

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5789

What If ID: 5024 SUB STAT

Desc: New Whatif for Query ID: 5789

<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>
Status: Improved,	1	Imprvmnt	Decrease	0.000	A	1
Status: Improved,	3	Imprvmnt	Decrease	0.000	B	1

PA&T 2007 R&O Statistics

Query: 5789

Type: Qualified

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

NUMBER of Sales:	76	MEDIAN:	102	COV:	23.92	95% Median C.I.:	99.00 to 105.30	(! : Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	96	STD:	25.57	95% Wgt. Mean C.I.:	82.03 to 110.39	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	107	AVG.ABS.DEV:	17.40	95% Mean C.I.:	101.17 to 112.67	
TOTAL Assessed Value:	12,565,220							
AVG. Adj. Sales Price:	171,848	COD:	17.08	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	165,331	PRD:	111.14	MIN Sales Ratio:	50.87			

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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	8	114.35	110.34	113.43	11.61	97.28	87.36	131.65	87.36 to 131.65	95,475	108,298
10/01/03 TO 12/31/03	6	104.33	102.00	102.33	5.32	99.68	86.03	109.71	86.03 to 109.71	144,333	147,696
01/01/04 TO 03/31/04	1	128.28	128.28	128.28			128.28	128.28	N/A	135,000	173,173
04/01/04 TO 06/30/04	9	150.91	137.10	149.41	19.61	91.76	87.07	187.79	88.77 to 177.29	124,222	185,598
07/01/04 TO 09/30/04	11	100.82	107.35	102.49	7.82	104.74	98.21	157.19	98.49 to 113.57	105,916	108,556
10/01/04 TO 12/31/04	5	118.79	117.88	114.48	17.61	102.97	88.69	166.91	N/A	154,261	176,597
01/01/05 TO 03/31/05	10	97.18	96.20	92.38	10.35	104.13	73.07	124.47	84.98 to 105.21	122,300	112,985
04/01/05 TO 06/30/05	2	101.99	101.99	98.83	3.25	103.19	98.67	105.30	N/A	61,500	60,783
07/01/05 TO 09/30/05	3	84.82	80.65	82.53	15.26	97.73	59.15	97.99	N/A	30,525	25,191
10/01/05 TO 12/31/05	5	104.08	99.50	105.78	13.08	94.06	63.68	117.87	N/A	219,700	232,403
01/01/06 TO 03/31/06	10	98.71	95.65	74.56	13.37	128.28	50.87	122.62	80.47 to 116.44	449,246	334,976
04/01/06 TO 06/30/06	6	104.25	106.18	86.84	24.77	122.27	59.26	154.90	59.26 to 154.90	202,133	175,534
<u>Study Years</u>											
07/01/03 TO 06/30/04	24	109.99	119.04	124.74	20.20	95.43	86.03	187.79	98.09 to 131.65	120,116	149,838
07/01/04 TO 06/30/05	28	100.62	104.87	101.41	11.36	103.41	73.07	166.91	98.49 to 105.21	117,228	118,876
07/01/05 TO 06/30/06	24	99.50	97.21	81.80	17.82	118.83	50.87	154.90	84.82 to 104.34	287,305	235,023
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	26	104.91	120.48	122.93	22.54	98.01	87.07	187.79	99.37 to 136.48	122,668	150,794
01/01/05 TO 12/31/05	20	98.84	95.27	98.14	11.91	97.07	59.15	124.47	87.55 to 104.08	126,803	124,450
<u>ALL</u>											
	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331
<u>ALL</u>											
	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	66	101.30	105.17	98.02	14.96	107.30	59.15	166.91	98.67 to 105.30	150,504	147,522
2	2	111.10	111.10	106.65	10.56	104.17	99.37	122.83	N/A	116,000	123,717
3	8	104.65	120.35	89.16	35.07	134.98	50.87	187.79	50.87 to 187.79	361,906	322,663
<u>ALL</u>											
	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

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TOTAL Adj.Sales Price:	13,060,519	MEAN:	107	AVG.ABS.DEV:	17.40	95% Mean C.I.:	101.17 to 112.67	
TOTAL Assessed Value:	12,565,220							
AVG. Adj. Sales Price:	171,848	COD:	17.08	MAX Sales Ratio:	187.79			
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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	75	101.67	106.53	95.48	16.88	111.57	50.87	187.79	99.00 to 105.21	171,069	163,336
3	1	136.78	136.78	136.78			136.78	136.78	N/A	230,300	315,000
ALL	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0001	39	100.93	101.62	94.37	15.08	107.68	59.15	157.19	95.35 to 109.71	203,305	191,864
13-0022	7	99.99	105.65	99.94	10.19	105.71	88.77	150.91	88.77 to 150.91	68,000	67,956
13-0032	1	154.90	154.90	154.90			154.90	154.90	N/A	70,000	108,433
13-0056	9	122.83	123.21	137.75	20.00	89.45	87.07	177.29	92.58 to 157.88	153,966	212,090
13-0097	4	98.50	99.93	97.96	2.26	102.01	97.42	105.30	N/A	43,393	42,508
55-0145	5	102.82	118.07	115.21	16.31	102.48	100.17	166.91	N/A	149,376	172,096
66-0027	5	98.21	97.41	96.90	9.06	100.53	84.82	113.57	N/A	26,042	25,233
66-0111	1	100.82	100.82	100.82			100.82	100.82	N/A	28,000	28,229
78-0001	5	105.21	116.32	66.22	38.52	175.67	50.87	187.79	N/A	424,250	280,930
NonValid School											
ALL	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

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	7	106.18	111.79	120.11	15.75	93.07	84.98	136.78	84.98 to 136.78	98,885	118,774
Prior TO 1860	1	104.16	104.16	104.16			104.16	104.16	N/A	104,500	108,842
1860 TO 1899	7	97.99	98.72	98.55	7.88	100.18	86.03	112.86	86.03 to 112.86	95,510	94,122
1900 TO 1919	7	89.76	95.69	90.42	20.34	105.83	63.68	154.90	63.68 to 154.90	73,071	66,072
1920 TO 1939	6	107.96	114.69	108.97	9.30	105.25	102.45	150.91	102.45 to 150.91	39,333	42,862
1940 TO 1949	9	100.93	110.55	109.26	14.21	101.19	88.77	151.72	95.35 to 122.62	98,666	107,799
1950 TO 1959	4	92.39	92.10	95.74	20.40	96.20	59.15	124.47	N/A	47,100	45,094
1960 TO 1969	8	102.39	92.43	79.27	11.48	116.59	59.26	105.21	59.26 to 105.21	181,163	143,615
1970 TO 1979	8	114.80	128.53	112.78	26.27	113.96	87.55	187.79	87.55 to 187.79	155,673	175,570
1980 TO 1989	3	103.64	107.39	109.86	4.62	97.75	102.08	116.44	N/A	153,833	168,998
1990 TO 1994	4	93.97	97.49	85.18	14.60	114.45	80.47	121.55	N/A	608,725	518,507
1995 TO 1999	6	100.66	113.76	121.57	18.51	93.58	92.58	157.88	92.58 to 157.88	233,000	283,251
2000 TO Present	6	108.93	110.80	81.30	25.53	136.29	50.87	177.29	50.87 to 177.29	463,708	376,971
ALL	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

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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 \$ _____												
1 TO 4999	2	109.44	109.44	109.43	3.78	100.00	105.30	113.57	N/A	3,000	3,283	
Total \$ _____												
1 TO 9999	2	109.44	109.44	109.43	3.78	100.00	105.30	113.57	N/A	3,000	3,283	
10000 TO 29999	8	97.08	104.30	97.49	23.15	106.99	59.15	157.19	59.15 to 157.19	20,862	20,339	
30000 TO 59999	14	101.30	104.99	105.14	13.13	99.85	77.64	151.72	88.69 to 124.47	45,891	48,252	
60000 TO 99999	13	102.45	111.58	111.37	17.68	100.19	86.22	187.79	88.77 to 122.83	74,754	83,253	
100000 TO 149999	15	104.08	107.14	107.26	12.71	99.89	73.07	166.91	98.09 to 112.86	121,220	130,019	
150000 TO 249999	15	105.21	112.51	113.80	17.29	98.86	63.68	177.29	99.37 to 121.55	184,125	209,538	
250000 TO 499999	5	102.82	109.87	112.19	16.10	97.93	87.55	157.88	N/A	368,600	413,517	
500000 +	4	69.86	77.12	71.69	31.56	107.57	50.87	117.87	N/A	1,212,537	869,291	
ALL												
	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331	

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	2	109.44	109.44	109.43	3.78	100.00	105.30	113.57	N/A	3,000	3,283	
Total \$ _____												
1 TO 9999	2	109.44	109.44	109.43	3.78	100.00	105.30	113.57	N/A	3,000	3,283	
10000 TO 29999	10	97.08	101.84	95.94	19.97	106.15	59.15	157.19	84.82 to 150.91	22,890	21,960	
30000 TO 59999	10	99.46	98.10	96.80	9.02	101.35	77.64	124.47	88.69 to 106.20	48,857	47,293	
60000 TO 99999	15	102.45	104.92	99.80	13.93	105.13	63.68	151.72	95.35 to 118.79	77,747	77,590	
100000 TO 149999	13	99.99	104.81	102.18	12.18	102.58	73.07	154.90	97.27 to 112.86	117,192	119,747	
150000 TO 249999	14	111.82	120.23	116.11	17.70	103.55	89.76	187.79	100.17 to 136.48	163,848	190,241	
250000 TO 499999	8	104.79	110.15	98.51	23.06	111.82	59.26	177.29	59.26 to 177.29	341,662	336,576	
500000 +	4	99.17	101.77	82.02	36.40	124.08	50.87	157.88	N/A	1,155,037	947,388	
ALL												
	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331	

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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	98.67	106.81	120.48	17.50	88.65	84.98	136.78	N/A	127,433	153,533
10	16	104.82	113.99	115.85	18.68	98.39	77.64	166.91	95.96 to 128.28	113,581	131,585
15	6	111.00	111.98	80.44	29.87	139.20	50.87	157.88	50.87 to 157.88	416,375	334,941
20	43	101.67	104.56	94.03	15.33	111.20	59.15	187.79	98.49 to 106.18	160,968	151,354
25	3	99.99	99.84	98.84	3.63	101.01	94.32	105.21	N/A	227,000	224,368
30	4	93.93	98.24	101.97	9.60	96.35	88.69	116.44	N/A	147,500	150,404
40	1	121.55	121.55	121.55			121.55	121.55	N/A	170,000	206,636
ALL	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331

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OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	2	91.83	91.83	95.79	7.45	95.86	84.98	98.67	N/A		76,000	72,800
297	3	99.99	117.17	97.57	20.96	120.08	94.32	157.19	N/A		155,333	151,566
303	2	108.57	108.57	98.62	45.42	110.09	59.26	157.88	N/A		570,000	562,139
306	1	117.87	117.87	117.87			117.87	117.87	N/A		545,000	642,386
319	1	106.76	106.76	106.76			106.76	106.76	N/A		328,000	350,186
326	1	151.72	151.72	151.72			151.72	151.72	N/A		45,000	68,276
329	1	99.37	99.37	99.37			99.37	99.37	N/A		160,000	158,999
344	6	82.25	84.20	55.45	31.97	151.83	50.87	124.47	50.87 to 124.47		321,375	178,214
346	2	94.47	94.47	97.19	6.03	97.20	88.77	100.17	N/A		124,289	120,799
349	1	88.69	88.69	88.69			88.69	88.69	N/A		55,000	48,779
350	4	111.75	122.71	122.57	19.74	100.11	100.42	166.91	N/A		130,451	159,893
351	4	101.51	98.90	103.13	4.68	95.89	87.36	105.21	N/A		84,350	86,991
352	3	86.03	87.75	86.07	12.05	101.96	73.07	104.16	N/A		126,500	108,876
353	12	103.88	110.00	108.85	14.93	101.06	84.82	154.90	97.27 to 118.79		59,256	64,500
386	2	101.07	101.07	102.14	2.55	98.94	98.49	103.64	N/A		129,250	132,021
389	1	92.58	92.58	92.58			92.58	92.58	N/A		58,000	53,695
405	1	97.42	97.42	97.42			97.42	97.42	N/A		100,000	97,416
406	7	113.57	120.54	119.95	19.02	100.49	87.07	187.79	87.07 to 187.79		108,857	130,573
419	2	112.19	112.19	109.46	8.35	102.49	102.82	121.55	N/A		240,000	262,693
426	1	128.28	128.28	128.28			128.28	128.28	N/A		135,000	173,173
442	3	106.18	113.65	111.66	8.96	101.78	103.11	131.65	N/A		73,070	81,588
444	1	109.71	109.71	109.71			109.71	109.71	N/A		103,000	113,000
458	1	87.55	87.55	87.55			87.55	87.55	N/A		400,000	350,186
484	1	89.76	89.76	89.76			89.76	89.76	N/A		170,000	152,590
493	1	104.08	104.08	104.08			104.08	104.08	N/A		145,000	150,917
494	2	148.99	148.99	151.70	19.00	98.21	120.68	177.29	N/A		182,500	276,851
528	7	99.00	101.99	105.93	10.24	96.28	77.64	122.83	77.64 to 122.83		87,571	92,768
598	1	80.47	80.47	80.47			80.47	80.47	N/A		1,983,900	1,596,508
841	1	136.78	136.78	136.78			136.78	136.78	N/A		230,300	315,000
851	1	95.96	95.96	95.96			95.96	95.96	N/A		20,000	19,192
<u>ALL</u>	<u>76</u>	<u>101.88</u>	<u>106.92</u>	<u>96.21</u>	<u>17.08</u>	<u>111.14</u>	<u>50.87</u>	<u>187.79</u>	<u>99.00 to 105.30</u>		<u>171,848</u>	<u>165,331</u>

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	76	101.88	106.92	96.21	17.08	111.14	50.87	187.79	99.00 to 105.30	171,848	165,331
04											
<u>ALL</u>	<u>76</u>	<u>101.88</u>	<u>106.92</u>	<u>96.21</u>	<u>17.08</u>	<u>111.14</u>	<u>50.87</u>	<u>187.79</u>	<u>99.00 to 105.30</u>	<u>171,848</u>	<u>165,331</u>