

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6445

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 03/23/2008

NUMBER of Sales:	111	MEDIAN:	71	COV:	26.73	95% Median C.I.:	69.09 to 75.89	(!: Derived)
(AgLand) TOTAL Sales Price:	27,043,668	WGT. MEAN:	60	STD:	19.25	95% Wgt. Mean C.I.:	44.19 to 74.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	27,043,668	MEAN:	72	AVG.ABS.DEV:	14.68	95% Mean C.I.:	68.46 to 75.62	
(AgLand) TOTAL Assessed Value:	16,089,638							
AVG. Adj. Sales Price:	243,636	COD:	20.59	MAX Sales Ratio:	124.20			
AVG. Assessed Value:	144,951	PRD:	121.09	MIN Sales Ratio:	10.97			

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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	9	91.82	85.76	82.00	17.01	104.59	53.25	115.36	69.23 to 99.63	132,297	108,485
10/01/04 TO 12/31/04	11	70.98	73.39	72.63	10.62	101.05	60.82	91.65	61.60 to 82.45	155,506	112,939
01/01/05 TO 03/31/05	8	73.24	72.60	67.40	33.34	107.71	20.03	124.20	20.03 to 124.20	546,812	368,544
04/01/05 TO 06/30/05	10	76.49	73.98	65.34	21.41	113.23	28.86	99.17	42.03 to 94.82	167,150	109,208
07/01/05 TO 09/30/05	8	77.85	73.64	60.36	22.86	122.00	37.70	100.43	37.70 to 100.43	138,487	83,589
10/01/05 TO 12/31/05	7	69.48	68.91	68.04	5.33	101.27	57.59	75.64	57.59 to 75.64	147,000	100,024
01/01/06 TO 03/31/06	11	69.09	67.73	63.11	15.98	107.31	45.51	93.27	47.13 to 77.79	221,930	140,067
04/01/06 TO 06/30/06	9	69.25	71.36	69.60	17.21	102.53	46.87	106.20	57.78 to 82.11	166,812	116,103
07/01/06 TO 09/30/06	5	60.67	61.35	63.02	15.28	97.35	45.00	79.60	N/A	312,315	196,811
10/01/06 TO 12/31/06	10	82.81	82.52	76.66	16.34	107.63	52.06	102.76	63.23 to 98.61	173,260	132,828
01/01/07 TO 03/31/07	10	67.35	62.02	28.26	26.23	219.41	10.97	92.23	44.38 to 83.77	571,972	161,666
04/01/07 TO 06/30/07	13	63.90	68.17	64.83	21.60	105.14	49.18	96.25	52.82 to 89.56	231,005	149,765
<u>Study Years</u>											
07/01/04 TO 06/30/05	38	76.25	76.31	69.96	20.82	109.08	20.03	124.20	69.13 to 88.30	235,453	164,714
07/01/05 TO 06/30/06	35	69.48	70.25	65.05	16.42	107.99	37.70	106.20	65.23 to 75.36	173,698	112,987
07/01/06 TO 06/30/07	38	70.87	69.43	48.90	22.22	141.99	10.97	102.76	60.67 to 78.57	316,236	154,630
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	33	72.91	72.48	66.11	22.41	109.65	20.03	124.20	68.53 to 85.39	247,966	163,918
01/01/06 TO 12/31/06	35	69.69	71.97	67.68	19.18	106.34	45.00	106.20	63.27 to 77.79	206,763	139,943
<u>ALL</u>											
	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3241	8	79.84	83.19	76.52	16.58	108.72	68.28	99.63	68.28 to 99.63	177,759	136,020	
3243	7	64.01	68.18	65.37	18.95	104.30	52.82	98.18	52.82 to 98.18	217,414	142,123	
3245	1	75.36	75.36	75.36			75.36	75.36	N/A	126,000	94,950	
3247	4	80.90	81.94	79.20	13.78	103.46	69.25	96.69	N/A	246,375	195,117	
3277	1	63.44	63.44	63.44			63.44	63.44	N/A	164,500	104,355	
3279	2	61.75	61.75	62.78	11.05	98.35	54.92	68.57	N/A	147,375	92,526	
3281	3	60.82	64.76	66.84	18.20	96.89	50.13	83.34	N/A	325,666	217,678	
3283	6	69.91	67.63	61.48	18.08	110.00	46.87	82.11	46.87 to 82.11	190,774	117,286	
3465	3	57.29	54.42	54.56	10.02	99.74	44.38	61.60	N/A	442,333	241,355	
3467	2	57.12	57.12	46.77	21.20	122.13	45.01	69.23	N/A	755,000	353,123	
3469	1	124.20	124.20	124.20			124.20	124.20	N/A	1,650,000	2,049,300	
3471	6	69.87	61.88	51.93	21.19	119.17	28.86	77.79	28.86 to 77.79	208,315	108,169	
3501	3	67.48	70.16	69.29	4.10	101.25	67.35	75.64	N/A	203,333	140,897	
3505	5	75.00	78.20	74.60	23.71	104.82	45.00	106.20	N/A	216,300	161,353	
3507	7	77.72	84.76	84.19	14.32	100.68	70.86	115.36	70.86 to 115.36	101,050	85,071	
3691	7	66.62	65.21	65.06	9.16	100.24	53.25	76.88	53.25 to 76.88	149,228	97,086	
3693	5	70.98	73.03	73.63	12.66	99.19	57.59	89.95	N/A	163,515	120,398	
3695	6	39.87	39.78	19.65	42.35	202.50	10.97	82.45	10.97 to 82.45	998,102	196,084	
3697	12	77.59	75.34	63.88	20.86	117.94	36.09	98.61	61.54 to 94.82	132,416	84,589	
3733	4	78.26	76.31	76.92	4.02	99.21	68.97	79.77	N/A	116,624	89,707	
3735	11	85.39	79.48	69.19	16.45	114.87	49.54	100.43	57.78 to 98.08	122,081	84,465	
3737	4	76.16	76.06	66.75	25.64	113.94	49.18	102.76	N/A	112,504	75,101	
3739	3	78.57	82.58	82.10	7.37	100.58	75.89	93.27	N/A	190,783	156,637	
ALL												
	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951	
ALL												
	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951	
ALL												
	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951	

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
55-0001	10	82.11	83.19	82.01	24.66	101.44	45.01	124.20	57.29 to 115.36	473,560	388,344
55-0145	16	68.03	66.93	62.88	16.71	106.45	28.86	96.69	54.92 to 77.76	220,290	138,510
55-0148	9	63.23	66.12	63.20	20.46	104.62	44.38	83.34	46.87 to 82.11	233,738	147,721
55-0160	34	73.96	71.46	40.28	23.58	177.42	10.97	106.20	67.04 to 82.45	285,020	114,802
55-0161	17	71.38	75.23	70.37	17.53	106.91	52.82	99.63	60.82 to 98.18	191,469	134,734
66-0501	8	72.37	72.85	61.22	21.22	119.00	36.09	98.61	36.09 to 98.61	155,500	95,198
76-0002	13	69.13	67.82	63.77	14.13	106.34	45.00	89.95	57.59 to 76.88	140,769	89,774
76-0082	3	78.57	82.58	82.10	7.37	100.58	75.89	93.27	N/A	190,783	156,637
80-0005	1	77.72	77.72	77.72			77.72	77.72	N/A	87,750	68,196
NonValid School											
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	99.17	99.17	99.17			99.17	99.17	N/A	80,000	79,335
0.01 TO 10.00	3	72.91	73.97	71.00	8.48	104.19	65.23	83.77	N/A	79,166	56,205
10.01 TO 30.00	51	77.72	78.27	73.14	17.18	107.02	42.03	115.36	71.26 to 82.27	107,683	78,756
30.01 TO 50.00	23	67.48	65.00	60.85	16.28	106.82	28.86	90.00	57.59 to 71.38	194,198	118,168
50.01 TO 100.00	22	63.62	67.65	71.81	24.90	94.21	36.09	124.20	52.82 to 79.15	364,850	261,995
100.01 TO 180.00	11	72.32	63.67	38.25	24.23	166.47	10.97	93.27	20.03 to 83.34	794,641	303,939
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

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 \$											
30000 TO 59999	4	81.17	87.65	87.68	14.68	99.97	72.91	115.36	N/A	53,750	47,128
60000 TO 99999	34	83.83	84.12	83.26	12.52	101.03	59.65	102.76	76.88 to 91.82	77,280	64,343
100000 TO 149999	21	69.23	70.02	70.10	10.87	99.88	53.25	98.60	63.90 to 75.36	121,327	85,050
150000 TO 249999	26	68.55	71.38	71.90	18.43	99.28	42.03	106.20	63.23 to 79.15	195,376	140,474
250000 TO 499999	20	53.11	56.78	57.46	24.34	98.82	28.86	83.34	46.87 to 70.48	352,992	202,828
500000 +	6	51.15	54.02	44.34	56.08	121.83	10.97	124.20	10.97 to 124.20	1,585,604	703,078
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951

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 \$											
30000 TO 59999	10	73.71	73.48	72.25	9.43	101.70	59.65	88.41	60.67 to 83.77	69,559	50,258
60000 TO 99999	50	75.01	77.25	72.48	18.70	106.59	42.03	115.36	69.48 to 85.39	100,495	72,838
100000 TO 149999	18	63.73	63.24	56.92	21.88	111.10	28.86	98.60	46.87 to 75.64	212,666	121,044
150000 TO 249999	22	69.47	70.58	66.96	20.63	105.40	44.38	106.20	53.40 to 82.45	267,914	179,398
250000 TO 499999	9	70.48	59.89	36.72	25.02	163.08	10.97	83.34	20.03 to 79.60	950,133	348,904
500000 +	2	84.61	84.61	87.85	46.80	96.31	45.01	124.20	N/A	1,525,000	1,339,695
ALL	111	71.26	72.04	59.50	20.59	121.09	10.97	124.20	69.09 to 75.89	243,636	144,951