

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 5789

What If ID: 5034

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               |

Type: Qualified

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

|                        |            |                |           |                  |        |                     |                 |               |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (! : Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |               |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |               |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |               |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |               |

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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 | 9     | 103.22 | 103.05 | 107.17    | 12.61 | 96.15  | 80.98  | 123.42 | 87.28 to 120.58 | 86,811               | 93,033        |
| 10/01/03 TO 12/31/03 | 7     | 95.52  | 93.38  | 96.18     | 7.60  | 97.08  | 79.73  | 102.80 | 79.73 to 102.80 | 123,885              | 119,153       |
| 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 | 10    | 135.74 | 128.42 | 139.81    | 18.98 | 91.85  | 82.40  | 173.33 | 82.55 to 165.41 | 116,450              | 162,807       |
| 07/01/04 TO 09/30/04 | 12    | 95.54  | 100.22 | 95.13     | 9.52  | 105.36 | 83.58  | 154.41 | 91.71 to 99.17  | 112,457              | 106,977       |
| 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 | 4     | 87.23  | 82.10  | 67.62     | 19.86 | 121.41 | 52.63  | 101.30 | N/A             | 264,468              | 178,831       |
| 07/01/05 TO 09/30/05 | 6     | 78.49  | 76.78  | 90.53     | 16.97 | 84.81  | 54.24  | 100.37 | 54.24 to 100.37 | 120,679              | 109,251       |
| 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 | 12    | 91.87  | 90.17  | 70.91     | 12.51 | 127.17 | 48.69  | 116.02 | 80.76 to 100.03 | 392,080              | 278,024       |
| 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 | 27    | 102.80 | 110.57 | 117.42    | 19.95 | 94.16  | 79.73  | 173.33 | 93.04 to 122.35 | 109,185              | 128,204       |
| 07/01/04 TO 06/30/05 | 31    | 93.72  | 97.06  | 88.97     | 13.28 | 109.09 | 52.63  | 155.97 | 91.04 to 99.17  | 141,989              | 126,332       |
| 07/01/05 TO 06/30/06 | 29    | 92.86  | 90.14  | 78.56     | 17.68 | 114.74 | 48.69  | 144.09 | 78.63 to 100.18 | 266,908              | 209,692       |
| <u>Calendar Yrs</u>  |       |        |        |           |       |        |        |        |                 |                      |               |
| 01/01/04 TO 12/31/04 | 28    | 98.46  | 112.93 | 114.19    | 22.40 | 98.89  | 82.40  | 173.33 | 93.42 to 122.35 | 122,153              | 139,492       |
| 01/01/05 TO 12/31/05 | 25    | 92.63  | 87.23  | 86.47     | 14.79 | 100.88 | 52.63  | 116.46 | 78.63 to 99.57  | 164,138              | 141,930       |
| <u>ALL</u>           |       |        |        |           |       |        |        |        |                 |                      |               |
|                      | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69  | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN  | WGT. MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| COM               | 87    | 94.99  | 98.94 | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |
| <u>ALL</u>        |       |        |       |           |       |        |       |        |                 |                      |               |
|                   | 87    | 94.99  | 98.94 | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

| 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                                  | 70    | 94.98  | 98.03  | 89.75     | 15.53 | 109.23 | 52.63 | 155.97 | 92.86 to 99.57  | 157,794              | 141,617       |
| 2                                  | 4     | 90.47  | 88.94  | 91.47     | 22.14 | 97.23  | 54.24 | 120.58 | N/A             | 114,727              | 104,941       |
| 3                                  | 13    | 100.18 | 106.93 | 87.18     | 25.77 | 122.65 | 48.69 | 173.33 | 82.40 to 148.65 | 275,803              | 240,456       |
| <u>ALL</u>                         |       |        |        |           |       |        |       |        |                 |                      |               |
|                                    | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

Type: Qualified

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

|                        |            |                |           |                  |        |                     |                 |               |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (! : Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |               |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |               |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |               |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |               |

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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    | 95.52  | 100.73 | 90.19     | 17.13 | 111.68 | 48.69  | 173.33 | 93.30 to 100.18 | 171,069              | 154,293       |
| 2          | 11    | 83.58  | 84.30  | 78.65     | 17.27 | 107.18 | 52.63  | 122.35 | 54.24 to 100.37 | 184,498              | 145,104       |
| 3          | 1     | 126.25 | 126.25 | 126.25    |       |        | 126.25 | 126.25 | N/A             | 230,300              | 290,745       |
| <u>ALL</u> | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69  | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

**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         | 43    | 93.58  | 93.62  | 86.58     | 16.57 | 108.12 | 52.63  | 154.41 | 86.81 to 101.82 | 201,558              | 174,518       |
| 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         | 10    | 109.30 | 114.18 | 129.26    | 20.75 | 88.34  | 82.40  | 165.41 | 87.28 to 148.65 | 140,320              | 181,373       |
| 13-0097         | 5     | 91.30  | 90.60  | 81.14     | 5.73  | 111.67 | 76.92  | 101.30 | N/A             | 119,690              | 97,114        |
| 55-0145         | 7     | 99.57  | 105.64 | 103.96    | 14.39 | 101.62 | 78.34  | 155.97 | 78.34 to 155.97 | 132,054              | 137,287       |
| 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         | 8     | 101.50 | 107.04 | 71.57     | 27.87 | 149.56 | 48.69  | 173.33 | 48.69 to 173.33 | 349,093              | 249,847       |
| NonValid School |       |        |        |           |       |        |        |        |                 |                      |               |
| <u>ALL</u>      | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69  | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

**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      | 16    | 96.27  | 96.41  | 96.59     | 15.31 | 99.82  | 54.24 | 126.25 | 83.58 to 120.04 | 129,480              | 125,063       |
| 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    | 5     | 80.98  | 79.75  | 62.64     | 23.93 | 127.32 | 52.63 | 116.46 | N/A             | 139,680              | 87,489        |
| 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    | 9     | 101.82 | 117.14 | 103.91    | 27.95 | 112.74 | 78.34 | 173.33 | 83.50 to 155.97 | 153,931              | 159,942       |
| 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       |
| <u>ALL</u>      | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

Type: Qualified

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

|                        |            |                |           |                  |        |                     |                 |               |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (! : Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |               |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |               |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |               |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |               |

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| <b>SALE PRICE *</b> |       |        |        |           |       |        |       |        |                 |            | 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           | 3     | 101.30 | 97.15  | 101.36    | 9.71  | 95.85  | 80.32 | 109.83 | N/A             | 2,399      | 2,432     |      |
| Total \$ _____      |       |        |        |           |       |        |       |        |                 |            |           |      |
| 1 TO 9999           | 3     | 101.30 | 97.15  | 101.36    | 9.71  | 95.85  | 80.32 | 109.83 | N/A             | 2,399      | 2,432     |      |
| 10000 TO 29999      | 9     | 92.25  | 98.21  | 92.40     | 21.04 | 106.29 | 57.81 | 154.41 | 78.63 to 140.48 | 20,488     | 18,930    |      |
| 30000 TO 59999      | 17    | 94.97  | 97.95  | 98.21     | 15.22 | 99.73  | 54.24 | 143.02 | 84.91 to 116.46 | 45,233     | 44,426    |      |
| 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    | 16    | 97.78  | 99.52  | 99.45     | 12.93 | 100.07 | 68.42 | 155.97 | 90.87 to 105.12 | 122,394    | 121,726   |      |
| 150000 TO 249999    | 17    | 97.39  | 103.72 | 104.84    | 17.12 | 98.93  | 59.32 | 165.41 | 86.81 to 113.93 | 183,605    | 192,499   |      |
| 250000 TO 499999    | 7     | 97.75  | 99.83  | 100.82    | 14.71 | 99.02  | 76.92 | 148.65 | 76.92 to 148.65 | 388,267    | 391,452   |      |
| 500000 +            | 5     | 57.08  | 68.72  | 66.11     | 29.38 | 103.94 | 48.69 | 110.25 | N/A             | 1,072,030  | 708,713   |      |
| ALL                 | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448    | 154,699   |      |

| <b>ASSESSED VALUE *</b> |       |        |        |           |       |        |       |        |                 |            | 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               | 3     | 101.30 | 97.15  | 101.36    | 9.71  | 95.85  | 80.32 | 109.83 | N/A             | 2,399      | 2,432     |      |
| Total \$ _____          |       |        |        |           |       |        |       |        |                 |            |           |      |
| 1 TO 9999               | 3     | 101.30 | 97.15  | 101.36    | 9.71  | 95.85  | 80.32 | 109.83 | N/A             | 2,399      | 2,432     |      |
| 10000 TO 29999          | 12    | 91.65  | 92.97  | 85.98     | 20.05 | 108.13 | 54.24 | 154.41 | 78.63 to 94.99  | 24,075     | 20,699    |      |
| 30000 TO 59999          | 12    | 94.96  | 95.52  | 94.30     | 10.55 | 101.30 | 73.74 | 122.35 | 83.19 to 100.03 | 47,714     | 44,994    |      |
| 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        | 14    | 95.88  | 97.14  | 94.66     | 12.33 | 102.62 | 68.42 | 144.09 | 79.73 to 105.12 | 118,821    | 112,473   |      |
| 150000 TO 249999        | 16    | 101.40 | 110.03 | 106.56    | 17.43 | 103.25 | 83.58 | 173.33 | 93.58 to 120.04 | 165,830    | 176,715   |      |
| 250000 TO 499999        | 11    | 97.75  | 96.57  | 87.40     | 22.75 | 110.48 | 52.63 | 165.41 | 57.08 to 126.25 | 374,379    | 327,222   |      |
| 500000 +                | 4     | 92.59  | 95.63  | 77.06     | 36.53 | 124.09 | 48.69 | 148.65 | N/A             | 1,155,037  | 890,125   |      |
| ALL                     | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69 | 173.33 | 92.72 to 99.86  | 173,448    | 154,699   |      |

**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:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (! : Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |               |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |               |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |               |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |               |

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| <b>COST RANK</b> |       |        |        |           |       |        |        |        |                 |                      |               |
|------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| RANGE            | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
| (blank)          | 12    | 89.24  | 92.08  | 93.83     | 16.12 | 98.14  | 54.24  | 126.25 | 80.32 to 100.37 | 146,815              | 137,753       |
| 10               | 17    | 101.30 | 106.84 | 107.14    | 19.02 | 99.72  | 73.74  | 155.97 | 82.55 to 120.58 | 115,135              | 123,356       |
| 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               | 5     | 86.81  | 85.28  | 76.55     | 15.65 | 111.41 | 52.63  | 110.72 | N/A             | 220,000              | 168,399       |
| 40               | 1     | 112.72 | 112.72 | 112.72    |       |        | 112.72 | 112.72 | N/A             | 170,000              | 191,624       |
| ALL              | 87    | 94.99  | 98.94  | 89.19     | 17.59 | 110.94 | 48.69  | 173.33 | 92.72 to 99.86  | 173,448              | 154,699       |

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|                        |            |                |           |                  |        |                     |                 |               |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|---------------|
| NUMBER of Sales:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (! : Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |               |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |               |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |               |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |               |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |               |

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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)    | 11        | 86.22        | 88.98        | 88.95        | 13.98        | 100.03        | 54.24        | 122.35        | 76.92 to 100.37       | 139,225              | 123,845        |
| 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        | 5         | 94.94        | 85.23        | 71.20        | 13.48        | 119.70        | 52.63        | 102.62        | N/A                   | 169,480              | 120,672        |
| 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        | 8         | 93.47        | 95.72        | 97.66        | 12.15        | 98.01         | 73.74        | 120.58        | 73.74 to 120.58       | 94,125               | 91,922         |
| 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>87</u> | <u>94.99</u> | <u>98.94</u> | <u>89.19</u> | <u>17.59</u> | <u>110.94</u> | <u>48.69</u> | <u>173.33</u> | <u>92.72 to 99.86</u> | <u>173,448</u>       | <u>154,699</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:       | 87         | <b>MEDIAN:</b> | <b>95</b> | COV:             | 24.23  | 95% Median C.I.:    | 92.72 to 99.86  | (!: Derived) |
| TOTAL Sales Price:     | 15,935,544 | WGT. MEAN:     | 89        | STD:             | 23.98  | 95% Wgt. Mean C.I.: | 77.76 to 100.62 |              |
| TOTAL Adj.Sales Price: | 15,090,002 | MEAN:          | 99        | AVG.ABS.DEV:     | 16.70  | 95% Mean C.I.:      | 93.91 to 103.98 |              |
| TOTAL Assessed Value:  | 13,458,889 |                |           |                  |        |                     |                 |              |
| AVG. Adj. Sales Price: | 173,448    | COD:           | 17.59     | MAX Sales Ratio: | 173.33 |                     |                 |              |
| AVG. Assessed Value:   | 154,699    | PRD:           | 110.94    | MIN Sales Ratio: | 48.69  |                     |                 |              |

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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         | 85        | 94.99        | 99.08        | 88.88        | 17.82        | 111.48        | 48.69        | 173.33        | 92.72 to 99.86        | 170,176              | 151,250        |
| 04         | 2         | 93.30        | 93.30        | 96.41        | 7.58         | 96.77         | 86.22        | 100.37        | N/A                   | 312,500              | 301,280        |
| <u>ALL</u> | <u>87</u> | <u>94.99</u> | <u>98.94</u> | <u>89.19</u> | <u>17.59</u> | <u>110.94</u> | <u>48.69</u> | <u>173.33</u> | <u>92.72 to 99.86</u> | <u>173,448</u>       | <u>154,699</u> |