

PA&T 2007 R&O Statistics

Base Stat

Query: 5536

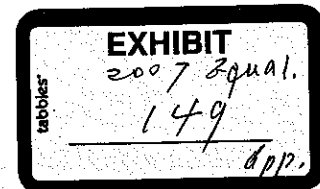
Type: Qualified

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

NUMBER of Sales:	60	MEDIAN:	74	COV:	17.93	95% Median C.I.:	71.40 to 78.23	
(AgLand) TOTAL Sales Price:	13,048,887	WGT. MEAN:	73	STD:	13.35	95% Wgt. Mean C.I.:	69.75 to 75.79	(!: Derived)
(AgLand) TOTAL Adj. Sales Price:	13,868,687	MEAN:	74	AVG. ABS. DEV:	10.13	95% Mean C.I.:	71.07 to 77.82	(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	10,092,090							
AVG. Adj. Sales Price:	231,144	COD:	13.70	MAX Sales Ratio:	104.09			
AVG. Assessed Value:	168,201	PRD:	102.30	MIN Sales Ratio:	31.85			

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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	3	75.02	76.27	75.56	2.21	100.94	74.41	79.38	N/A	271,000	204,775
10/01/03 TO 12/31/03	2	96.69	96.69	96.89	2.10	99.79	94.66	98.72	N/A	87,360	84,645
01/01/04 TO 03/31/04	7	76.13	79.45	78.22	9.38	101.56	67.65	91.80	67.65 to 91.80	218,532	170,945
04/01/04 TO 06/30/04	2	84.36	84.36	82.86	12.91	101.81	73.47	95.25	N/A	153,000	126,780
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	74.05	75.22	77.18	11.09	97.46	53.74	90.88	67.66 to 86.91	168,916	130,368
01/01/05 TO 03/31/05	10	77.97	76.47	72.35	14.66	105.69	54.36	104.09	61.04 to 91.44	222,318	160,846
04/01/05 TO 06/30/05	2	64.29	64.29	59.24	19.07	108.52	52.03	76.55	N/A	170,000	100,710
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	10	72.43	72.05	71.76	6.70	100.41	60.89	85.49	65.18 to 78.70	306,485	219,923
01/01/06 TO 03/31/06	8	64.16	71.43	69.06	19.65	103.43	53.14	95.24	53.14 to 95.24	296,005	204,416
04/01/06 TO 06/30/06	7	68.45	65.36	68.06	17.54	96.04	31.85	85.23	31.85 to 85.23	218,414	148,647
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	77.76	81.93	79.12	10.93	103.56	67.65	98.72	73.56 to 94.66	201,675	159,556
07/01/04 TO 06/30/05	21	76.55	74.77	73.06	13.53	102.35	52.03	104.09	67.66 to 83.55	194,449	142,057
07/01/05 TO 06/30/06	25	71.40	69.98	70.03	13.77	99.93	31.85	95.24	65.18 to 74.48	278,471	195,004
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	18	75.09	77.88	78.17	10.93	99.62	53.74	95.25	71.78 to 86.91	186,443	145,749
01/01/05 TO 12/31/05	22	72.94	73.35	71.23	12.30	102.97	52.03	104.09	65.18 to 78.70	255,820	182,232
<u>ALL</u>											
	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201



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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3667	5	85.23	81.58	77.85	13.27	104.79	53.14	98.72	N/A	188,800	146,980
3669	1	60.81	60.81	60.81			60.81	60.81	N/A	435,000	264,525
3671	5	73.47	74.87	69.86	9.68	107.18	60.52	94.66	N/A	247,080	172,604
3673	4	81.45	80.49	69.60	23.55	115.64	54.96	104.09	N/A	171,300	119,230
3757	4	77.39	79.10	77.39	5.78	102.20	72.70	88.92	N/A	192,162	148,723
3759	8	75.31	73.32	74.42	12.14	98.53	53.74	95.24	53.74 to 95.24	195,923	145,800
3761	1	77.72	77.72	77.72			77.72	77.72	N/A	168,000	130,575
3763	5	68.45	71.37	72.16	12.33	98.91	61.04	86.61	N/A	430,436	310,600
3900	1	65.18	65.18	65.18			65.18	65.18	N/A	425,000	277,025
3901	1	85.49	85.49	85.49			85.49	85.49	N/A	101,000	86,340
3903	2	67.96	67.96	66.33	10.40	102.45	60.89	75.02	N/A	214,500	142,272
3905	4	70.06	69.69	69.29	13.78	100.58	54.36	84.28	N/A	263,641	182,670
3907	9	71.78	74.92	74.15	10.85	101.03	52.03	91.80	71.32 to 86.91	187,583	139,100
3993	3	84.16	83.13	84.03	6.99	98.93	73.78	91.44	N/A	242,583	203,831
3995	3	77.07	77.93	76.41	9.42	101.99	67.48	89.25	N/A	248,601	189,958
3997	4	68.16	60.34	66.89	16.50	90.20	31.85	73.17	N/A	185,375	123,996
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	25	73.78	74.49	73.24	11.19	101.72	52.03	91.80	71.32 to 83.55	234,308	171,596
2	33	76.13	75.84	72.70	14.01	104.31	53.14	104.09	68.45 to 79.38	241,085	175,280
3	2	50.93	50.93	32.54	37.46	156.49	31.85	70.00	N/A	27,572	8,972
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090	4	65.26	69.54	69.04	12.24	100.73	61.04	86.61	N/A	364,295	251,513
18-0002	20	75.09	76.17	74.10	12.18	102.80	52.03	104.09	71.44 to 83.55	194,390	144,048
18-0011	6	72.81	75.42	69.77	15.00	108.09	60.52	94.66	60.52 to 94.66	262,453	183,123
18-0070	12	74.44	72.51	71.86	13.05	100.90	53.74	95.24	60.89 to 79.11	213,743	153,604
18-0501	11	71.40	71.05	72.01	13.80	98.66	31.85	89.25	65.18 to 85.49	233,391	168,067
30-0054	2	82.61	82.61	83.93	10.69	98.43	73.78	91.44	N/A	208,875	175,302
40-0126	5	79.93	79.14	76.03	13.04	104.09	53.14	98.72	N/A	279,800	212,745
65-0005											
85-0047											
91-0074											
NonValid School											
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
30.01 TO 50.00	3	65.71	74.51	71.15	25.54	104.73	53.74	104.09	N/A	57,604	40,983
50.01 TO 100.00	24	77.40	76.71	76.31	11.38	100.52	31.85	98.72	73.47 to 83.55	146,955	112,139
100.01 TO 180.00	29	71.78	72.68	70.84	14.67	102.59	52.03	95.24	65.18 to 84.16	297,411	210,697
180.01 TO 330.00	3	74.41	74.84	75.62	3.27	98.96	71.40	78.70	N/A	514,333	388,956
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	8	80.05	79.58	83.08	15.93	95.78	53.74	98.72	53.74 to 98.72	107,246	89,104
DRY-N/A	8	71.59	69.05	65.72	13.53	105.07	52.03	94.66	52.03 to 94.66	212,277	139,517
GRASS-N/A	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	18	74.10	73.15	70.99	8.76	103.04	60.52	86.61	67.65 to 77.72	268,726	190,772
IRRGTD-N/A	23	78.70	77.72	75.02	13.26	103.60	54.36	104.09	67.66 to 86.91	272,620	204,526
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	12	75.30	77.43	76.57	16.81	101.13	52.03	98.72	65.71 to 94.66	121,349	92,911
DRY-N/A	4	66.15	64.98	64.91	12.04	100.10	53.14	74.48	N/A	275,000	178,510
GRASS-N/A	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	37	74.41	74.96	72.35	12.10	103.61	54.36	104.09	68.45 to 78.70	271,302	196,280
IRRGTD-N/A	4	84.22	82.72	81.90	4.81	101.00	73.17	89.25	N/A	267,288	218,902
<u>ALL</u>	<u>60</u>	<u>73.91</u>	<u>74.45</u>	<u>72.77</u>	<u>13.70</u>	<u>102.30</u>	<u>31.85</u>	<u>104.09</u>	<u>71.40 to 78.23</u>	<u>231,144</u>	<u>168,201</u>

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
DRY	15	74.05	75.73	73.74	15.14	102.69	52.03	98.72	65.71 to 91.80	152,279	112,295
DRY-N/A	1	53.14	53.14	53.14			53.14	53.14	N/A	272,000	144,550
GRASS	2	51.65	51.65	60.94	38.33	84.74	31.85	71.44	N/A	102,072	62,205
IRRGTD	41	75.02	75.72	73.27	11.97	103.34	54.36	104.09	72.15 to 79.38	270,910	198,487
<u>ALL</u>	<u>60</u>	<u>73.91</u>	<u>74.45</u>	<u>72.77</u>	<u>13.70</u>	<u>102.30</u>	<u>31.85</u>	<u>104.09</u>	<u>71.40 to 78.23</u>	<u>231,144</u>	<u>168,201</u>

SALE PRICE *

RANGE	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	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
30000 TO 59999	3	65.71	67.22	65.82	36.65	102.12	31.85	104.09	N/A	50,302	33,108
60000 TO 99999	4	84.35	80.29	81.20	19.44	98.89	53.74	98.72	N/A	85,567	69,478
100000 TO 149999	7	83.55	80.27	80.19	10.42	100.10	60.83	95.25	60.83 to 95.25	118,003	94,630
150000 TO 249999	22	77.97	78.70	78.73	9.22	99.97	52.03	95.24	73.47 to 85.23	186,141	146,540
250000 TO 499999	22	67.57	68.27	68.07	11.33	100.30	53.14	86.91	60.89 to 73.56	352,653	240,040
500000 +	1	78.70	78.70	78.70			78.70	78.70	N/A	695,000	546,945
<u>ALL</u>	<u>60</u>	<u>73.91</u>	<u>74.45</u>	<u>72.77</u>	<u>13.70</u>	<u>102.30</u>	<u>31.85</u>	<u>104.09</u>	<u>71.40 to 78.23</u>	<u>231,144</u>	<u>168,201</u>

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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	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
Total \$											
1 TO 9999	1	70.00	70.00	70.00			70.00	70.00	N/A	1,000	700
10000 TO 29999	1	31.85	31.85	31.85			31.85	31.85	N/A	54,145	17,245
30000 TO 59999	3	65.71	74.51	71.15	25.54	104.73	53.74	104.09	N/A	57,604	40,983
60000 TO 99999	8	80.05	80.65	79.15	12.44	101.89	60.83	98.72	60.83 to 98.72	102,511	81,139
100000 TO 149999	19	75.02	75.89	74.19	10.32	102.29	52.03	95.25	71.78 to 79.93	176,803	131,166
150000 TO 249999	16	73.37	74.57	72.65	15.45	102.64	54.36	91.80	61.04 to 89.25	277,707	201,750
250000 TO 499999	11	71.40	71.13	70.20	9.80	101.32	60.52	86.61	60.81 to 84.16	393,004	275,905
500000 +	1	78.70	78.70	78.70			78.70	78.70	N/A	695,000	546,945
ALL	60	73.91	74.45	72.77	13.70	102.30	31.85	104.09	71.40 to 78.23	231,144	168,201