

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5789

What If ID: 5033 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	7.700	A	1
Status: Improved,	3	Imprvmnt	Decrease	7.700	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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(! : Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

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	107.97	104.40	107.51	12.29	97.10	80.98	123.42	80.98 to 123.42	95,475	102,644
10/01/03 TO 12/31/03	6	97.69	95.55	96.20	6.08	99.32	79.73	102.80	79.73 to 102.80	144,333	138,852
01/01/04 TO 03/31/04	1	120.04	120.04	120.04			120.04	120.04	N/A	135,000	162,057
04/01/04 TO 06/30/04	9	140.48	129.09	140.54	18.94	91.86	82.40	173.33	82.55 to 165.41	124,222	174,575
07/01/04 TO 09/30/04	11	97.36	101.74	96.96	8.90	104.93	91.04	154.41	91.71 to 109.83	105,916	102,691
10/01/04 TO 12/31/04	5	112.04	111.02	107.86	17.33	102.94	83.19	155.97	N/A	154,261	166,382
01/01/05 TO 03/31/05	10	92.68	92.26	88.74	9.72	103.96	68.42	116.46	83.50 to 102.62	122,300	108,533
04/01/05 TO 06/30/05	2	99.42	99.42	97.63	1.89	101.83	97.54	101.30	N/A	61,500	60,045
07/01/05 TO 09/30/05	3	78.63	75.91	77.65	14.20	97.76	57.81	91.30	N/A	30,525	23,702
10/01/05 TO 12/31/05	5	100.18	93.82	99.42	12.34	94.37	59.32	110.25	N/A	219,700	218,417
01/01/06 TO 03/31/06	10	91.87	89.58	70.07	13.51	127.85	48.69	116.02	74.93 to 110.72	449,246	314,790
04/01/06 TO 06/30/06	6	100.56	100.38	82.22	23.97	122.08	57.08	144.09	57.08 to 144.09	202,133	166,196
<u>Study Years</u>											
07/01/03 TO 06/30/04	24	103.01	112.10	117.51	20.27	95.40	79.73	173.33	93.58 to 123.42	120,116	141,146
07/01/04 TO 06/30/05	28	96.16	99.85	96.48	11.71	103.48	68.42	155.97	92.63 to 99.57	117,228	113,105
07/01/05 TO 06/30/06	24	93.54	91.46	76.98	17.90	118.80	48.69	144.09	78.63 to 103.09	287,305	221,178
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	26	98.46	113.70	115.85	22.61	98.14	82.40	173.33	93.42 to 130.99	122,668	142,106
01/01/05 TO 12/31/05	20	93.47	90.91	93.40	12.10	97.34	57.81	116.46	84.91 to 100.18	126,803	118,431
<u>ALL</u>											
	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088
<u>ALL</u>											
	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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	95.22	99.31	92.32	15.12	107.57	57.08	155.97	93.04 to 99.86	150,504	138,951
2	2	108.97	108.97	104.56	10.65	104.21	97.36	120.58	N/A	116,000	121,294
3	8	101.40	113.57	84.60	33.46	134.24	48.69	173.33	48.69 to 173.33	361,906	306,171
<u>ALL</u>											
	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(!: Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

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	95.52	100.73	90.19	17.13	111.68	48.69	173.33	93.30 to 100.18	171,069	154,293
3	1	126.25	126.25	126.25			126.25	126.25	N/A	230,300	290,745
ALL	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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	94.97	96.28	89.01	15.14	108.16	57.08	154.41	90.60 to 103.09	203,305	180,967
13-0022	7	94.99	99.81	94.85	9.48	105.23	82.55	140.48	82.55 to 140.48	68,000	64,500
13-0032	1	144.09	144.09	144.09			144.09	144.09	N/A	70,000	100,860
13-0056	9	120.58	116.62	129.72	18.29	89.90	82.40	165.41	87.28 to 148.65	153,966	199,732
13-0097	4	91.97	94.03	91.45	3.20	102.81	90.87	101.30	N/A	43,393	39,685
55-0145	5	99.57	112.23	108.96	15.79	102.99	93.72	155.97	N/A	149,376	162,766
66-0027	5	91.04	91.19	89.86	10.03	101.48	78.63	109.83	N/A	26,042	23,401
66-0111	1	93.30	93.30	93.30			93.30	93.30	N/A	28,000	26,124
78-0001	5	102.62	109.48	63.14	36.63	173.39	48.69	173.33	N/A	424,250	267,865
NonValid School											
ALL	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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	99.17	106.62	113.11	13.29	94.26	84.91	126.25	84.91 to 126.25	98,885	111,849
Prior TO 1860	1	98.02	98.02	98.02			98.02	98.02	N/A	104,500	102,430
1860 TO 1899	7	91.30	92.02	91.79	7.93	100.25	79.73	105.12	79.73 to 105.12	95,510	87,669
1900 TO 1919	7	86.81	89.56	85.33	19.21	104.95	59.32	144.09	59.32 to 144.09	73,071	62,354
1920 TO 1939	6	102.05	108.30	102.07	9.22	106.11	95.52	140.48	95.52 to 140.48	39,333	40,146
1940 TO 1949	9	97.36	105.43	104.69	14.00	100.71	82.55	143.02	92.72 to 116.02	98,666	103,291
1950 TO 1959	4	85.93	86.53	89.72	19.94	96.44	57.81	116.46	N/A	47,100	42,260
1960 TO 1969	8	97.51	88.70	76.29	12.99	116.27	57.08	103.09	57.08 to 103.09	181,163	138,211
1970 TO 1979	8	111.20	122.00	106.78	26.15	114.25	83.50	173.33	83.50 to 173.33	155,673	166,226
1980 TO 1989	3	97.39	101.02	103.78	5.40	97.34	94.94	110.72	N/A	153,833	159,649
1990 TO 1994	4	87.99	90.91	79.31	13.91	114.63	74.93	112.72	N/A	608,725	482,760
1995 TO 1999	6	94.73	107.70	115.14	19.11	93.54	87.28	148.65	87.28 to 148.65	233,000	268,265
2000 TO Present	6	101.65	103.72	76.65	25.11	135.31	48.69	165.41	48.69 to 165.41	463,708	355,428
ALL	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(!: Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

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	105.57	105.57	105.57	4.04	100.00	101.30	109.83	N/A	3,000	3,167	
Total \$ _____												
1 TO 9999	2	105.57	105.57	105.57	4.04	100.00	101.30	109.83	N/A	3,000	3,167	
10000 TO 29999	8	92.17	98.96	92.41	23.70	107.08	57.81	154.41	57.81 to 154.41	20,862	19,279	
30000 TO 59999	14	94.96	99.18	99.27	12.98	99.91	73.74	143.02	84.91 to 116.46	45,891	45,556	
60000 TO 99999	13	95.45	105.36	105.18	18.31	100.18	80.76	173.33	82.55 to 120.58	74,754	78,625	
100000 TO 149999	15	98.02	100.93	101.08	12.42	99.85	68.42	155.97	92.86 to 105.12	121,220	122,530	
150000 TO 249999	15	102.62	106.23	107.44	16.45	98.87	59.32	165.41	93.58 to 113.93	184,125	197,831	
250000 TO 499999	5	97.75	104.30	106.44	15.79	97.99	83.50	148.65	N/A	368,600	392,332	
500000 +	4	66.01	72.74	67.53	30.08	107.72	48.69	110.25	N/A	1,212,537	818,789	
ALL												
	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088	

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	105.57	105.57	105.57	4.04	100.00	101.30	109.83	N/A	3,000	3,167	
Total \$ _____												
1 TO 9999	2	105.57	105.57	105.57	4.04	100.00	101.30	109.83	N/A	3,000	3,167	
10000 TO 29999	10	91.84	96.92	91.39	19.87	106.05	57.81	154.41	78.63 to 140.48	22,890	20,919	
30000 TO 59999	10	93.12	92.39	91.19	9.42	101.31	73.74	116.46	82.55 to 99.86	48,857	44,552	
60000 TO 99999	15	95.45	99.31	94.43	14.79	105.17	59.32	143.02	90.87 to 114.12	77,747	73,416	
100000 TO 149999	13	97.54	98.59	96.16	11.54	102.53	68.42	144.09	90.60 to 105.12	117,192	112,689	
150000 TO 249999	14	107.33	113.62	109.96	16.46	103.33	86.81	173.33	93.72 to 130.99	163,848	180,174	
250000 TO 499999	8	99.79	104.04	93.39	22.06	111.41	57.08	165.41	57.08 to 165.41	341,662	319,067	
500000 +	4	92.59	95.63	77.06	36.53	124.09	48.69	148.65	N/A	1,155,037	890,125	
ALL												
	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088	

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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(!: Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

COST RANK	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
											Sale Price	Assd Val
	(blank)	3	97.54	102.90	113.78	14.13	90.44	84.91	126.25	N/A	127,433	144,989
	10	16	102.20	108.62	109.36	18.63	99.33	73.74	155.97	90.87 to 120.58	113,581	124,212
	15	6	106.69	105.93	76.47	28.42	138.53	48.69	148.65	48.69 to 148.65	416,375	318,383
	20	43	94.97	98.30	88.43	15.60	111.16	57.08	173.33	92.63 to 99.86	160,968	142,342
	25	3	92.86	95.09	94.59	4.60	100.54	89.80	102.62	N/A	227,000	214,709
	30	4	89.93	93.44	97.22	9.39	96.11	83.19	110.72	N/A	147,500	143,397
	40	1	112.72	112.72	112.72			112.72	112.72	N/A	170,000	191,624
	ALL	76	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088

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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(!: Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	91.22	91.22	94.88	6.92	96.14	84.91	97.54	N/A	76,000	72,111
297	3	92.86	112.36	92.54	23.19	121.41	89.80	154.41	N/A	155,333	143,750
303	2	102.87	102.87	93.63	44.51	109.86	57.08	148.65	N/A	570,000	533,696
306	1	110.25	110.25	110.25			110.25	110.25	N/A	545,000	600,877
319	1	101.82	101.82	101.82			101.82	101.82	N/A	328,000	333,981
326	1	143.02	143.02	143.02			143.02	143.02	N/A	45,000	64,361
329	1	97.36	97.36	97.36			97.36	97.36	N/A	160,000	155,775
344	6	76.31	79.24	52.82	31.41	150.01	48.69	116.46	48.69 to 116.46	321,375	169,765
346	2	88.13	88.13	90.80	6.34	97.06	82.55	93.72	N/A	124,289	112,855
349	1	83.19	83.19	83.19			83.19	83.19	N/A	55,000	45,757
350	4	104.80	114.75	114.51	20.27	100.21	93.42	155.97	N/A	130,451	149,381
351	4	94.96	93.38	99.28	5.71	94.06	80.98	102.62	N/A	84,350	83,738
352	3	79.73	82.06	80.44	12.38	102.01	68.42	98.02	N/A	126,500	101,760
353	12	98.41	103.02	101.77	15.28	101.22	78.63	144.09	90.60 to 114.12	59,256	60,304
386	2	94.55	94.55	95.75	3.00	98.75	91.71	97.39	N/A	129,250	123,750
389	1	87.28	87.28	87.28			87.28	87.28	N/A	58,000	50,623
405	1	90.87	90.87	90.87			90.87	90.87	N/A	100,000	90,868
406	7	109.83	114.77	114.03	17.76	100.65	82.40	173.33	82.40 to 173.33	108,857	124,134
419	2	105.24	105.24	103.05	7.11	102.12	97.75	112.72	N/A	240,000	247,324
426	1	120.04	120.04	120.04			120.04	120.04	N/A	135,000	162,057
442	3	99.17	106.01	104.15	9.40	101.79	95.45	123.42	N/A	73,070	76,103
444	1	102.80	102.80	102.80			102.80	102.80	N/A	103,000	105,884
458	1	83.50	83.50	83.50			83.50	83.50	N/A	400,000	333,981
484	1	86.81	86.81	86.81			86.81	86.81	N/A	170,000	147,569
493	1	100.18	100.18	100.18			100.18	100.18	N/A	145,000	145,259
494	2	138.73	138.73	141.28	19.24	98.19	112.04	165.41	N/A	182,500	257,841
528	7	94.22	98.20	102.07	11.37	96.20	73.74	120.58	73.74 to 120.58	87,571	89,387
598	1	74.93	74.93	74.93			74.93	74.93	N/A	1,983,900	1,486,634
841	1	126.25	126.25	126.25			126.25	126.25	N/A	230,300	290,745
851	1	94.99	94.99	94.99			94.99	94.99	N/A	20,000	18,997
<u>ALL</u>	<u>76</u>	<u>96.44</u>	<u>101.07</u>	<u>90.83</u>	<u>17.17</u>	<u>111.27</u>	<u>48.69</u>	<u>173.33</u>	<u>93.30 to 101.30</u>	<u>171,848</u>	<u>156,088</u>

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:	96	COV:	23.61	95% Median C.I.:	93.30 to 101.30	(!: Derived)
TOTAL Sales Price:	13,901,061	WGT. MEAN:	91	STD:	23.86	95% Wgt. Mean C.I.:	77.53 to 104.12	
TOTAL Adj.Sales Price:	13,060,519	MEAN:	101	AVG.ABS.DEV:	16.55	95% Mean C.I.:	95.70 to 106.43	
TOTAL Assessed Value:	11,862,736							
AVG. Adj. Sales Price:	171,848	COD:	17.17	MAX Sales Ratio:	173.33			
AVG. Assessed Value:	156,088	PRD:	111.27	MIN Sales Ratio:	48.69			

Printed: 04/23/2007 10:47:23

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	96.44	101.07	90.83	17.17	111.27	48.69	173.33	93.30 to 101.30	171,848	156,088
04											
<u>ALL</u>	<u>76</u>	<u>96.44</u>	<u>101.07</u>	<u>90.83</u>	<u>17.17</u>	<u>111.27</u>	<u>48.69</u>	<u>173.33</u>	<u>93.30 to 101.30</u>	<u>171,848</u>	<u>156,088</u>