

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5905

What If ID: 5063 SUB STAT

Desc: New Whatif for Query ID: 5905

<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	XXXXXXXX	Decrease	0.000	A	1

PA&T 2007 R&O Statistics

Query: 5905

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	MEDIAN:	102	COV:	25.06	95% Median C.I.:	90.32 to 112.08
TOTAL Sales Price:	1,596,262	WGT. MEAN:	94	STD:	23.98	95% Wgt. Mean C.I.:	86.50 to 101.67
TOTAL Adj.Sales Price:	1,594,262	MEAN:	96	AVG.ABS.DEV:	17.92	95% Mean C.I.:	86.01 to 105.39
TOTAL Assessed Value:	1,499,968						
AVG. Adj. Sales Price:	61,317	COD:	17.54	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	57,691	PRD:	101.72	MIN Sales Ratio:	36.95		

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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	1	90.87	90.87	90.87			90.87	90.87	N/A	39,500	35,893
10/01/03 TO 12/31/03	2	56.60	56.60	57.05	7.24	99.20	52.50	60.69	N/A	45,000	25,672
01/01/04 TO 03/31/04	4	107.37	91.28	98.62	20.00	92.56	36.95	113.42	N/A	107,463	105,976
04/01/04 TO 06/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	3	106.25	106.21	105.56	7.57	100.61	94.12	118.25	N/A	42,250	44,600
01/01/05 TO 03/31/05	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
04/01/05 TO 06/30/05	5	102.17	96.79	87.29	12.62	110.88	68.67	113.37	N/A	54,219	47,325
07/01/05 TO 09/30/05	1	92.59	92.59	92.59			92.59	92.59	N/A	27,000	25,000
10/01/05 TO 12/31/05	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	25,000	25,000
04/01/06 TO 06/30/06	5	102.17	94.14	104.72	20.32	89.90	62.80	125.71	N/A	45,612	47,764
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	96.76	85.32	91.63	25.91	93.11	36.95	113.42	36.95 to 113.42	70,731	64,814
07/01/04 TO 06/30/05	10	108.00	105.21	94.36	12.01	111.49	68.67	136.11	89.97 to 118.25	41,334	39,004
07/01/05 TO 06/30/06	8	96.30	94.20	96.15	15.98	97.97	62.80	125.71	62.80 to 125.71	76,882	73,925
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	112.08	101.17	100.50	11.75	100.67	36.95	118.25	94.12 to 113.42	63,289	63,605
01/01/05 TO 12/31/05	8	97.38	100.37	89.78	15.38	111.80	68.67	136.11	68.67 to 136.11	80,261	72,057
<u>ALL</u>											
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	102.17	91.30	89.30	10.64	102.24	69.56	102.17	N/A	25,333	22,622
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
IMPERIAL	21	106.25	96.28	94.26	18.67	102.14	36.95	136.11	89.97 to 113.42	69,822	65,814
<u>ALL</u>											
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

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	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
<u>ALL</u>											
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

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TOTAL Adj.Sales Price:	1,594,262	MEAN:	96	AVG.ABS.DEV:	17.92	95% Mean C.I.:	86.01 to 105.39
TOTAL Assessed Value:	1,499,968						
AVG. Adj. Sales Price:	61,317	COD:	17.54	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	57,691	PRD:	101.72	MIN Sales Ratio:	36.95		

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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	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
ALL	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
15-0536											
68-0020											
NonValid School											
ALL	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

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	8	112.73	100.30	91.89	11.63	109.15	36.95	113.42	36.95 to 113.42	34,024	31,265
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	106.25	106.25	106.25			106.25	106.25	N/A	40,000	42,500
1920 TO 1939	2	102.84	102.84	84.92	32.36	121.10	69.56	136.11	N/A	19,500	16,559
1940 TO 1949	3	110.48	106.53	108.28	8.26	98.39	90.87	118.25	N/A	70,187	75,998
1950 TO 1959	2	60.59	60.59	63.41	13.34	95.54	52.50	68.67	N/A	61,500	39,000
1960 TO 1969	3	92.59	84.43	78.77	14.15	107.18	60.69	100.00	N/A	34,000	26,781
1970 TO 1979	5	102.17	105.36	103.48	6.28	101.82	94.12	125.71	N/A	92,700	95,930
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581
1990 TO 1994	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
1995 TO 1999											
2000 TO Present											
ALL	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691

PA&T 2007 R&O Statistics

Query: 5905

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TOTAL Sales Price:	1,596,262	WGT. MEAN:	94	STD:	23.98	95% Wgt. Mean C.I.:	86.50 to 101.67
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TOTAL Assessed Value:	1,499,968						
AVG. Adj. Sales Price:	61,317	COD:	17.54	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	57,691	PRD:	101.72	MIN Sales Ratio:	36.95		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	5	113.42	107.83	106.71	12.93	101.05	62.80	136.11	N/A	7,500	8,003	
Total \$ _____												
1 TO 9999	5	113.42	107.83	106.71	12.93	101.05	62.80	136.11	N/A	7,500	8,003	
10000 TO 29999	6	102.17	103.34	102.22	4.98	101.09	92.59	113.37	92.59 to 113.37	22,333	22,830	
30000 TO 59999	10	92.50	86.70	87.51	26.58	99.07	36.95	125.71	52.50 to 118.25	40,885	35,778	
60000 TO 99999	1	68.67	68.67	68.67			68.67	68.67	N/A	83,000	57,000	
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474	
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615	
ALL _____												
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	4	113.42	100.77	97.43	11.16	103.42	62.80	113.42	N/A	7,125	6,942	
Total \$ _____												
1 TO 9999	4	113.42	100.77	97.43	11.16	103.42	62.80	113.42	N/A	7,125	6,942	
10000 TO 29999	10	101.09	91.52	82.27	20.97	111.24	36.95	136.11	52.50 to 113.37	24,800	20,403	
30000 TO 59999	8	100.19	97.08	93.06	18.46	104.32	60.69	125.71	60.69 to 125.71	48,356	44,998	
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474	
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615	
ALL _____												
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	113.37	98.95	90.24	12.76	109.64	36.95	113.42	36.95 to 113.42	35,599	32,126	
10	2	106.20	106.20	103.10	3.34	103.00	102.65	109.75	N/A	179,377	184,946	
20	17	94.12	93.13	91.78	19.57	101.48	52.50	136.11	68.67 to 110.48	58,018	53,246	
ALL _____												
	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691	

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(!: AVTot=0)

(!: Derived)

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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)	7	113.37	98.95	90.24	12.76	109.64	36.95	113.42	36.95 to 113.42	35,599	32,126
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	2	102.17	102.17	102.17	0.00	100.00	102.17	102.17	N/A	23,000	23,500
343	1	102.65	102.65	102.65			102.65	102.65	N/A	335,754	344,650
344	1	52.50	52.50	52.50			52.50	52.50	N/A	40,000	21,000
346	1	69.56	69.56	69.56			69.56	69.56	N/A	30,000	20,868
350	2	100.40	100.40	95.99	10.04	104.59	90.32	110.48	N/A	233,031	223,692
353	6	98.56	92.41	86.49	19.28	106.85	60.69	118.25	60.69 to 118.25	45,916	39,713
384	2	109.92	109.92	107.65	14.37	102.11	94.12	125.71	N/A	40,875	44,000
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
490	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
<u>ALL</u>	<u>26</u>	<u>102.17</u>	<u>95.70</u>	<u>94.09</u>	<u>17.54</u>	<u>101.72</u>	<u>36.95</u>	<u>136.11</u>	<u>90.32 to 112.08</u>	<u>61,317</u>	<u>57,691</u>

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	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
04											
<u>ALL</u>	<u>26</u>	<u>102.17</u>	<u>95.70</u>	<u>94.09</u>	<u>17.54</u>	<u>101.72</u>	<u>36.95</u>	<u>136.11</u>	<u>90.32 to 112.08</u>	<u>61,317</u>	<u>57,691</u>