
100000 TO 149999	1	75.18	75.18	75.18			75.18	75.18	N/A	135,000	101,494
150000 TO 249999	1	99.75	99.75	99.75			99.75	99.75	N/A	169,670	169,244
500000 +	2	94.51	94.51	94.03	12.99	100.50	82.23	106.78	N/A	962,500	905,050
<u>ALL</u>											
	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

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	99.75	103.97	99.58	7.21	104.41	95.30	116.87	N/A	70,556	70,260
10	2	67.66	67.66	66.44	30.44	101.82	47.06	88.25	N/A	63,750	42,358
15	3	75.18	80.97	75.55	12.60	107.17	69.65	98.07	N/A	64,666	48,855
20	10	96.76	89.46	91.65	12.84	97.61	52.20	106.78	59.73 to 103.73	236,600	216,845
<u>ALL</u>											
	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

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	99.75	103.97	99.58	7.21	104.41	95.30	116.87	N/A	70,556	70,260
339	1	59.73	59.73	59.73			59.73	59.73	N/A	55,000	32,851
340	1	96.84	96.84	96.84			96.84	96.84	N/A	40,000	38,737
349	1	88.25	88.25	88.25			88.25	88.25	N/A	60,000	52,949
352	3	82.23	85.20	82.85	13.81	102.84	69.65	103.73	N/A	367,666	304,617
353	1	75.18	75.18	75.18			75.18	75.18	N/A	135,000	101,494
381	1	52.20	52.20	52.20			52.20	52.20	N/A	125,000	65,249
382	2	97.72	97.72	99.37	3.43	98.34	94.37	101.07	N/A	40,250	39,994
384	1	98.07	98.07	98.07			98.07	98.07	N/A	14,000	13,730
385	1	47.06	47.06	47.06			47.06	47.06	N/A	67,500	31,767
407	1	106.78	106.78	106.78			106.78	106.78	N/A	925,000	987,753
408	1	100.98	100.98	100.98			100.98	100.98	N/A	37,500	37,868
528	1	96.67	96.67	96.67			96.67	96.67	N/A	45,000	43,501
<u>ALL</u>											
	18	95.99	88.04	90.04	14.86	97.78	47.06	116.87	75.18 to 100.98	161,065	145,028

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PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	92.98	92.98	83.41	11.56	111.47	82.23	103.73	N/A	529,000	441,255
03	15	96.67	90.11	95.63	12.81	94.23	52.20	116.87	75.18 to 100.98	118,244	113,082
04	1	47.06	47.06	47.06			47.06	47.06	N/A	67,500	31,767
<u>ALL</u>	<u>18</u>	<u>95.99</u>	<u>88.04</u>	<u>90.04</u>	<u>14.86</u>	<u>97.78</u>	<u>47.06</u>	<u>116.87</u>	<u>75.18 to 100.98</u>	<u>161,065</u>	<u>145,028</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 5018 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	Total	Decrease	6.500	A	1
Assessor Location	Arlington	Total	Decrease	6.500	B	1
Assessor Location	Ft Calhoun	Total	Decrease	6.500	C	1
Assessor Location	Herman	Total	Decrease	6.500	D	1
Assessor Location	Kennard	Total	Decrease	6.500	E	1
Assessor Location	Rural	Total	Decrease	6.500	F	1
Assessor Location	Rural V	Total	Decrease	6.500	G	1