

P&T 2007 R&O Statistics

What If ID: 5054

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 08/19/2007

Query: 6086

NUMBER of Sales:	36	MEDIAN:	92	COV:	33.59	95% Median C.I.:	84.34 to 99.73
TOTAL Sales Price:	1,526,000	WGT. MEAN:	87	STD:	31.10	95% Wgt. Mean C.I.:	78.76 to 94.81
TOTAL Adj. Sales Price:	1,526,000	MEAN:	92	AVG. ABS. DEV.:	19.99	95% Mean C.I.:	82.44 to 102.76
TOTAL Assessed Value:	1,324,368						
AVG. Adj. Sales Price:	42,388	COD:	21.82	MAX Sales Ratio:	195.54		
AVG. Assessed Value:	36,788	PRD:	106.70	MIN Sales Ratio:	35.96		

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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
Qtrrs											
07/01/03 TO 09/30/03	1	149.30	149.30	149.30			149.30	149.30	N/A	7,000	10,451
10/01/03 TO 12/31/03	4	94.80	96.40	99.60	12.49	96.78	83.42	112.57	N/A	45,000	44,822
01/01/04 TO 03/31/04	3	92.32	85.29	90.81	14.38	93.92	61.86	101.68	N/A	71,333	64,775
04/01/04 TO 06/30/04	4	89.01	79.33	88.35	15.91	89.78	43.40	95.89	N/A	8,875	7,841
07/01/04 TO 09/30/04	4	138.55	127.15	80.04	40.78	158.86	35.96	195.54	N/A	12,350	9,884
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	99.92	99.92	99.50	3.19	100.43	96.73	103.11	N/A	20,750	20,645
04/01/05 TO 06/30/05	7	81.37	84.87	85.74	14.90	98.99	67.94	105.85	67.94 to 105.85	23,428	20,987
07/01/05 TO 09/30/05	2	94.50	94.50	97.43	5.52	96.99	89.28	99.71	N/A	80,000	77,946
10/01/05 TO 12/31/05	3	99.62	100.01	98.20	3.03	101.84	95.68	104.73	N/A	53,533	52,972
01/01/06 TO 03/31/06	1	87.46	87.46	87.46			87.46	87.46	N/A	82,000	71,717
04/01/06 TO 06/30/06	5	71.13	69.33	69.95	18.94	99.12	41.01	87.09	N/A	86,400	60,433
Study Years											
07/01/03 TO 06/30/04	12	91.70	92.34	95.17	18.47	97.02	43.40	149.30	83.42 to 103.90	36,375	34,619
07/01/04 TO 06/30/05	13	96.73	100.19	86.88	28.55	115.33	35.96	195.54	72.99 to 105.85	19,607	17,034
07/01/05 TO 06/30/06	11	87.46	83.92	82.37	14.80	101.88	41.01	104.73	63.07 to 99.71	75,872	62,499
Calendar Yrs											
01/01/04 TO 12/31/04	11	92.32	98.34	88.74	34.56	110.83	35.96	195.54	43.40 to 171.75	27,172	24,112
01/01/05 TO 12/31/05	14	96.21	91.64	94.19	10.26	97.30	67.94	105.85	72.99 to 103.11	37,578	35,393
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUSHKELL	2	172.42	172.42	165.84	13.41	103.97	149.30	195.54	N/A	5,450	9,038
KIMBALL	31	89.28	86.78	86.93	15.15	99.82	41.01	112.57	83.42 to 99.62	47,809	41,561
RURAL	3	91.08	99.60	54.21	49.70	183.72	35.96	171.75	N/A	11,000	5,963
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

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	33	92.15	91.97	87.51	19.17	105.10	41.01	195.54	84.34 to 99.71	45,242	39,590
3	3	91.08	99.60	54.21	49.70	183.72	35.96	171.75	N/A	11,000	5,963
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

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TAX EQUALIZATION
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9% decrease to Land & Imps

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2007 Equal.
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Kimball County Assessor

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PA&T 2007 R&O Statistics

What If ID: 5054

Type: Qualified

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

Query: 6886

NUMBER of Sales: 36
 TOTAL Sales Price: 1,526,000
 TOTAL Adj. Sales Price: 1,526,000
 TOTAL Assessed Value: 1,324,368
 AVG. Adj. Sales Price: 42,388
 AVG. Assessed Value: 36,788

MEDIAN: 92
 WGT. MEAN: 87
 MEAN: 93

COV: 33.99
 STD: 31.10
 AVG. ABS. DEV: 19.99

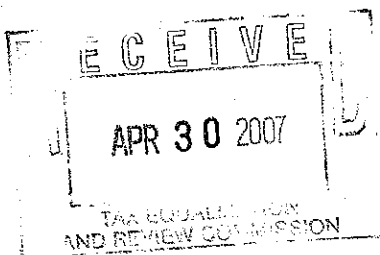
95% Median C.I.: 84.34 to 99.71
 95% Wgt. Mean C.I.: 78.76 to 94.81
 95% Mean C.I.: 82.44 to 102.76

COD: 21.82
 PRD: 106.70

MAX Sales Ratio: 195.54
 MIN Sales Ratio: 35.96

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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	29	92.32	94.61	87.90	17.94	107.63	41.01	195.54	85.69 to 100.81	50,065	44,006
2	7	81.37	84.31	65.02	39.74	129.66	35.96	171.75	35.96 to 171.75	10,565	6,882
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788
SCHOOL DISTRICT *											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0009	2	131.42	131.42	111.25	30.69	118.13	91.08	171.75	N/A	4,000	4,450
53-0001	34	90.72	90.32	86.66	20.72	104.23	35.96	195.54	83.42 to 99.71	44,647	38,690
NonValid School											
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788
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	91.70	98.77	91.14	33.93	108.37	35.96	195.54	61.86 to 149.30	29,892	27,245
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	71.13	71.13	71.13			71.13	71.13	N/A	37,000	26,317
1920 TO 1939	5	101.68	100.26	97.40	6.24	102.94	84.34	112.57	N/A	43,400	42,273
1940 TO 1949	2	86.64	86.64	85.02	21.58	101.90	67.94	105.34	N/A	20,250	17,217
1950 TO 1959	8	93.92	91.38	86.64	8.93	105.47	63.07	105.85	63.07 to 105.85	46,000	39,853
1960 TO 1969	3	85.69	71.26	69.62	17.93	102.36	41.01	87.09	N/A	86,333	61,498
1970 TO 1979											
1980 TO 1989	2	78.21	78.21	77.86	6.67	100.44	72.99	83.42	N/A	37,500	29,197
1990 TO 1994											
1995 TO 1999	1	103.90	103.90	103.90			103.90	103.90	N/A	105,000	109,095
2000 TO Present											
ALL	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788



P&T 2007 R&O Statistics

What If ID: 5054

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Date Range: 07/01/2003 to 06/30/2006

Posted Before: 01/19/2007

Query: 6086

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TOTAL Adj. Sales Price:	1,526,000	MEAN:	92	AVG. ABS. DEV:	19.96	95% Mean C.I.:	82.44 to 102.76
TOTAL Assessed Value:	1,324,368						
AVG. Adj. Sales Price:	42,388	COD:	21.82	MAX Sales Ratio:	195.54		
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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	3	171.75	136.90	144.60	29.53	94.68	43.40	195.54	N/A	2,800	4,048
5000 TO	9999	5	100.81	103.78	101.85	17.85	101.89	72.99	149.30	N/A	7,420	7,557
Total \$												
1 TO	9999	8	102.77	116.20	109.75	38.08	105.88	43.40	195.54	43.40 to 195.54	5,687	6,241
10000 TO	29999	12	91.41	86.26	85.83	17.83	100.50	35.96	112.57	67.94 to 103.11	19,250	16,522
30000 TO	59999	6	86.35	85.80	85.48	11.53	100.37	71.13	105.85	71.13 to 105.85	35,916	30,703
60000 TO	99999	5	87.46	86.03	85.81	10.95	100.27	63.07	99.62	N/A	76,400	65,555
100000 TO	149999	3	99.71	81.54	83.26	21.02	97.94	41.01	103.90	N/A	110,000	91,581
150000 TO	249999	2	89.71	89.71	89.88	2.92	99.80	87.09	92.32	N/A	161,000	91,581
ALL		36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

ASSESSSED VALUE *		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$												
1 TO	4999	2	107.58	107.58	100.44	59.66	107.10	43.40	171.75	N/A	2,250	2,260
5000 TO	9999	6	95.94	100.19	74.50	34.92	134.48	35.96	195.54	35.96 to 195.54	9,833	7,325
Total \$												
1 TO	9999	8	95.94	102.03	76.34	42.92	133.66	35.96	195.54	35.96 to 195.54	7,937	6,059
10000 TO	29999	12	91.41	92.25	87.96	17.97	104.88	61.86	149.30	71.13 to 103.11	18,750	16,492
30000 TO	59999	9	84.34	82.74	73.66	18.36	112.03	41.01	112.57	63.07 to 105.85	49,833	36,806
60000 TO	99999	3	95.68	94.25	94.33	4.24	99.92	87.46	99.62	N/A	79,000	74,522
100000 TO	149999	3	99.71	96.90	95.89	5.62	101.06	87.09	103.90	N/A	126,666	121,457
150000 TO	249999	1	92.32	92.32	92.32			92.32	92.32	N/A	172,000	158,790
ALL		36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

COST RANK		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)		9	81.37	83.34	68.56	32.81	121.55	35.96	171.75	43.40 to 104.73	10,622	7,283
10		6	87.49	112.70	88.72	36.58	127.03	72.99	195.54	72.99 to 195.54	22,650	20,095
15		1	87.46	87.46	87.46			87.46	87.46	N/A	82,000	71,737
20		20	96.31	91.00	87.96	12.19	103.45	41.01	112.57	87.09 to 101.68	60,625	53,326
ALL		36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

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 Kimball County Assessor
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P&T 2007 R&O Statistics

What If ID: 5054

Type: Qualified

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Posted Before: 01/19/2007

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MEDIAN:

92

MGT. MEAN:

87

MEAN:

87.23

COD:

21.82

PRD:

106.70

COV:

33.59

STD:

31.10

AVG. ABS. DEV:

19.99

MAX Sales Ratio:

195.54

MIN Sales Ratio:

35.96

95% Median C.I.: 84.34 to 99.71

95% Wgt. Meap. C.I.: 78.76 to 94.81

95% Mean C.I.: 82.44 to 102.76

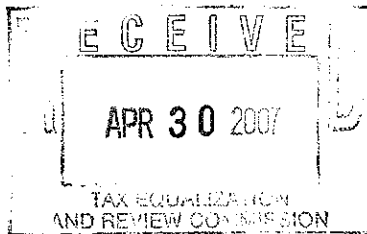
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	MGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	77.18	82.89	65.93	38.02	125.74	35.96	171.75	35.96 to 171.75	10,450	6,889
325	5	101.68	108.10	103.57	14.06	104.37	86.94	149.30	N/A	20,800	21,542
333	1	71.13	71.13	71.13			71.13	71.13	N/A	37,000	26,317
340	2	96.01	96.01	95.43	3.85	100.61	92.32	99.71	N/A	148,500	141,716
344	2	101.96	101.96	102.34	1.13	99.63	100.81	103.11	N/A	13,500	13,816
349	1	103.90	103.90	103.90			103.90	103.90	N/A	105,000	109,095
352	4	92.48	96.25	93.38	8.52	103.07	87.46	112.57	N/A	51,750	48,324
353	5	87.09	80.84	78.99	15.25	102.34	41.01	99.62	N/A	86,200	68,093
386	2	78.21	78.21	77.86	6.67	100.44	72.99	83.42	N/A	37,500	29,197
404	2	145.72	145.72	116.45	34.19	125.13	95.89	195.54	N/A	9,450	11,004
430	1	105.34	105.34	105.34			105.34	105.34	N/A	18,500	19,488
434	1	85.69	85.69	85.69			85.69	85.69	N/A	15,000	12,854
437	1	67.94	67.94	67.94			67.94	67.94	N/A	22,000	14,947
444	1	63.07	63.07	63.07			63.07	63.07	N/A	85,000	53,608
<u>ALL</u>											
	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	MGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788
04											
<u>ALL</u>											
	36	91.62	92.60	86.79	21.82	106.70	35.96	195.54	84.34 to 99.71	42,388	36,788



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6086

What If ID: 0

Desc: New Whatif for Query ID: 6086

Strata Hdg.	Strata	Chg.Value	Chg.Type	Pct.Chg.	Group	Priority
Status: Improved,	1	Total	Decrease	9.000	A	1

land & improvements

