

PAD 2008 R&O Statistics

Type: Qualified

Query: 6206

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

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

NUMBER of Sales:	14	MEDIAN:	96	COV:	42.43	95% Median C.I.:	49.87 to 123.18
TOTAL Sales Price:	1,175,349	WGT. MEAN:	109	STD:	40.50	95% Wgt. Mean C.I.:	77.33 to 141.14
TOTAL Adj.Sales Price:	1,175,349	MEAN:	95	AVG.ABS.DEV:	34.25	95% Mean C.I.:	76.29 to 114.63
TOTAL Assessed Value:	1,283,888						
AVG. Adj. Sales Price:	83,953	COD:	35.67	MAX Sales Ratio:	164.03		
AVG. Assessed Value:	91,706	PRD:	87.39	MIN Sales Ratio:	38.42		

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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	3	61.84	73.80	75.02	44.59	98.37	38.42	121.14	N/A	9,666	7,252
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	123.18	123.18	123.18			123.18	123.18	N/A	93,665	115,381
07/01/05 TO 09/30/05	1	164.03	164.03	164.03			164.03	164.03	N/A	24,000	39,367
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	49.87	49.87	49.87			49.87	49.87	N/A	5,200	2,593
04/01/06 TO 06/30/06	4	92.44	94.49	84.73	23.11	111.51	70.72	122.35	N/A	142,121	120,420
07/01/06 TO 09/30/06	1	160.63	160.63	160.63			160.63	160.63	N/A	300,000	481,885
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	96.01	96.01	106.31	11.75	90.31	84.72	107.29	N/A	57,500	61,125
04/01/07 TO 06/30/07	1	47.43	47.43	47.43			47.43	47.43	N/A	40,000	18,972
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	91.49	86.15	111.80	39.36	77.05	38.42	123.18	N/A	30,666	34,284
07/01/05 TO 06/30/06	6	92.44	98.64	87.61	35.99	112.59	49.87	164.03	49.87 to 164.03	99,614	87,273
07/01/06 TO 06/30/07	4	96.01	100.02	136.95	35.35	73.03	47.43	160.63	N/A	113,750	155,777
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	2	143.61	143.61	131.52	14.22	109.19	123.18	164.03	N/A	58,832	77,374
01/01/06 TO 12/31/06	6	92.44	98.07	110.58	35.38	88.69	49.87	160.63	49.87 to 160.63	145,614	161,026
<u>ALL</u>											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PILGER	3	49.87	69.81	75.06	55.29	93.00	38.42	121.14	N/A	8,066	6,055
RURAL	1	70.72	70.72	70.72			70.72	70.72	N/A	335,000	236,928
STANTON	10	108.32	105.63	126.05	27.95	83.80	47.43	164.03	61.84 to 160.63	81,614	102,879
<u>ALL</u>											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	107.29	97.37	124.59	31.75	78.15	38.42	164.03	49.87 to 123.18	64,642	80,535
2	1	70.72	70.72	70.72			70.72	70.72	N/A	335,000	236,928
<u>ALL</u>											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

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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	13	107.29	98.97	109.50	30.26	90.39	38.42	164.03	61.84 to 123.18	90,011	98,561
2	1	49.87	49.87	49.87			49.87	49.87	N/A	5,200	2,593
____ALL____	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	115.24	115.24	114.60	6.89	100.56	107.29	123.18	N/A	101,832	116,698
03	12	80.13	92.17	108.11	43.52	85.25	38.42	164.03	49.87 to 122.35	80,973	87,541
04											
____ALL____	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

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											
19-0058											
19-0059											
20-0030	3	49.87	69.81	75.06	55.29	93.00	38.42	121.14	N/A	8,066	6,055
59-0001											
59-0002	1	70.72	70.72	70.72			70.72	70.72	N/A	335,000	236,928
84-0003	10	108.32	105.63	126.05	27.95	83.80	47.43	164.03	61.84 to 160.63	81,614	102,879
90-0595											
NonValid School											
____ALL____	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

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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	3	123.18	111.23	150.39	29.97	73.96	49.87	160.63	N/A	132,955	199,953
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	122.35	123.70	137.97	21.61	89.66	84.72	164.03	N/A	17,333	23,914
1920 TO 1939	2	50.13	50.13	50.75	23.36	98.78	38.42	61.84	N/A	9,500	4,821
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	75.53	76.75	88.00	26.42	87.22	47.43	107.29	N/A	63,333	55,732
1980 TO 1989	2	95.93	95.93	72.19	26.28	132.89	70.72	121.14	N/A	172,500	124,521
1990 TO 1994											
1995 TO 1999	1	109.34	109.34	109.34			109.34	109.34	N/A	170,484	186,404
2000 TO Present											
ALL	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

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	49.87	57.67	53.58	30.95	107.64	38.42	84.72	N/A	6,400	3,429
Total \$											
1 TO 9999	3	49.87	57.67	53.58	30.95	107.64	38.42	84.72	N/A	6,400	3,429
10000 TO 29999	4	121.75	117.34	128.07	21.23	91.62	61.84	164.03	N/A	16,750	21,451
30000 TO 59999	2	61.48	61.48	61.48	22.85	100.00	47.43	75.53	N/A	40,000	24,591
60000 TO 99999	1	123.18	123.18	123.18			123.18	123.18	N/A	93,665	115,381
100000 TO 149999	1	107.29	107.29	107.29			107.29	107.29	N/A	110,000	118,015
150000 TO 249999	1	109.34	109.34	109.34			109.34	109.34	N/A	170,484	186,404
250000 TO 499999	2	115.68	115.68	113.20	38.86	102.19	70.72	160.63	N/A	317,500	359,406
ALL	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

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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	3	49.87	57.67	53.58	30.95	107.64	38.42	84.72	N/A	6,400	3,429
5000 TO 9999	1	61.84	61.84	61.84			61.84	61.84	N/A	10,000	6,184
Total \$ _____											
1 TO 9999	4	55.86	58.71	56.41	26.08	104.09	38.42	84.72	N/A	7,300	4,117
10000 TO 29999	4	98.34	91.61	79.15	30.64	115.75	47.43	122.35	N/A	28,250	22,359
30000 TO 59999	1	164.03	164.03	164.03			164.03	164.03	N/A	24,000	39,367
100000 TO 149999	2	115.24	115.24	114.60	6.89	100.56	107.29	123.18	N/A	101,832	116,698
150000 TO 249999	2	90.03	90.03	83.75	21.45	107.50	70.72	109.34	N/A	252,742	211,666
250000 TO 499999	1	160.63	160.63	160.63			160.63	160.63	N/A	300,000	481,885
ALL _____											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	107.29	93.45	112.99	22.78	82.71	49.87	123.18	N/A	69,621	78,663
10	6	98.34	97.22	102.99	39.28	94.39	38.42	164.03	38.42 to 164.03	19,333	19,912
20	5	84.72	94.57	109.16	35.84	86.63	47.43	160.63	N/A	170,096	185,685
ALL _____											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	86.53	86.53	119.33	42.36	72.51	49.87	123.18	N/A	49,432	58,987
352	2	108.32	108.32	108.53	0.95	99.80	107.29	109.34	N/A	140,242	152,209
353	1	164.03	164.03	164.03			164.03	164.03	N/A	24,000	39,367
384	1	61.84	61.84	61.84			61.84	61.84	N/A	10,000	6,184
406	4	66.08	73.23	71.18	45.86	102.88	38.42	122.35	N/A	19,250	13,701
421	1	160.63	160.63	160.63			160.63	160.63	N/A	300,000	481,885
526	1	121.14	121.14	121.14			121.14	121.14	N/A	10,000	12,114
528	1	75.53	75.53	75.52			75.53	75.53	N/A	40,000	30,210
531	1	70.72	70.72	70.72			70.72	70.72	N/A	335,000	236,928
ALL _____											
	14	96.01	95.46	109.23	35.67	87.39	38.42	164.03	49.87 to 123.18	83,953	91,706

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6206

What If ID: 5377

Desc: New Whatif for Query ID: 6206

<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>
All Com	All Com	Total	Increase	15.260	A	1