

PA&T 2007 R&O Statistics

Base Stat

Query: 5870

Type: Qualified

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

NUMBER of Sales:	107	MEDIAN:	95	COV:	47.94	95% Median C.I.:	90.80 to 99.24	(! : Derived)
TOTAL Sales Price:	2,655,126	WGT. MEAN:	94	STD:	53.79	95% Wgt. Mean C.I.:	88.16 to 100.03	
TOTAL Adj.Sales Price:	2,695,182	MEAN:	112	AVG.ABS.DEV:	29.96	95% Mean C.I.:	102.00 to 122.38	
TOTAL Assessed Value:	2,536,050							
AVG. Adj. Sales Price:	25,188	COD:	31.44	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,701	PRD:	119.23	MIN Sales Ratio:	52.20			

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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>											
07/01/04 TO 09/30/04	14	98.09	107.90	89.96	20.93	119.95	57.09	213.50	87.70 to 125.80	34,714	31,227
10/01/04 TO 12/31/04	17	99.79	111.67	99.65	27.27	112.07	52.83	219.89	85.43 to 123.87	23,000	22,918
01/01/05 TO 03/31/05	6	95.38	98.38	93.96	10.70	104.71	81.10	132.57	81.10 to 132.57	16,166	15,190
04/01/05 TO 06/30/05	13	95.95	126.37	92.09	48.24	137.23	68.61	384.44	73.80 to 148.38	16,213	14,930
07/01/05 TO 09/30/05	14	92.28	120.62	87.24	41.49	138.26	67.97	283.00	83.74 to 130.63	30,000	26,172
10/01/05 TO 12/31/05	10	91.70	90.17	92.06	9.09	97.94	52.20	112.92	86.74 to 101.09	25,680	23,641
01/01/06 TO 03/31/06	16	97.10	126.18	103.72	44.69	121.65	61.90	258.28	88.77 to 180.63	28,350	29,405
04/01/06 TO 06/30/06	17	90.80	103.13	92.29	27.78	111.75	61.21	276.14	75.64 to 124.55	22,352	20,629
<u>Study Years</u>											
07/01/04 TO 06/30/05	50	97.41	112.84	93.86	29.20	120.22	52.83	384.44	94.47 to 105.42	23,695	22,240
07/01/05 TO 06/30/06	57	91.59	111.62	94.28	33.53	118.39	52.20	283.00	89.52 to 99.67	26,498	24,982
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	43	92.67	112.18	90.20	32.43	124.37	52.20	384.44	88.13 to 101.09	22,897	20,652
<u>ALL</u>											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURCHARD	5	97.60	92.00	87.58	9.75	105.05	77.21	103.90	N/A	30,100	26,361
DUBOIS	13	93.54	103.17	93.28	17.74	110.60	80.00	213.50	86.74 to 104.37	15,119	14,102
FRAZIERS LAKE	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
LEWISTON	2	85.97	85.97	85.82	0.34	100.18	85.68	86.26	N/A	60,625	52,027
PAWNEE CITY	50	96.19	117.44	101.23	33.76	116.01	61.21	282.25	90.84 to 112.20	19,469	19,708
PAWNEE CITY SUB	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
RURAL	7	90.85	118.68	86.05	57.65	137.91	52.83	258.28	52.83 to 258.28	60,607	52,154
STEINAUER	8	91.09	127.06	90.58	55.05	140.26	62.41	384.44	62.41 to 384.44	46,140	41,796
TABLE ROCK	15	98.19	107.40	94.54	29.61	113.60	52.20	283.00	87.27 to 114.00	24,070	22,756
<u>ALL</u>											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

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	93	95.58	112.61	95.78	31.01	117.57	52.20	384.44	90.84 to 99.24	23,354	22,369
2	2	94.50	94.50	89.51	5.47	105.58	89.33	99.67	N/A	43,250	38,712
3	12	90.43	111.92	86.62	39.61	129.22	52.83	258.28	76.72 to 136.06	36,395	31,525
<u>ALL</u>											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

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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	97	95.18	108.21	93.98	28.25	115.15	52.20	282.25	90.80 to 98.19	27,593	25,931
2	10	107.55	150.81	111.29	54.74	135.51	90.00	384.44	90.00 to 283.00	1,863	2,073
____ALL____											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	96	95.24	113.31	93.79	33.52	120.81	52.20	384.44	90.00 to 99.24	26,069	24,451
06	5	90.00	102.47	105.76	13.85	96.89	90.00	132.33	N/A	2,500	2,644
07	6	100.43	102.36	97.48	11.14	105.01	83.73	132.57	83.73 to 132.57	30,000	29,243
____ALL____											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
34-0001											
34-0100											
49-0032											
64-0023											
67-0001	70	95.66	114.07	101.34	29.52	112.55	61.21	282.25	91.59 to 101.67	17,989	18,231
67-0069	9	90.85	109.01	89.89	28.31	121.27	77.21	258.28	80.22 to 103.90	40,250	36,180
74-0070	27	94.48	109.27	86.94	38.61	125.68	52.20	384.44	76.72 to 112.92	38,062	33,089
NonValid School	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
____ALL____											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
Prior TO 1860											
1860 TO 1899	7	112.92	124.83	70.50	34.70	177.06	57.09	244.80	57.09 to 244.80	24,214	17,071
1900 TO 1919	44	92.91	108.97	95.01	30.77	114.69	52.20	282.25	87.64 to 97.60	18,539	17,614
1920 TO 1939	17	88.77	98.53	91.08	26.10	108.18	52.83	219.89	77.21 to 99.79	26,947	24,542
1940 TO 1949	2	90.09	90.09	86.71	24.55	103.89	67.97	112.20	N/A	29,500	25,580
1950 TO 1959	2	121.17	121.17	120.31	9.21	100.71	110.00	132.33	N/A	3,250	3,910
1960 TO 1969	4	97.60	96.78	95.47	3.47	101.38	90.85	101.09	N/A	53,875	51,432
1970 TO 1979	11	97.90	110.65	100.46	21.95	110.15	83.73	190.30	83.74 to 136.82	50,990	51,223
1980 TO 1989	3	91.59	94.94	92.91	5.30	102.19	89.33	103.90	N/A	44,833	41,653
1990 TO 1994											
1995 TO 1999	3	98.19	99.36	97.33	3.71	102.09	94.48	105.42	N/A	84,000	81,758
2000 TO Present											
ALL	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	29	123.87	148.01	135.53	42.65	109.20	63.83	384.44	96.67 to 148.38	2,594	3,516
5000 TO 9999	12	109.57	115.38	118.68	28.99	97.22	52.20	219.89	80.00 to 129.59	7,195	8,540
Total \$											
1 TO 9999	41	114.00	138.46	126.53	41.25	109.43	52.20	384.44	96.67 to 133.33	3,941	4,986
10000 TO 29999	31	89.52	97.76	95.73	17.17	102.12	68.61	276.14	87.27 to 95.29	17,908	17,143
30000 TO 59999	24	94.56	97.88	97.34	22.80	100.56	52.83	190.30	83.73 to 103.90	38,689	37,658
60000 TO 99999	8	87.51	88.00	87.69	7.32	100.35	76.72	99.24	76.72 to 99.24	78,112	68,498
100000 TO 149999	2	75.79	75.79	76.12	24.67	99.56	57.09	94.48	N/A	137,500	104,667
150000 TO 249999	1	92.67	92.67	92.67			92.67	92.67	N/A	150,000	139,010
ALL	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

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ASSESSED VALUE *

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	25	99.67	128.28	101.94	43.12	125.85	52.20	384.44	90.00 to 132.33	2,633	2,684
5000 TO 9999	15	112.92	128.66	108.79	33.45	118.26	75.64	282.25	91.81 to 143.18	6,630	7,213
Total \$ _____											
1 TO 9999	40	103.94	128.42	106.06	40.01	121.08	52.20	384.44	94.00 to 125.80	4,132	4,382
10000 TO 29999	38	88.46	98.99	88.22	25.38	112.20	52.83	258.28	86.26 to 95.29	20,669	18,235
30000 TO 59999	20	97.56	116.10	106.38	26.62	109.13	80.22	276.14	90.84 to 115.46	41,422	44,066
60000 TO 99999	7	89.33	85.30	82.30	11.00	103.64	57.09	99.24	57.09 to 99.24	89,428	73,602
100000 TO 149999	2	93.58	93.58	93.54	0.97	100.03	92.67	94.48	N/A	145,000	135,637
ALL _____											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	46	97.75	116.53	102.61	30.98	113.56	52.20	282.25	94.00 to 110.00	16,058	16,478
30	43	89.98	99.05	91.08	23.21	108.76	57.09	276.14	87.70 to 99.24	37,905	34,522
40	3	85.68	86.79	88.63	5.55	97.93	80.22	94.48	N/A	99,000	87,743
ALL _____											
	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
100	7	105.42	108.33	98.32	13.13	110.18	83.73	132.57	83.73 to 132.57	16,642	16,363
101	62	94.47	107.47	96.59	24.65	111.25	61.90	276.14	89.33 to 97.90	29,589	28,581
102	4	59.15	67.08	64.98	20.50	103.24	52.83	97.21	N/A	64,375	41,832
104	20	96.97	113.17	98.49	35.51	114.91	52.20	282.25	87.81 to 114.00	23,160	22,810
ALL _____											
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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)	14	100.67	146.54	110.52	58.40	132.60	63.83	384.44	90.00 to 213.50	1,673	1,849
10	5	96.67	123.80	116.58	46.57	106.19	52.20	258.28	N/A	4,600	5,363
20	18	103.80	121.86	94.29	36.91	129.24	52.83	282.25	87.96 to 133.33	7,600	7,166
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	54	93.11	102.99	93.96	23.91	109.61	57.09	276.14	88.65 to 99.24	34,803	32,701
40	12	89.81	102.53	93.63	16.95	109.51	85.68	219.89	87.64 to 99.72	47,545	44,515
50	3	98.97	93.29	95.26	6.29	97.93	81.10	99.79	N/A	14,666	13,971
ALL	107	95.29	112.19	94.10	31.44	119.23	52.20	384.44	90.80 to 99.24	25,188	23,701