

PAD 2008 R&O Statistics

Query: 6205

Type: Qualified

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

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

NUMBER of Sales:	138	MEDIAN:	94	COV:	31.23	95% Median C.I.:	92.37 to 97.37
TOTAL Sales Price:	11,216,136	WGT. MEAN:	91	STD:	29.66	95% Wgt. Mean C.I.:	87.14 to 94.27
TOTAL Adj.Sales Price:	11,225,136	MEAN:	95	AVG.ABS.DEV:	16.36	95% Mean C.I.:	90.01 to 99.91
TOTAL Assessed Value:	10,181,613						
AVG. Adj. Sales Price:	81,341	COD:	17.40	MAX Sales Ratio:	303.57		
AVG. Assessed Value:	73,779	PRD:	104.69	MIN Sales Ratio:	4.64		

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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	23	93.94	88.45	90.98	22.64	97.22	4.64	177.47	81.96 to 98.56	63,103	57,412
10/01/05 TO 12/31/05	11	89.11	111.86	95.19	31.76	117.52	75.27	303.57	79.60 to 115.76	72,352	68,871
01/01/06 TO 03/31/06	14	92.55	92.30	87.73	16.50	105.21	54.99	120.12	73.69 to 116.58	86,491	75,881
04/01/06 TO 06/30/06	19	93.60	95.87	93.59	15.71	102.44	43.05	216.66	83.12 to 99.44	65,778	61,564
07/01/06 TO 09/30/06	24	94.76	94.81	87.75	13.36	108.05	54.58	135.33	85.32 to 105.53	91,100	79,936
10/01/06 TO 12/31/06	18	91.85	88.82	85.79	13.21	103.53	64.23	111.60	77.71 to 100.02	107,580	92,295
01/01/07 TO 03/31/07	11	101.18	99.94	101.65	8.92	98.32	77.74	123.93	86.21 to 109.52	85,854	87,267
04/01/07 TO 06/30/07	18	97.97	97.36	91.85	16.71	106.00	55.82	156.88	80.66 to 105.00	80,552	73,986
<u>Study Years</u>											
07/01/05 TO 06/30/06	67	93.60	95.20	91.55	20.77	103.99	4.64	303.57	89.11 to 97.23	70,267	64,330
07/01/06 TO 06/30/07	71	96.09	94.73	90.09	13.89	105.15	54.58	156.88	89.86 to 101.18	91,791	82,697
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	75	93.83	93.17	88.28	14.53	105.55	43.05	216.66	91.32 to 97.23	87,780	77,491
<u>ALL</u>											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

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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
EAGLE RIDGE 1ST	1	94.00	94.00	94.00			94.00	94.00	N/A	57,500	54,050
EAGLE RIDGE SUB	1	94.13	94.13	94.13			94.13	94.13	N/A	40,900	38,500
NORFOLK	4	99.84	97.47	96.93	11.00	100.55	80.66	109.52	N/A	114,812	111,285
PILGER	21	96.00	109.53	96.81	33.50	113.14	29.67	303.57	81.96 to 107.84	36,787	35,614
RURAL	16	88.20	84.81	82.58	16.60	102.70	54.99	116.62	67.55 to 97.41	151,750	125,310
SB VALLEY	1	129.48	129.48	129.48			129.48	129.48	N/A	25,000	32,370
STANTON	47	94.40	92.73	88.99	14.90	104.21	43.05	177.47	83.47 to 98.38	73,960	65,816
WAGNER'S SUB	1	54.58	54.58	54.58			54.58	54.58	N/A	150,000	81,870
WILLERS COVE V	1	79.68	79.68	79.68			79.68	79.68	N/A	18,500	14,740
WP	3	92.50	96.37	95.50	5.39	100.91	90.82	105.78	N/A	97,800	93,398
WP 02	1	135.33	135.33	135.33			135.33	135.33	N/A	58,500	79,170
WP 03	5	103.40	104.04	103.21	9.12	100.80	86.21	120.12	N/A	74,700	77,099
WP 04	5	97.03	95.94	95.91	4.45	100.03	87.61	102.69	N/A	77,517	74,347
WP 05	8	88.85	89.62	89.27	7.26	100.39	81.40	104.74	81.40 to 104.74	85,618	76,430
WP 06	4	92.13	91.83	91.78	1.69	100.05	89.11	93.94	N/A	77,800	71,407
WP 07	2	103.43	103.43	103.32	1.63	100.10	101.74	105.11	N/A	84,350	87,152
WP 08	3	103.15	101.26	101.47	3.76	99.79	94.49	106.13	N/A	83,166	84,391
WP 09	7	98.67	99.46	99.07	10.61	100.39	82.49	123.93	82.49 to 123.93	89,364	88,529
WP 10	3	98.27	99.82	98.83	7.47	101.00	89.59	111.60	N/A	126,300	124,825
WP ROY O - 04	1	21.77	21.77	21.77			21.77	21.77	N/A	15,500	3,375
WP ROY-O	1	4.64	4.64	4.64			4.64	4.64	N/A	28,000	1,300
WP WB	1	101.18	101.18	101.18			101.18	101.18	N/A	110,000	111,300
WP WB 02	1	104.83	104.83	104.83			104.83	104.83	N/A	112,000	117,415
ALL											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

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
1	68	94.47	97.92	90.41	20.83	108.31	29.67	303.57	89.33 to 98.56	62,480	56,489
2	51	93.94	93.95	94.87	13.68	99.03	4.64	135.33	92.31 to 101.18	84,451	80,121
3	19	92.88	87.08	84.44	14.79	103.13	54.99	116.62	70.95 to 97.41	140,495	118,638
ALL											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

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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	131	94.06	96.57	90.97	16.08	106.16	43.05	303.57	92.50 to 98.20	84,204	76,600
2	7	79.68	64.77	75.62	46.89	85.65	4.64	129.48	4.64 to 129.48	27,771	21,000
____ALL____											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	136	93.97	94.36	90.62	17.00	104.12	4.64	303.57	92.37 to 97.23	82,383	74,656
06											
07	2	136.01	136.01	135.01	15.34	100.74	115.14	156.88	N/A	10,500	14,176
____ALL____											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	1	97.41	97.41	97.41			97.41	97.41	N/A	110,000	107,150
19-0058	2	88.14	88.14	85.65	12.70	102.91	76.95	99.33	N/A	96,117	82,325
19-0059											
20-0030	27	91.32	103.66	90.31	30.30	114.78	29.67	303.57	79.68 to 105.53	49,424	44,635
59-0001											
59-0002	55	93.94	93.81	94.11	14.02	99.68	4.64	135.33	92.31 to 101.57	95,318	89,705
84-0003	53	94.03	91.93	86.77	15.19	105.95	43.05	177.47	83.47 to 98.20	81,998	71,148
90-0595											
NonValid School											
____ALL____											
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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	10	86.84	71.16	84.58	40.76	84.13	4.64	129.48	21.77 to 115.14	33,340	28,199
Prior TO 1860	2	65.77	65.77	64.41	17.01	102.11	54.58	76.95	N/A	133,750	86,142
1860 TO 1899	8	95.88	117.05	91.89	36.52	127.38	75.27	303.57	75.27 to 303.57	44,037	40,465
1900 TO 1919	31	87.45	91.74	86.73	19.46	105.78	55.82	216.66	80.97 to 96.00	59,506	51,607
1920 TO 1939	8	99.82	96.59	88.92	11.36	108.62	54.99	116.58	54.99 to 116.58	64,937	57,744
1940 TO 1949	2	139.93	139.93	129.85	26.83	107.76	102.38	177.47	N/A	20,500	26,620
1950 TO 1959	7	89.80	90.45	91.47	8.42	98.89	74.34	105.00	74.34 to 105.00	54,985	50,293
1960 TO 1969	9	99.44	109.14	102.07	15.29	106.93	86.21	156.88	90.82 to 135.33	70,566	72,025
1970 TO 1979	29	92.91	94.00	90.67	11.27	103.67	70.95	120.12	85.32 to 99.93	103,823	94,139
1980 TO 1989	11	93.83	95.29	95.16	3.80	100.13	89.11	115.76	91.32 to 98.20	97,109	92,413
1990 TO 1994	6	102.45	99.48	99.50	5.19	99.98	82.49	106.13	82.49 to 106.13	93,191	92,726
1995 TO 1999	10	101.38	101.92	101.14	7.99	100.77	89.59	123.93	89.77 to 111.60	103,350	104,524
2000 TO Present	5	77.71	84.60	80.01	21.24	105.74	64.41	109.08	N/A	235,000	188,022
ALL	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	73.69	135.64	123.60	123.90	109.74	29.67	303.57	N/A	7,333	9,064
Total \$											
1 TO 9999	3	73.69	135.64	123.60	123.90	109.74	29.67	303.57	N/A	7,333	9,064
10000 TO 29999	17	102.38	101.53	96.22	35.55	105.52	4.64	216.66	77.74 to 129.48	18,264	17,574
30000 TO 59999	28	94.05	94.81	95.71	13.15	99.05	65.20	144.78	83.12 to 99.10	43,998	42,112
60000 TO 99999	50	96.52	96.19	96.06	10.07	100.14	64.23	123.93	92.37 to 101.57	78,631	75,532
100000 TO 149999	31	92.60	90.48	90.39	10.89	100.10	54.99	111.60	87.45 to 98.38	117,737	106,420
150000 TO 249999	6	85.29	83.19	84.66	18.10	98.26	54.58	109.08	54.58 to 109.08	187,208	158,499
250000 TO 499999	3	66.97	67.88	67.98	3.91	99.85	64.41	72.26	N/A	318,666	216,628
ALL	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	29.67	34.56	23.83	60.89	145.07	4.64	73.69	N/A	13,800	3,288
Total \$ _____											
1 TO 9999	5	29.67	34.56	23.83	60.89	145.07	4.64	73.69	N/A	13,800	3,288
10000 TO 29999	21	99.60	115.93	100.89	32.33	114.90	75.27	303.57	81.96 to 115.14	22,661	22,864
30000 TO 59999	26	94.10	92.03	89.88	11.83	102.39	64.23	129.48	83.12 to 97.23	50,684	45,554
60000 TO 99999	57	93.35	94.73	92.16	12.92	102.79	54.58	144.78	89.86 to 99.33	86,179	79,424
100000 TO 149999	22	98.24	95.99	94.61	6.98	101.47	70.95	115.76	92.60 to 100.02	124,009	117,320
150000 TO 249999	6	74.99	80.62	76.51	17.00	105.38	64.41	109.52	64.41 to 109.52	248,666	190,248
250000 TO 499999	1	109.08	109.08	109.08			109.08	109.08	N/A	230,000	250,885
ALL _____											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	86.84	73.11	78.05	43.01	93.67	4.64	129.48	21.77 to 119.58	22,540	17,593
20	69	93.35	98.60	92.44	17.89	106.66	55.82	303.57	88.95 to 97.03	63,588	58,782
30	57	97.30	94.54	90.20	12.09	104.81	54.58	144.78	92.60 to 99.10	106,335	95,909
40	2	90.67	90.67	87.63	20.30	103.47	72.26	109.08	N/A	275,500	241,412
ALL _____											
	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	61.37	62.05	74.03	60.73	83.82	4.64	129.48	4.64 to 129.48	25,550	18,913
100	4	117.36	117.34	112.98	17.80	103.85	77.74	156.88	N/A	11,500	12,993
101	57	94.06	95.67	93.62	13.98	102.19	54.58	216.66	89.86 to 99.93	85,028	79,605
102	9	96.00	104.48	83.79	23.32	124.68	64.41	177.47	72.26 to 144.78	116,660	97,753
103	2	92.29	92.29	93.13	6.59	99.10	86.21	98.38	N/A	100,250	93,365
104	32	93.98	95.20	83.97	20.69	113.37	54.99	303.57	82.05 to 98.56	81,783	68,674
111	24	95.49	97.41	97.28	8.49	100.14	81.40	123.93	91.44 to 102.69	86,180	83,836
307	2	88.14	88.14	85.65	12.70	102.91	76.95	99.33	N/A	96,117	82,325
ALL _____											
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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)	10	86.84	73.11	78.05	43.01	93.67	4.64	129.48	21.77 to 119.58	22,540	17,593
10	1	73.69	73.69	73.69			73.69	73.69	N/A	6,500	4,790
20	24	93.59	110.03	94.91	24.56	115.93	74.34	303.57	89.11 to 102.69	66,424	63,040
30	67	97.30	96.38	94.67	14.10	101.81	54.58	156.88	89.86 to 102.24	73,341	69,431
40	25	94.99	92.13	89.10	8.60	103.40	66.97	115.27	91.32 to 98.20	104,729	93,312
50	10	78.66	78.91	76.50	14.44	103.14	54.99	99.93	64.41 to 94.40	163,695	125,232
60	1	109.08	109.08	109.08			109.08	109.08	N/A	230,000	250,885
ALL	138	94.02	94.96	90.70	17.40	104.69	4.64	303.57	92.37 to 97.37	81,341	73,779

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6205

What If ID: 5379

Desc: New Whatif for Query ID: 6205

<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>
Assessor Location	Pilger	Total	Increase	12.180	A	1
