

PA&T 2007 R&O Statistics

What If ID: 5020 >>SUBSTAT<<

Type: Qualified

Query: 5829

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

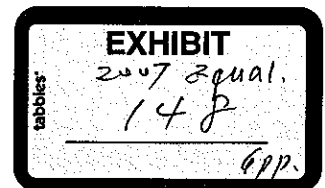
NUMBER of Sales:	48	MEDIAN:	96	COV:	23.08	95% Median C.I.:	86.96 to 101.47
TOTAL Sales Price:	8,573,260	WGT. MEAN:	92	STD:	21.31	95% Wgt. Mean C.I.:	83.73 to 99.55
TOTAL Adj. Sales Price:	8,553,260	MEAN:	92	AVG. ABS. DEV:	16.07	95% Mean C.I.:	86.30 to 98.35
TOTAL Assessed Value:	7,838,180						
AVG. Adj. Sales Price:	178,192	COD:	16.80	MAX Sales Ratio:	149.73		
AVG. Assessed Value:	163,295	PRD:	100.75	MIN Sales Ratio:	41.09		

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

Printed: 04/20/2007 12:38:57

DATE OF SALE * RANGE	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	5	101.81	104.05	104.80	5.08	99.28	95.30	116.37	N/A	68,680	71,978
10/01/03 TO 12/31/03	5	101.07	99.40	95.49	4.27	104.10	93.12	107.29	N/A	157,800	150,678
01/01/04 TO 03/31/04	2	71.53	71.53	55.96	34.21	127.82	47.06	96.00	N/A	41,250	23,083
04/01/04 TO 06/30/04	3	108.45	104.55	84.11	18.44	124.30	72.60	132.59	N/A	189,963	159,770
07/01/04 TO 09/30/04	3	103.89	96.81	113.28	18.09	85.46	65.08	121.46	N/A	302,500	342,666
10/01/04 TO 12/31/04	6	95.61	102.84	100.24	15.75	102.60	82.00	149.73	82.00 to 149.73	50,750	50,869
01/01/05 TO 03/31/05	5	87.39	88.96	83.40	19.18	106.66	59.73	116.87	N/A	57,300	47,791
04/01/05 TO 06/30/05	2	93.04	93.04	96.51	27.07	96.40	67.85	118.22	N/A	145,000	139,940
07/01/05 TO 09/30/05	11	83.81	84.31	84.15	16.23	100.20	52.20	106.20	69.08 to 104.34	325,515	273,909
10/01/05 TO 12/31/05	3	94.02	88.62	83.68	7.62	105.91	75.18	96.67	N/A	78,133	65,380
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	78.16	75.34	97.71	28.02	77.11	41.09	106.78	N/A	388,300	379,406
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	101.07	98.26	91.82	11.52	107.02	47.06	132.59	94.06 to 107.29	118,986	109,251
07/01/04 TO 06/30/05	16	95.61	96.14	103.55	19.44	92.84	59.73	149.73	77.06 to 116.87	111,781	115,753
07/01/05 TO 06/30/06	17	83.81	83.49	87.30	17.73	95.64	41.09	106.78	69.65 to 99.75	292,939	255,727
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	96.42	97.44	99.69	20.45	97.74	47.06	149.73	72.60 to 121.46	133,170	132,763
01/01/05 TO 12/31/05	21	87.39	86.86	84.89	17.19	102.33	52.20	118.22	73.86 to 99.75	209,122	177,522
<u>ALL</u>	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295

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	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
BLAIR	25	94.02	92.91	91.98	19.00	101.01	41.09	149.73	78.16 to 105.78	220,003	202,364
BLAIR V	5	101.47	104.83	109.44	11.19	95.78	86.96	132.59	N/A	30,800	33,708
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>	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295



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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	45	94.37	91.77	89.55	17.77	102.48	41.09	149.73	83.81 to 101.47	164,968	147,729
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>48</u>	<u>95.65</u>	<u>92.32</u>	<u>91.64</u>	<u>16.80</u>	<u>100.75</u>	<u>41.09</u>	<u>149.73</u>	<u>86.96 to 101.47</u>	<u>178,192</u>	<u>163,295</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	40	94.04	89.75	91.07	17.84	98.54	41.09	149.73	82.00 to 101.07	204,627	186,358
2	8	101.23	105.22	104.25	9.18	100.92	86.96	132.59	86.96 to 132.59	46,021	47,979
<u>ALL</u>	<u>48</u>	<u>95.65</u>	<u>92.32</u>	<u>91.64</u>	<u>16.80</u>	<u>100.75</u>	<u>41.09</u>	<u>149.73</u>	<u>86.96 to 101.47</u>	<u>178,192</u>	<u>163,295</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	33	96.00	95.41	94.61	16.72	100.85	41.09	149.73	86.96 to 105.78	205,568	194,485
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>48</u>	<u>95.65</u>	<u>92.32</u>	<u>91.64</u>	<u>16.80</u>	<u>100.75</u>	<u>41.09</u>	<u>149.73</u>	<u>86.96 to 101.47</u>	<u>178,192</u>	<u>163,295</u>

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TOTAL Assessed Value:	7,838,180						
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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	15	99.75	96.84	86.78	13.86	111.60	41.09	132.59	86.96 to 107.12	159,564	138,464
Prior TO 1860											
1860 TO 1899	4	83.96	84.59	86.77	25.67	97.48	52.20	118.22	N/A	123,750	107,378
1900 TO 1919	6	89.42	86.74	84.44	16.21	102.72	65.08	105.78	65.08 to 105.78	81,833	69,097
1920 TO 1939	1	107.29	107.29	107.29			107.29	107.29	N/A	65,000	69,740
1940 TO 1949	1	87.39	87.39	87.39			87.39	87.39	N/A	91,500	79,965
1950 TO 1959	3	77.06	91.28	88.59	44.41	103.04	47.06	149.73	N/A	67,500	59,800
1960 TO 1969	7	98.07	100.45	114.86	6.88	87.46	88.25	121.46	88.25 to 121.46	145,557	167,186
1970 TO 1979	1	72.60	72.60	72.60			72.60	72.60	N/A	420,000	304,920
1980 TO 1989	3	106.20	97.60	95.66	9.51	102.03	78.16	108.45	N/A	116,963	111,885
1990 TO 1994	1	93.12	93.12	93.12			93.12	93.12	N/A	530,000	493,560
1995 TO 1999	4	93.29	90.61	93.56	16.03	96.84	69.08	106.78	N/A	578,750	541,476
2000 TO Present	2	63.79	63.79	65.37	6.36	97.59	59.73	67.85	N/A	90,000	58,830
<u>ALL</u>	<u>48</u>	<u>95.65</u>	<u>92.32</u>	<u>91.64</u>	<u>16.80</u>	<u>100.75</u>	<u>41.09</u>	<u>149.73</u>	<u>86.96 to 101.47</u>	<u>178,192</u>	<u>163,295</u>

SALE PRICE * 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	5	96.00	96.50	96.22	4.97	100.29	86.96	107.12	N/A	18,700	17,994
30000 TO 59999	11	96.84	95.90	95.46	11.95	100.46	59.73	132.59	69.65 to 103.89	45,672	43,597
60000 TO 99999	11	94.06	92.29	89.63	23.14	102.96	41.09	149.73	47.06 to 116.37	74,345	66,638
100000 TO 149999	11	75.18	79.99	79.02	17.96	101.22	52.20	108.45	65.08 to 106.20	125,262	98,986
150000 TO 249999	3	104.34	107.44	106.95	5.90	100.45	99.75	118.22	N/A	193,223	206,653
250000 TO 499999	1	72.60	72.60	72.60			72.60	72.60	N/A	420,000	304,920
500000 +	5	93.12	97.48	94.93	13.36	102.69	82.23	121.46	N/A	951,000	902,743
<u>ALL</u>	<u>48</u>	<u>95.65</u>	<u>92.32</u>	<u>91.64</u>	<u>16.80</u>	<u>100.75</u>	<u>41.09</u>	<u>149.73</u>	<u>86.96 to 101.47</u>	<u>178,192</u>	<u>163,295</u>

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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
Low \$											
5000 TO 9999	1	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
Total \$											
1 TO 9999	1	116.87	116.87	116.87			116.87	116.87	N/A	7,000	8,181
10000 TO 29999	5	96.00	96.50	96.22	4.97	100.29	86.96	107.12	N/A	18,700	17,994
30000 TO 59999	13	94.02	82.46	77.10	17.37	106.96	41.09	103.89	59.73 to 100.98	53,676	41,383
60000 TO 99999	13	101.07	96.69	89.16	20.93	108.45	52.20	149.73	67.85 to 116.37	85,338	76,089
100000 TO 149999	7	82.00	88.70	86.91	16.38	102.06	69.08	108.45	69.08 to 108.45	127,270	110,611
150000 TO 249999	2	108.99	108.99	108.86	8.47	100.12	99.75	118.22	N/A	167,335	182,157
250000 TO 499999	3	93.12	90.02	88.21	11.36	102.05	72.60	104.34	N/A	398,333	351,375
500000 +	4	95.30	98.57	95.15	16.32	103.59	82.23	121.46	N/A	1,056,250	1,005,038
ALL	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	101.64	105.42	104.80	9.37	100.59	86.96	132.59	95.30 to 116.87	55,057	57,701
10	13	94.02	88.64	84.77	22.55	104.57	41.09	149.73	65.08 to 106.20	85,638	72,593
15	5	75.18	86.74	83.00	19.70	104.51	69.65	118.22	N/A	155,800	129,311
20	19	93.12	88.79	92.33	15.08	96.17	52.20	121.46	77.06 to 101.07	308,704	285,013
25	1	104.34	104.34	104.34			104.34	104.34	N/A	245,000	255,645
ALL	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295

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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)	13	101.47	100.99	92.17	13.23	109.58	67.85	132.59	86.96 to 116.87	96,966	89,370
334	1	104.34	104.34	104.34			104.34	104.34	N/A	245,000	255,645
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
344	8	99.90	94.80	89.60	23.04	105.80	41.09	149.73	41.09 to 149.73	90,398	81,000
349	1	88.25	88.25	88.25			88.25	88.25	N/A	60,000	52,949
352	6	87.68	92.03	96.44	16.05	95.43	69.65	121.46	69.65 to 121.46	420,500	405,526
353	5	87.39	87.98	87.86	10.99	100.14	75.18	106.20	N/A	99,900	87,768
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	2	81.57	81.57	68.52	20.22	119.05	65.08	98.07	N/A	67,000	45,910
385	1	47.06	47.06	47.06			47.06	47.06	N/A	67,500	31,767
406	1	103.89	103.89	103.89			103.89	103.89	N/A	37,500	38,960
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
470	1	69.08	69.08	69.08			69.08	69.08	N/A	145,000	100,160
494	1	83.81	83.81	83.81			83.81	83.81	N/A	1,550,000	1,299,105
528	1	96.67	96.67	96.67			96.67	96.67	N/A	45,000	43,501
<u>ALL</u>	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	4	87.68	90.27	86.28	9.30	104.63	82.00	103.73	N/A	432,000	372,717
03	42	96.76	93.80	96.33	16.50	97.38	41.09	149.73	88.25 to 101.81	123,994	119,439
04	2	65.44	65.44	82.28	28.08	79.53	47.06	83.81	N/A	808,750	665,436
<u>ALL</u>	48	95.65	92.32	91.64	16.80	100.75	41.09	149.73	86.96 to 101.47	178,192	163,295

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5829

What If ID: 5020 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
Assessor Location	Blair	Total	Decrease	0.000	H	1
Assessor Location	Blair V	Total	Decrease	0.000	I	1