

**PAD 2008 R&O Statistics**

Query: 6204

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>72</b>	COV:	35.98	95% Median C.I.:	64.66 to 92.22	(!: Derived)
(AgLand) TOTAL Sales Price:	3,261,401	WGT. MEAN:	66	STD:	27.96	95% Wgt. Mean C.I.:	51.54 to 79.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,261,401	MEAN:	78	AVG.ABS.DEV:	20.84	95% Mean C.I.:	66.17 to 89.25	
(AgLand) TOTAL Assessed Value:	2,143,975							
AVG. Adj. Sales Price:	130,456	COD:	28.98	MAX Sales Ratio:	133.94			
AVG. Assessed Value:	85,759	PRD:	118.21	MIN Sales Ratio:	25.58			

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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											
10/01/04 TO 12/31/04	2	120.64	120.64	120.36	4.76	100.23	114.89	126.38	N/A	10,500	12,638
01/01/05 TO 03/31/05	3	97.79	107.16	99.34	10.26	107.87	96.79	126.89	N/A	141,147	140,219
04/01/05 TO 06/30/05	3	85.58	94.77	98.97	26.93	95.75	64.79	133.94	N/A	71,743	71,006
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	7	71.91	76.82	75.81	12.87	101.32	58.64	93.48	58.64 to 93.48	118,609	89,921
04/01/06 TO 06/30/06	2	69.21	69.21	68.82	6.57	100.56	64.66	73.75	N/A	73,140	50,336
07/01/06 TO 09/30/06	2	53.76	53.76	49.78	38.73	108.00	32.94	74.58	N/A	148,360	73,847
10/01/06 TO 12/31/06	1	68.73	68.73	68.73			68.73	68.73	N/A	140,742	96,725
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	5	55.13	48.67	42.98	20.51	113.23	25.58	64.51	N/A	237,544	102,095
<u>Study Years</u>											
07/01/04 TO 06/30/05	8	106.34	105.88	99.89	18.47	106.00	64.79	133.94	64.79 to 133.94	82,459	82,369
07/01/05 TO 06/30/06	9	71.91	75.13	74.77	11.42	100.48	58.64	93.48	64.66 to 92.22	108,505	81,125
07/01/06 TO 06/30/07	8	56.50	52.45	46.45	24.73	112.91	25.58	74.58	25.58 to 74.58	203,147	94,361
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	6	97.29	100.96	99.22	19.09	101.76	64.79	133.94	64.79 to 133.94	106,445	105,613
01/01/06 TO 12/31/06	12	71.79	71.03	68.92	13.78	103.06	32.94	93.48	64.66 to 79.60	117,834	81,212
<u>ALL</u>											
	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

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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
207	3	70.20	66.66	64.81	6.67	102.84	57.86	71.91	N/A	115,991	75,177
211	1	32.94	32.94	32.94			32.94	32.94	N/A	176,720	58,204
215	1	97.79	97.79	97.79			97.79	97.79	N/A	178,443	174,493
421	1	93.48	93.48	93.48			93.48	93.48	N/A	84,000	78,523
423	1	40.25	40.25	40.25			40.25	40.25	N/A	255,000	102,631
425	1	79.60	79.60	79.60			79.60	79.60	N/A	211,187	168,115
461	1	85.58	85.58	85.58			85.58	85.58	N/A	101,300	86,695
463	1	25.58	25.58	25.58			25.58	25.58	N/A	400,000	102,330
465	1	73.75	73.75	73.75			73.75	73.75	N/A	67,000	49,413
471	1	64.79	64.79	64.79			64.79	64.79	N/A	38,000	24,621
669	2	64.59	64.59	64.58	0.12	100.01	64.51	64.66	N/A	79,372	51,259
671	2	113.08	113.08	109.19	18.45	103.56	92.22	133.94	N/A	93,329	101,910
679	1	126.89	126.89	126.89			126.89	126.89	N/A	30,000	38,067
723	2	75.96	75.96	72.76	27.42	104.40	55.13	96.79	N/A	254,128	184,891
725	1	74.58	74.58	74.58			74.58	74.58	N/A	120,000	89,491
728	3	114.89	103.33	75.43	16.73	136.99	68.73	126.38	N/A	53,914	40,667
733	2	65.16	65.16	62.50	10.00	104.25	58.64	71.67	N/A	118,187	73,868
ALL	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	4	85.69	88.35	75.55	27.42	116.93	55.13	126.89	N/A	164,564	124,335
2	5	85.58	95.04	79.46	21.72	119.61	68.73	126.38	N/A	94,845	75,362
3	11	64.79	71.26	58.05	36.94	122.77	25.58	133.94	32.94 to 97.79	140,415	81,504
4	3	70.20	66.66	64.81	6.67	102.84	57.86	71.91	N/A	115,991	75,177
5	2	65.16	65.16	62.50	10.00	104.25	58.64	71.67	N/A	118,187	73,868
ALL	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

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	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759
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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
DRY	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759
____ALL____	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**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
DRY	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759
____ALL____	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**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
DRY	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759
____ALL____	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0049											
08-0036											
54-0013	6	73.13	85.82	69.33	26.62	123.77	58.64	126.38	58.64 to 126.38	86,352	59,871
54-0096	3	70.20	66.66	64.81	6.67	102.84	57.86	71.91	N/A	115,991	75,177
54-0501	3	93.48	77.17	68.73	20.52	112.28	40.25	97.79	N/A	172,481	118,549
54-0505											
54-0576	2	75.96	75.96	72.76	27.42	104.40	55.13	96.79	N/A	254,128	184,891
54-0583	6	69.27	82.31	84.45	25.49	97.47	64.51	133.94	64.51 to 133.94	75,067	63,395
54-0586	5	79.60	70.12	49.33	38.68	142.15	25.58	126.89	N/A	183,841	90,682
70-0005											
70-0542											
NonValid School											
____ALL____	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

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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
0.01 TO 10.00	2	120.64	120.64	120.36	4.76	100.23	114.89	126.38	N/A	10,500	12,638
30.01 TO 50.00	3	71.91	87.86	82.82	28.79	106.09	64.79	126.89	N/A	42,133	34,894
50.01 TO 100.00	10	69.47	66.45	63.76	12.54	104.21	32.94	85.58	57.86 to 74.58	112,408	71,675
100.01 TO 180.00	9	79.60	75.07	61.98	33.06	121.12	25.58	133.94	40.25 to 96.79	201,275	124,752
180.01 TO 330.00	1	97.79	97.79	97.79			97.79	97.79	N/A	178,443	174,493
ALL	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**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	2	120.64	120.64	120.36	4.76	100.23	114.89	126.38	N/A	10,500	12,638
30000 TO 59999	3	71.91	87.86	82.82	28.79	106.09	64.79	126.89	N/A	42,133	34,894
60000 TO 99999	6	72.71	83.67	83.90	23.00	99.72	64.51	133.94	64.51 to 133.94	75,945	63,721
100000 TO 149999	5	74.58	78.26	77.36	10.42	101.16	68.73	92.22	N/A	120,469	93,198
150000 TO 249999	6	69.12	70.60	72.13	30.08	97.88	32.94	97.79	32.94 to 97.79	184,620	133,175
250000 TO 499999	3	40.25	40.32	38.67	24.47	104.28	25.58	55.13	N/A	316,085	122,215
ALL	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**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	3	114.89	102.02	84.57	17.87	120.63	64.79	126.38	N/A	19,666	16,632
30000 TO 59999	7	71.67	72.33	60.69	22.01	119.19	32.94	126.89	32.94 to 126.89	80,123	48,623
60000 TO 99999	11	70.20	72.82	59.72	29.62	121.94	25.58	133.94	40.25 to 93.48	158,513	94,665
100000 TO 149999	3	79.60	77.51	73.85	17.86	104.96	55.13	97.79	N/A	227,628	168,097
150000 TO 249999	1	96.79	96.79	96.79			96.79	96.79	N/A	215,000	208,099
ALL	25	71.91	77.71	65.74	28.98	118.21	25.58	133.94	64.66 to 92.22	130,456	85,759

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 6204

What If ID: 5419 SUB STAT

Desc: New Whatif for Query ID: 6204

<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>
Majority Land Use > 95%	Dry	Land	Increase	18.000	A	1

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