

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5880

What If ID: 4974 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>
Locations: Urban, Suburban	3	Total	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:	14	MEDIAN:	87	COV:	21.59	95% Median C.I.:	70.86 to 94.99
TOTAL Sales Price:	1,930,800	WGT. MEAN:	85	STD:	17.81	95% Wgt. Mean C.I.:	76.07 to 93.51
TOTAL Adj.Sales Price:	1,927,800	MEAN:	82	AVG.ABS.DEV:	12.42	95% Mean C.I.:	74.06 to 90.92
TOTAL Assessed Value:	1,634,570						
AVG. Adj. Sales Price:	137,700	COD:	14.33	MAX Sales Ratio:	103.32		
AVG. Assessed Value:	116,755	PRD:	97.29	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
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	86.66	86.43	86.22	5.54	100.24	77.79	94.60	N/A	137,850	118,853
01/01/05 TO 03/31/05	2	92.83	92.83	98.80	11.29	93.96	82.35	103.32	N/A	127,500	125,967
04/01/05 TO 06/30/05	1	90.55	90.55	90.55			90.55	90.55	N/A	155,900	141,175
07/01/05 TO 09/30/05	3	71.75	65.96	54.08	27.49	121.96	33.48	92.65	N/A	61,333	33,170
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	1	68.82	68.82	68.82			68.82	68.82	N/A	165,000	113,550
____Study Years____											
07/01/04 TO 06/30/05	7	87.85	88.85	90.26	6.97	98.44	77.79	103.32	77.79 to 103.32	137,471	124,075
07/01/05 TO 06/30/06	7	71.75	76.13	79.34	22.87	95.96	33.48	100.39	33.48 to 100.39	137,928	109,435
____Calendar Yrs____											
01/01/05 TO 12/31/05	9	90.55	82.26	86.31	16.31	95.30	33.48	103.32	70.86 to 100.39	134,600	116,178
____ALL____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4500	1	68.82	68.82	68.82			68.82	68.82	N/A	165,000	113,550
AREA 4505	8	86.66	81.77	85.11	17.16	96.07	33.48	103.32	33.48 to 103.32	170,362	145,003
AREA 4510	4	91.60	90.04	90.94	3.92	99.01	82.35	94.60	N/A	96,475	87,736
Y-CABIN	1	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
____ALL____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755
____ALL____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	89.20	87.47	88.17	9.66	99.20	68.82	103.32	77.79 to 94.99	149,900	132,168
2	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
3	1	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
____ALL____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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TOTAL Sales Price:	1,930,800	WGT. MEAN:	85	STD:	17.81	95% Wgt. Mean C.I.:	76.07 to 93.51
TOTAL Adj.Sales Price:	1,927,800	MEAN:	82	AVG.ABS.DEV:	12.42	95% Mean C.I.:	74.06 to 90.92
TOTAL Assessed Value:	1,634,570						
AVG. Adj. Sales Price:	137,700	COD:	14.33	MAX Sales Ratio:	103.32		
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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	12	89.20	87.47	88.17	9.66	99.20	68.82	103.32	77.79 to 94.99	149,900	132,168
06	2	52.61	52.61	37.64	36.37	139.80	33.48	71.75	N/A	64,500	24,275
07											
ALL	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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	2	78.16	78.16	77.45	9.34	100.92	70.86	85.46	N/A	172,200	133,367
48-0303	1	92.65	92.65	92.65			92.65	92.65	N/A	55,000	50,960
76-0002	2	70.29	70.29	69.05	2.08	101.79	68.82	71.75	N/A	89,500	61,797
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	6	92.57	91.79	93.71	5.26	97.95	82.35	100.39	82.35 to 100.39	150,233	140,777
80-0005											
NonValid School											
ALL	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	85.10	85.36	87.05	10.29	98.06	70.86	100.39	N/A	156,750	136,447
1920 TO 1939	3	77.79	79.75	75.91	10.21	105.06	68.82	92.65	N/A	117,666	89,325
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											
1970 TO 1979	3	94.60	96.16	96.94	4.50	99.19	90.55	103.32	N/A	158,633	153,780
1980 TO 1989	1	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
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
ALL	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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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	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
30000 TO 59999	2	87.50	87.50	87.50	5.89	100.00	82.35	92.65	N/A	55,000	48,125
100000 TO 149999	4	82.82	73.43	74.58	21.49	98.46	33.48	94.60	N/A	127,750	95,278
150000 TO 249999	7	90.55	87.77	88.73	11.61	98.91	68.82	103.32	68.82 to 103.32	184,685	163,880
ALL _____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
30000 TO 59999	3	82.35	69.49	59.89	23.95	116.03	33.48	92.65	N/A	75,000	44,918
100000 TO 149999	7	85.46	82.28	81.42	9.28	101.06	68.82	94.60	68.82 to 94.60	151,614	123,438
150000 TO 249999	3	100.39	99.57	99.71	2.77	99.85	94.99	103.32	N/A	209,166	208,566
ALL _____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
20	1	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
30	7	87.85	87.96	88.32	5.96	99.58	77.79	94.99	77.79 to 94.99	121,271	107,110
35	2	79.69	79.69	79.38	13.63	100.39	68.82	90.55	N/A	160,450	127,362
40	3	100.39	91.52	92.45	10.78	99.00	70.86	103.32	N/A	209,666	193,840
ALL _____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
101	5	90.55	89.14	93.63	8.99	95.20	71.75	103.32	N/A	129,060	120,838
102	2	85.63	85.63	87.38	17.24	97.99	70.86	100.39	N/A	214,500	187,437
104	6	85.10	84.08	83.55	9.11	100.63	68.82	94.99	68.82 to 94.99	123,083	102,833
ALL _____											
	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755

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(!: AVTot=0)

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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)	1	33.48	33.48	33.48			33.48	33.48	N/A	115,000	38,505
20	1	71.75	71.75	71.75			71.75	71.75	N/A	14,000	10,045
25	1	92.65	92.65	92.65			92.65	92.65	N/A	55,000	50,960
30	6	94.79	92.45	92.85	7.51	99.57	70.86	103.32	70.86 to 103.32	182,066	169,054
35	1	82.35	82.35	82.35			82.35	82.35	N/A	55,000	45,290
40	2	82.82	82.82	83.00	6.07	99.78	77.79	87.85	N/A	138,000	114,545
45	2	77.14	77.14	76.89	10.79	100.33	68.82	85.46	N/A	160,200	123,177
ALL	14	86.66	82.49	84.79	14.33	97.29	33.48	103.32	70.86 to 94.99	137,700	116,755