

PAD 2008 R&O Statistics

Base Stat

Query: 6432

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	709	MEDIAN:	97	COV:	39.32	95% Median C.I.:	96.13 to 97.01
TOTAL Sales Price:	58,141,630	WGT. MEAN:	95	STD:	40.16	95% Wgt. Mean C.I.:	93.94 to 96.23
TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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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>											
07/01/05 TO 09/30/05	98	96.88	97.53	96.70	8.18	100.86	44.00	229.33	95.83 to 97.87	79,709	77,080
10/01/05 TO 12/31/05	87	98.15	108.33	99.38	14.66	109.01	72.02	452.70	97.02 to 98.65	80,903	80,402
01/01/06 TO 03/31/06	79	97.14	100.73	95.11	12.47	105.91	36.71	268.30	95.98 to 98.31	67,997	64,675
04/01/06 TO 06/30/06	100	97.01	112.84	97.66	20.97	115.55	50.00	400.00	95.88 to 98.31	86,156	84,136
07/01/06 TO 09/30/06	89	95.00	103.07	93.42	18.49	110.33	40.00	500.00	94.03 to 96.26	85,448	79,828
10/01/06 TO 12/31/06	75	95.60	98.88	92.39	11.02	107.03	57.34	337.20	94.10 to 97.24	78,606	72,622
01/01/07 TO 03/31/07	67	96.56	95.79	94.68	9.27	101.17	40.05	233.31	94.39 to 97.92	80,905	76,601
04/01/07 TO 06/30/07	114	96.13	98.08	91.80	14.48	106.84	28.14	298.70	95.44 to 97.13	92,299	84,727
<u>Study Years</u>											
07/01/05 TO 06/30/06	364	97.20	105.01	97.35	14.22	107.88	36.71	452.70	96.71 to 97.87	79,223	77,120
07/01/06 TO 06/30/07	345	95.91	99.10	92.87	13.75	106.71	28.14	500.00	95.27 to 96.59	85,342	79,254
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	343	96.23	104.47	94.86	16.26	110.13	36.71	500.00	95.77 to 96.95	80,139	76,018
<u>ALL</u>											
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	29	99.09	107.09	99.26	13.42	107.89	70.59	385.70	97.62 to 99.74	78,809	78,227
BARNESTON	8	99.18	147.63	107.13	75.37	137.81	44.00	400.00	44.00 to 400.00	8,675	9,293
BEATRICE	432	96.28	98.97	96.62	5.77	102.43	55.56	337.20	96.02 to 96.82	88,357	85,375
BEATRICE SUBDIVISION	4	92.96	93.61	93.78	3.31	99.81	89.20	99.31	N/A	126,750	118,870
BLUE SPRINGS	15	98.61	122.75	104.01	34.77	118.01	50.00	298.70	95.00 to 101.13	12,910	13,428
CLATONIA	10	98.53	97.47	97.81	2.24	99.65	86.64	100.83	96.13 to 99.89	57,600	56,339
CORTLAND	18	97.39	93.62	93.11	11.30	100.55	33.52	114.67	92.87 to 102.18	120,958	112,620
ELLIS	2	78.94	78.94	61.83	23.25	127.68	60.59	97.29	N/A	35,700	22,072
FILLEY	6	82.47	76.04	81.14	21.10	93.72	28.14	100.00	28.14 to 100.00	51,833	42,055
HOLMESVILLE	6	50.00	73.55	62.06	62.62	118.52	36.71	180.00	36.71 to 180.00	14,666	9,101
LIBERTY	2	113.14	113.14	79.89	38.86	141.61	69.17	157.10	N/A	20,500	16,377
ODELL	12	99.53	122.84	100.75	38.09	121.93	50.00	239.47	93.33 to 200.00	29,404	29,623
PICKRELL	7	87.00	88.58	89.09	6.44	99.43	80.68	101.69	80.68 to 101.69	61,981	55,220
ROCKFORD	1	57.43	57.43	57.43			57.43	57.43	N/A	110,000	63,175
RURAL	57	91.53	96.11	87.34	21.04	110.05	57.34	282.00	81.94 to 97.72	132,139	115,407
RURAL SUB NORTH	30	95.19	103.44	94.89	28.87	109.01	40.05	452.70	84.89 to 100.00	103,245	97,966
RURAL SUB SOUTH	2	93.61	93.61	71.46	33.54	130.99	62.21	125.00	N/A	95,000	67,887
VIRGINIA	6	124.87	124.12	99.40	43.29	124.87	42.82	234.29	42.82 to 234.29	31,231	31,045
WYMORE	62	98.34	121.75	100.38	31.97	121.29	50.00	500.00	95.96 to 100.34	30,427	30,543
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	615	96.76	102.80	96.45	12.67	106.58	28.14	500.00	96.25 to 97.12	76,346	73,635
2	11	87.48	85.81	86.11	16.00	99.65	62.00	133.42	62.21 to 99.17	121,409	104,545
3	82	95.31	99.99	89.87	23.27	111.26	40.05	452.70	87.92 to 97.98	121,838	109,493
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

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
0	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	638	96.68	99.46	95.04	9.14	104.65	28.14	337.20	96.22 to 97.02	88,249	83,872
2	69	94.59	122.52	89.87	54.62	136.33	40.00	500.00	84.89 to 100.00	28,137	25,288
3	1	452.70	452.70	452.70			452.70	452.70	N/A	35,000	158,445
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

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PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	696	96.60	101.64	95.05	13.43	106.93	33.52	500.00	96.12 to 96.98	83,165	79,050	
06												
07	13	99.29	128.72	99.44	44.20	129.45	28.14	337.20	92.71 to 157.10	30,569	30,396	
ALL												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	94.03	94.03	94.03			94.03	94.03	N/A	115,000	108,130	
34-0001	92	97.59	116.14	95.53	32.73	121.57	36.71	500.00	95.83 to 99.00	33,185	31,703	
34-0015	464	96.26	98.84	96.02	6.85	102.93	55.56	337.20	95.98 to 96.78	88,407	84,888	
34-0034	55	96.39	98.51	88.93	18.79	110.78	28.14	385.70	93.52 to 98.53	95,945	85,320	
34-0100	26	99.31	121.83	95.54	44.25	127.52	44.00	400.00	90.86 to 100.26	38,444	36,730	
48-0300	7	98.04	106.88	103.89	9.59	102.88	96.67	146.33	96.67 to 146.33	80,642	83,777	
55-0160	39	96.26	99.82	93.09	23.81	107.23	33.52	452.70	89.01 to 99.44	140,996	131,251	
67-0069	10	100.94	112.20	96.24	39.98	116.58	42.82	234.29	65.50 to 152.40	39,928	38,428	
76-0002	1	79.62	79.62	79.62			79.62	79.62	N/A	94,500	75,245	
76-0082	14	98.15	96.06	94.51	3.36	101.64	81.79	100.83	91.53 to 99.43	89,857	84,922	
NonValid School	1	94.03	94.03	94.03			94.03	94.03	N/A	115,000	108,130	
ALL												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	79	97.20	124.33	97.45	53.23	127.58	40.00	500.00	89.29 to 100.00	32,711	31,878	
Prior TO 1860	1	97.28	97.28	97.28			97.28	97.28	N/A	58,000	56,420	
1860 TO 1899	9	95.82	104.85	95.47	11.17	109.83	93.33	180.00	93.94 to 99.30	68,333	65,235	
1900 TO 1919	162	96.66	103.12	96.17	12.78	107.22	36.71	298.70	95.89 to 97.13	50,474	48,543	
1920 TO 1939	107	96.39	95.64	92.91	6.76	102.94	33.52	162.03	95.04 to 97.19	58,311	54,177	
1940 TO 1949	35	96.59	102.18	92.32	15.18	110.68	57.44	268.30	94.01 to 98.50	69,905	64,538	
1950 TO 1959	50	98.29	98.63	97.88	3.15	100.76	91.65	147.86	97.28 to 98.70	81,098	79,381	
1960 TO 1969	86	96.54	100.97	96.01	9.29	105.17	57.43	337.20	95.44 to 97.87	95,076	91,281	
1970 TO 1979	79	96.26	99.66	95.91	10.05	103.90	28.14	234.29	95.11 to 97.51	109,249	104,786	
1980 TO 1989	27	96.78	93.22	91.51	5.92	101.87	60.59	100.72	94.95 to 98.69	135,764	124,234	
1990 TO 1994	12	96.72	96.50	96.63	2.41	99.87	92.74	102.18	94.20 to 99.06	170,108	164,381	
1995 TO 1999	21	96.12	94.11	93.31	5.41	100.85	72.14	105.21	91.79 to 98.45	163,819	152,856	
2000 TO Present	41	95.90	95.03	94.45	5.20	100.61	69.20	125.14	94.92 to 97.75	198,806	187,766	
ALL												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

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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 \$ _____												
1 TO 4999	42	100.00	161.10	158.83	84.74	101.43	40.00	500.00	96.89 to 200.00	1,849	2,937	
5000 TO 9999	16	106.94	139.07	136.65	51.45	101.77	28.14	298.70	95.58 to 225.33	7,318	10,000	
Total \$ _____												
1 TO 9999	58	100.57	155.02	145.50	76.17	106.55	28.14	500.00	99.29 to 179.50	3,358	4,886	
10000 TO 29999	90	97.90	109.48	106.67	18.08	102.64	42.82	276.67	97.00 to 98.70	19,918	21,247	
30000 TO 59999	147	96.60	96.44	95.90	9.16	100.56	36.71	452.70	95.47 to 97.28	43,866	42,069	
60000 TO 99999	198	96.82	97.06	97.20	5.78	99.86	44.62	225.54	96.24 to 97.68	78,762	76,553	
100000 TO 149999	114	95.06	93.96	93.94	4.41	100.01	33.52	111.72	94.03 to 96.11	123,204	115,743	
150000 TO 249999	91	95.59	92.87	92.66	5.80	100.23	57.34	108.47	94.85 to 96.75	185,829	172,191	
250000 TO 499999	11	94.97	91.91	91.47	5.86	100.48	62.28	105.25	87.48 to 96.39	299,454	273,900	
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	38	99.87	137.80	104.45	67.87	131.93	28.14	500.00	95.00 to 136.67	1,797	1,877	
5000 TO 9999	17	97.00	126.13	106.72	38.91	118.19	70.59	337.20	92.15 to 157.10	7,511	8,016	
Total \$ _____												
1 TO 9999	55	99.29	134.19	105.93	58.98	126.68	28.14	500.00	95.00 to 101.13	3,563	3,774	
10000 TO 29999	98	97.68	110.48	94.03	25.81	117.49	36.71	385.70	96.92 to 98.65	21,620	20,329	
30000 TO 59999	155	96.26	98.07	94.52	9.26	103.76	33.52	267.56	95.39 to 97.39	45,864	43,352	
60000 TO 99999	195	96.82	96.88	95.54	5.22	101.41	57.34	268.30	96.18 to 97.51	81,739	78,090	
100000 TO 149999	117	95.12	95.91	94.71	5.52	101.27	57.44	155.33	94.50 to 96.25	128,525	121,722	
150000 TO 249999	82	96.07	100.05	94.91	10.95	105.42	62.28	452.70	95.00 to 97.20	191,696	181,934	
250000 TO 499999	7	95.79	98.10	97.51	4.37	100.61	92.85	108.47	92.85 to 108.47	308,714	301,028	
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QUALITY											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	87	97.29	122.12	97.43	48.79	125.33	40.00	500.00	92.25 to 100.00	45,475	44,309
10	5	101.13	140.53	110.26	41.23	127.46	97.24	225.00	N/A	8,200	9,041
15	1	92.91	92.91	92.91			92.91	92.91	N/A	49,900	46,360
20	86	96.96	107.83	98.30	18.89	109.70	36.71	298.70	96.26 to 98.17	41,727	41,015
25	15	94.10	91.91	90.00	3.77	102.12	72.43	97.92	93.52 to 95.25	58,993	53,094
30	454	96.60	97.95	94.68	7.61	103.46	28.14	337.20	96.08 to 97.12	87,289	82,645
35	39	97.06	97.01	95.85	4.69	101.21	69.20	142.63	93.39 to 98.86	160,433	153,775
40	19	95.58	96.66	97.05	2.54	99.60	92.34	105.25	94.03 to 99.22	168,794	163,808
45	3	92.74	83.12	77.12	11.52	107.78	62.28	94.34	N/A	222,100	171,278
<u>ALL</u>											
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	84	97.89	123.11	98.00	50.10	125.63	40.00	500.00	90.91 to 100.00	39,933	39,132
100	12	99.27	127.56	98.21	44.26	129.89	28.14	337.20	92.71 to 157.10	32,200	31,622
101	426	96.26	99.37	95.06	8.97	104.54	33.52	298.70	95.93 to 96.94	88,382	84,014
102	48	95.93	97.56	93.66	8.40	104.16	42.82	239.47	94.00 to 96.78	82,428	77,202
103	13	96.26	95.43	94.73	3.58	100.73	81.94	100.02	92.75 to 99.59	128,676	121,898
104	86	96.86	97.78	93.38	8.38	104.72	57.34	225.33	95.82 to 97.98	76,853	71,762
106	8	97.88	97.56	97.99	3.85	99.56	86.64	108.48	86.64 to 108.48	108,081	105,908
111	14	97.06	95.49	94.79	4.40	100.74	77.35	105.21	92.87 to 99.48	123,076	116,659
301	6	97.75	96.72	96.88	2.80	99.83	92.45	100.29	92.45 to 100.29	135,633	131,406
304	11	98.27	98.11	98.11	0.90	100.00	95.88	99.74	96.78 to 99.54	103,945	101,977
305	1	100.10	100.10	100.10			100.10	100.10	N/A	105,000	105,110
<u>ALL</u>											
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(!: Derived)

NUMBER of Sales:	709	MEDIAN:	97	COV:	39.32	95% Median C.I.:	96.13 to 97.01
TOTAL Sales Price:	58,141,630	WGT. MEAN:	95	STD:	40.16	95% Wgt. Mean C.I.:	93.94 to 96.23
TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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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)	87	97.29	122.12	97.43	48.79	125.33	40.00	500.00	92.25 to 100.00	45,475	44,309
10	14	96.77	106.86	98.27	15.59	108.74	84.48	225.00	91.03 to 100.62	12,642	12,423
15	3	96.16	138.56	133.24	45.60	103.99	93.98	225.54	N/A	101,966	135,858
20	76	97.52	111.55	98.21	21.51	113.58	28.14	298.70	96.04 to 98.65	41,965	41,213
25	48	96.26	97.66	95.48	4.36	102.29	82.83	193.90	94.68 to 96.95	52,012	49,659
30	354	96.68	97.43	95.37	6.61	102.16	36.71	290.00	96.12 to 97.17	88,404	84,307
35	45	94.52	93.73	91.58	4.77	102.35	57.44	100.82	93.31 to 97.91	116,236	106,447
40	72	95.75	97.31	93.35	10.64	104.24	33.52	337.20	94.97 to 96.94	142,875	133,376
45	1	62.28	62.28	62.28			62.28	62.28	N/A	350,000	217,995
50	7	98.49	105.41	101.82	10.12	103.52	93.03	155.33	93.03 to 155.33	118,628	120,790
60	2	99.20	99.20	99.21	0.09	99.99	99.11	99.29	N/A	81,000	80,360
<u>ALL</u>	<u>709</u>	<u>96.65</u>	<u>102.13</u>	<u>95.08</u>	<u>14.02</u>	<u>107.42</u>	<u>28.14</u>	<u>500.00</u>	<u>96.13 to 97.01</u>	<u>82,201</u>	<u>78,158</u>