

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

Query: 5870

What If ID: 5062

Desc: New Whatif for Query ID: 5870

<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>
Locations: Urban, Suburban	3	Total	Increase	6.160	A	1

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Type: Qualified

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

NUMBER of Sales:	107	<b>MEDIAN:</b>	<b>96</b>	COV:	47.99	95% Median C.I.:	91.81 to 99.24	(! : Derived)
TOTAL Sales Price:	2,655,126	WGT. MEAN:	95	STD:	54.21	95% Wgt. Mean C.I.:	89.09 to 100.83	
TOTAL Adj.Sales Price:	2,695,182	MEAN:	113	AVG.ABS.DEV:	30.12	95% Mean C.I.:	102.69 to 123.24	
TOTAL Assessed Value:	2,559,354							
AVG. Adj. Sales Price:	25,188	COD:	31.51	MAX Sales Ratio:	384.44			
AVG. Assessed Value:	23,919	PRD:	118.96	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	109.24	91.67	21.78	119.16	60.61	213.50	87.70 to 125.80	34,714	31,823
10/01/04 TO 12/31/04	17	99.79	112.44	100.82	27.65	111.52	56.09	219.89	85.43 to 123.87	23,000	23,189
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	127.00	92.20	48.90	137.74	68.61	384.44	73.80 to 148.38	16,213	14,949
07/01/05 TO 09/30/05	14	92.28	120.96	88.25	41.13	137.06	67.97	283.00	83.74 to 130.63	30,000	26,475
10/01/05 TO 12/31/05	10	92.24	90.72	92.09	9.24	98.51	52.20	112.92	86.74 to 101.09	25,680	23,649
01/01/06 TO 03/31/06	16	97.10	127.17	103.88	45.72	122.42	61.90	274.18	88.77 to 180.63	28,350	29,450
04/01/06 TO 06/30/06	17	95.53	104.11	93.62	26.60	111.20	61.21	276.14	75.64 to 124.55	22,352	20,927
<u>Study Years</u>											
07/01/04 TO 06/30/05	50	97.41	113.64	94.97	29.74	119.66	56.09	384.44	94.47 to 105.42	23,695	22,504
07/01/05 TO 06/30/06	57	94.00	112.37	94.95	32.92	118.35	52.20	283.00	89.52 to 99.67	26,498	25,159
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	43	94.00	112.60	90.66	32.03	124.20	52.20	384.44	88.13 to 101.09	22,897	20,758
<u>ALL</u>											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

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	95.53	108.77	112.27	13.86	96.88	95.53	140.50	N/A	2,500	2,806
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	96.45	125.99	91.35	57.65	137.91	56.09	274.18	56.09 to 274.18	60,607	55,367
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	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

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	95.99	118.82	91.95	39.62	129.21	56.09	274.18	81.44 to 144.45	36,395	33,467
<u>ALL</u>											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

Type: Qualified

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

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AVG. Assessed Value:	23,919	PRD:	118.96	MIN Sales Ratio:	52.20			

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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	95.29	108.89	94.83	28.59	114.82	52.20	282.25	90.80 to 98.19	27,593	26,167
2	10	107.55	152.47	113.07	53.20	134.84	90.00	384.44	95.53 to 283.00	1,863	2,106
____ALL____											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**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	95.44	113.85	94.69	33.66	120.23	52.20	384.44	90.00 to 99.24	26,069	24,686
06	5	95.53	108.77	112.27	13.86	96.88	95.53	140.50	N/A	2,500	2,806
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	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**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	114.66	101.69	29.64	112.75	61.21	282.25	93.54 to 101.67	17,989	18,293
67-0069	9	96.45	111.40	91.41	28.50	121.86	77.21	274.18	80.22 to 103.90	40,250	36,794
74-0070	27	94.48	110.00	88.24	38.48	124.66	52.20	384.44	81.44 to 112.92	38,062	33,586
NonValid School	1	88.77	88.77	88.77			88.77	88.77	N/A	46,000	40,835
____ALL____											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

Type: Qualified

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**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	14	100.67	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
Prior TO 1860											
1860 TO 1899	7	112.92	125.33	73.30	34.25	170.98	60.61	244.80	60.61 to 244.80	24,214	17,749
1900 TO 1919	44	92.91	109.63	96.03	31.24	114.16	52.20	282.25	87.64 to 97.60	18,539	17,803
1920 TO 1939	17	88.77	99.29	92.08	26.53	107.83	56.09	219.89	77.21 to 99.79	26,947	24,813
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	128.64	128.64	127.72	9.22	100.71	116.77	140.50	N/A	3,250	4,151
1960 TO 1969	4	97.85	98.18	97.70	2.03	100.49	95.95	101.09	N/A	53,875	52,635
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	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**SALE PRICE \***

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	29	123.87	149.64	137.57	42.67	108.78	63.83	384.44	96.67 to 148.38	2,594	3,568
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	115.43	139.62	127.47	40.84	109.52	52.20	384.44	96.67 to 140.50	3,941	5,023
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	98.77	98.19	23.46	100.59	56.09	190.30	83.73 to 103.90	38,689	37,990
60000 TO 99999	8	87.51	89.29	89.14	7.45	100.16	80.22	99.24	80.22 to 99.24	78,112	69,632
100000 TO 149999	2	77.55	77.55	77.85	21.84	99.61	60.61	94.48	N/A	137,500	107,041
150000 TO 249999	1	92.67	92.67	92.67			92.67	92.67	N/A	150,000	139,010
ALL	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

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TOTAL Adj. Sales Price:	2,695,182	MEAN:	113	AVG. ABS. DEV:	30.12	95% Mean C.I.:	102.69 to 123.24	
TOTAL Assessed Value:	2,559,354							
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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	129.55	103.17	43.06	125.56	52.20	384.44	95.53 to 132.57	2,633	2,716
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	129.21	106.55	39.97	121.26	52.20	384.44	95.53 to 125.80	4,132	4,402
10000 TO 29999	38	88.46	99.49	88.45	25.76	112.49	56.09	274.18	86.26 to 95.29	20,669	18,281
30000 TO 59999	20	97.56	117.01	107.22	27.55	109.13	80.22	276.14	90.84 to 115.46	41,422	44,411
60000 TO 99999	7	89.33	87.28	84.51	10.58	103.27	60.61	99.24	60.61 to 99.24	89,428	75,576
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	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**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	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
10	1	72.87	72.87	72.87			72.87	72.87	N/A	6,100	4,445
20	46	97.75	117.27	102.92	31.59	113.95	52.20	282.25	94.00 to 115.43	16,058	16,527
30	43	89.98	99.80	92.35	23.61	108.07	60.61	276.14	87.70 to 99.24	37,905	35,004
40	3	85.68	86.79	88.63	5.55	97.93	80.22	94.48	N/A	99,000	87,743
ALL _____											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**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	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
100	7	105.42	110.46	98.74	15.16	111.88	83.73	140.50	83.73 to 140.50	16,642	16,432
101	62	94.83	108.02	97.31	24.86	111.01	61.90	276.14	89.33 to 97.90	29,589	28,793
102	4	60.91	68.78	67.24	17.12	102.29	56.09	97.21	N/A	64,375	43,284
104	20	96.97	113.66	99.25	36.01	114.52	52.20	282.25	87.81 to 114.00	23,160	22,987
ALL _____											
	107	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919

**PA&T 2007 R&O Statistics**

Query: 5870

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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	147.73	111.93	57.22	131.98	63.83	384.44	90.80 to 213.50	1,673	1,873
10	5	96.67	126.98	119.69	49.86	106.09	52.20	274.18	N/A	4,600	5,506
20	18	105.26	122.42	95.24	36.58	128.54	56.09	282.25	87.96 to 133.33	7,600	7,238
25	1	68.61	68.61	68.61			68.61	68.61	N/A	18,000	12,350
30	54	94.01	103.74	95.08	24.05	109.11	60.61	276.14	88.65 to 99.24	34,803	33,089
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	95.58	112.97	94.96	31.51	118.96	52.20	384.44	91.81 to 99.24	25,188	23,919