

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5880

What If ID: 5061 SUB STAT

Desc: New Whatif for Query ID: 5880

<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	Area 4505	Imprvmnt	Increase	0.000	A	1

PA&T 2007 R&O Statistics

Query: 5880

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	12	MEDIAN:	91	COV:	26.62	95% Median C.I.:	70.86 to 103.32
TOTAL Sales Price:	1,795,220	WGT. MEAN:	89	STD:	23.14	95% Wgt. Mean C.I.:	77.07 to 100.69
TOTAL Adj.Sales Price:	1,792,220	MEAN:	87	AVG.ABS.DEV:	17.07	95% Mean C.I.:	72.21 to 101.62
TOTAL Assessed Value:	1,592,930						
AVG. Adj. Sales Price:	149,351	COD:	18.67	MAX Sales Ratio:	121.11		
AVG. Assessed Value:	132,744	PRD:	97.79	MIN Sales Ratio:	33.48		

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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
DATE OF SALE *											
_____Qrtrs_____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	85.46	83.70	83.89	3.92	99.78	77.79	87.85	N/A	143,800	120,631
01/01/05 TO 03/31/05	1	103.32	103.32	103.32			103.32	103.32	N/A	200,000	206,645
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	3	100.17	79.19	85.25	23.44	92.90	33.48	103.93	N/A	161,333	137,536
10/01/05 TO 12/31/05	3	94.99	88.75	89.70	10.36	98.94	70.86	100.39	N/A	205,500	184,328
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	92.38	92.38	97.47	31.09	94.78	63.66	121.11	N/A	30,160	29,397
_____Study Years_____											
07/01/04 TO 06/30/05	4	86.66	88.60	90.04	8.05	98.40	77.79	103.32	N/A	157,850	142,135
07/01/05 TO 06/30/06	8	97.58	86.07	88.25	20.83	97.54	33.48	121.11	33.48 to 121.11	145,102	128,048
_____Calendar Yrs_____											
01/01/05 TO 12/31/05	7	100.17	86.73	90.14	15.45	96.22	33.48	103.93	33.48 to 103.93	185,785	167,462
_____ALL_____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4505	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744
_____ALL_____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744
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
2	4	102.05	97.22	100.83	15.00	96.41	63.66	121.11	N/A	107,330	108,225
3	8	86.66	81.77	85.11	17.16	96.07	33.48	103.32	33.48 to 103.32	170,362	145,003
_____ALL_____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744
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	10	97.58	94.59	93.11	11.47	101.58	70.86	121.11	77.79 to 103.93	165,240	153,862
2	2	48.57	48.57	38.84	31.07	125.05	33.48	63.66	N/A	69,910	27,152
_____ALL_____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

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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
01	11	94.99	91.78	92.68	13.71	99.03	63.66	121.11	70.86 to 103.93	152,474	141,311
06	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
07											
<u>ALL</u>	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001											
48-0300	5	85.46	89.00	85.77	21.18	103.77	63.66	121.11	N/A	104,744	89,842
48-0303											
76-0002											
76-0044	2	55.64	55.64	57.25	39.82	97.19	33.48	77.79	N/A	124,000	70,985
76-0068	1	103.32	103.32	103.32			103.32	103.32	N/A	200,000	206,645
76-0082	4	97.58	95.85	96.90	4.54	98.91	87.85	100.39	N/A	205,125	198,776
80-0005											
NonValid School											
<u>ALL</u>	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

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	2	48.57	48.57	38.84	31.07	125.05	33.48	63.66	N/A	69,910	27,152
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	94.12	95.05	89.46	16.68	106.25	70.86	121.11	N/A	151,875	135,873
1920 TO 1939	1	77.79	77.79	77.79			77.79	77.79	N/A	133,000	103,465
1940 TO 1949											
1950 TO 1959	1	85.46	85.46	85.46			85.46	85.46	N/A	155,400	132,805
1960 TO 1969	1	103.93	103.93	103.93			103.93	103.93	N/A	119,000	123,680
1970 TO 1979	2	101.75	101.75	101.57	1.55	100.17	100.17	103.32	N/A	225,000	228,535
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	94.99	94.99	94.99			94.99	94.99	N/A	187,500	178,110
<u>ALL</u>	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	63.66	63.66	63.66			63.66	63.66	N/A	24,820	15,800
30000 TO 59999	1	121.11	121.11	121.11			121.11	121.11	N/A	35,500	42,995
100000 TO 149999	4	82.82	75.76	76.72	24.30	98.75	33.48	103.93	N/A	127,500	97,818
150000 TO 249999	5	94.99	91.00	91.82	9.98	99.11	70.86	103.32	N/A	194,380	178,487
250000 TO 499999	1	100.17	100.17	100.17			100.17	100.17	N/A	250,000	250,425
ALL _____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	63.66	63.66	63.66			63.66	63.66	N/A	24,820	15,800
30000 TO 59999	2	77.30	77.30	54.15	56.69	142.73	33.48	121.11	N/A	75,250	40,750
100000 TO 149999	5	85.46	85.18	83.78	10.09	101.66	70.86	103.93	N/A	147,880	123,901
150000 TO 249999	3	100.39	99.57	99.71	2.77	99.85	94.99	103.32	N/A	209,166	208,566
250000 TO 499999	1	100.17	100.17	100.17			100.17	100.17	N/A	250,000	250,425
ALL _____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	48.57	48.57	38.84	31.07	125.05	33.48	63.66	N/A	69,910	27,152
30	6	91.42	95.19	91.37	12.57	104.18	77.79	121.11	77.79 to 121.11	128,900	117,780
40	4	100.28	93.69	94.65	8.15	98.98	70.86	103.32	N/A	219,750	207,986
ALL _____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	48.57	48.57	38.84	31.07	125.05	33.48	63.66	N/A	69,910	27,152
101	3	103.32	97.57	97.62	5.96	99.94	85.46	103.93	N/A	158,133	154,376
102	2	85.63	85.63	87.38	17.24	97.99	70.86	100.39	N/A	214,500	187,437
104	5	94.99	96.38	93.54	11.71	103.04	77.79	121.11	N/A	149,800	140,124
ALL _____											
	12	91.42	86.92	88.88	18.67	97.79	33.48	121.11	70.86 to 103.32	149,351	132,744

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(!: AVTot=0)

(!: Derived)

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	48.57	48.57	38.84	31.07	125.05	33.48	63.66	N/A	69,910	27,152
30	7	100.39	99.25	96.37	8.87	102.99	70.86	121.11	70.86 to 121.11	174,428	168,104
40	2	82.82	82.82	83.00	6.07	99.78	77.79	87.85	N/A	138,000	114,545
45	1	85.46	85.46	85.46			85.46	85.46	N/A	155,400	132,805
<u>ALL</u>	<u>12</u>	<u>91.42</u>	<u>86.92</u>	<u>88.88</u>	<u>18.67</u>	<u>97.79</u>	<u>33.48</u>	<u>121.11</u>	<u>70.86 to 103.32</u>	<u>149,351</u>	<u>132,744</u>