

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:	153	MEDIAN:	72	COV:	28.56	95% Median C.I.:	69.49 to 74.62	(! : Derived)
(AgLand) TOTAL Sales Price:	25,386,484	WGT. MEAN:	68	STD:	21.22	95% Wgt. Mean C.I.:	63.98 to 72.28	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,240,624	MEAN:	74	AVG.ABS.DEV:	15.80	95% Mean C.I.:	70.92 to 77.64	
(AgLand) TOTAL Assessed Value:	17,195,282							
AVG. Adj. Sales Price:	164,971	COD:	21.96	MAX Sales Ratio:	133.94			
AVG. Assessed Value:	112,387	PRD:	109.03	MIN Sales Ratio:	25.14			

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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>											
07/01/04 TO 09/30/04	9	104.60	95.64	97.27	12.23	98.33	71.01	112.67	72.36 to 109.16	108,824	105,851
10/01/04 TO 12/31/04	15	91.96	91.42	90.55	18.55	100.95	57.00	126.38	76.60 to 109.48	90,561	82,005
01/01/05 TO 03/31/05	16	79.25	85.00	76.11	20.21	111.69	57.80	126.89	68.44 to 100.41	206,142	156,887
04/01/05 TO 06/30/05	11	84.31	89.57	89.33	17.62	100.26	64.79	133.94	69.32 to 108.59	122,482	109,418
07/01/05 TO 09/30/05	9	73.92	70.11	59.24	14.60	118.33	45.85	85.78	53.91 to 83.26	228,314	135,264
10/01/05 TO 12/31/05	8	72.00	78.94	76.43	11.81	103.28	69.20	110.11	69.20 to 110.11	200,893	153,549
01/01/06 TO 03/31/06	20	72.57	76.41	75.86	13.30	100.73	47.19	104.89	70.20 to 79.60	114,540	86,889
04/01/06 TO 06/30/06	13	70.71	70.69	70.12	23.05	100.81	38.79	128.83	48.06 to 86.72	228,283	160,078
07/01/06 TO 09/30/06	7	62.82	58.06	52.04	15.80	111.58	32.94	74.58	32.94 to 74.58	168,156	87,504
10/01/06 TO 12/31/06	14	64.60	60.45	55.71	16.34	108.51	25.14	80.85	43.13 to 71.06	162,924	90,759
01/01/07 TO 03/31/07	16	66.26	63.05	57.66	19.63	109.34	33.28	85.86	51.31 to 77.42	158,945	91,653
04/01/07 TO 06/30/07	15	57.70	54.43	50.50	19.40	107.78	25.58	76.17	41.75 to 64.51	222,371	112,301
<u>Study Years</u>											
07/01/04 TO 06/30/05	51	85.58	89.75	84.44	19.57	106.29	57.00	133.94	78.19 to 98.95	136,930	115,618
07/01/05 TO 06/30/06	50	72.01	74.19	70.23	15.94	105.65	38.79	128.83	70.71 to 76.77	178,409	125,291
07/01/06 TO 06/30/07	52	62.65	59.19	53.92	19.06	109.78	25.14	85.86	57.00 to 66.11	179,552	96,810
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	44	77.29	81.99	74.14	18.14	110.59	45.85	133.94	71.93 to 85.58	188,808	139,990
01/01/06 TO 12/31/06	54	68.91	68.52	65.42	18.23	104.74	25.14	128.83	65.86 to 71.95	161,417	105,592
<u>ALL</u>											
	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
207	4	71.06	70.81	65.53	9.54	108.06	57.86	83.26	N/A	90,493	59,297
209	1	57.00	57.00	57.00			57.00	57.00	N/A	35,000	19,950
211	2	37.30	37.30	39.20	11.68	95.14	32.94	41.65	N/A	314,299	123,209
215	4	92.26	86.56	85.83	16.02	100.86	56.85	104.89	N/A	153,110	131,412
217	2	83.21	83.21	75.66	17.77	109.97	68.42	97.99	N/A	563,000	425,986
415	11	79.38	83.30	79.28	15.23	105.07	63.90	112.67	70.97 to 106.20	179,357	142,201
417	7	69.21	68.24	60.07	11.60	113.60	45.85	90.66	45.85 to 90.66	312,615	187,796
419	7	71.06	66.85	77.43	32.85	86.33	25.14	98.53	25.14 to 98.53	133,485	103,359
421	3	109.48	104.85	106.24	5.51	98.69	93.48	111.59	N/A	105,933	112,546
423	5	40.25	52.70	43.46	41.86	121.28	33.28	81.92	N/A	153,760	66,819
425	1	79.60	79.60	79.60			79.60	79.60	N/A	211,187	168,115
427	4	64.47	64.62	64.71	5.88	99.85	58.84	70.70	N/A	171,340	110,877
459	2	97.41	97.41	97.21	7.36	100.20	90.24	104.57	N/A	155,600	151,252
461	2	81.26	81.26	82.69	5.32	98.27	76.93	85.58	N/A	76,150	62,965
463	8	45.51	52.21	44.01	30.57	118.64	25.58	102.73	25.58 to 102.73	259,175	114,061
465	9	79.19	82.08	83.60	23.79	98.18	44.91	108.59	57.00 to 106.61	126,721	105,939
467	4	78.74	78.32	78.80	5.87	99.39	72.78	83.03	N/A	110,055	86,726
469	3	77.22	73.52	74.19	7.93	99.09	62.48	80.85	N/A	171,540	127,265
471	5	76.60	74.17	75.28	4.22	98.54	64.79	77.86	N/A	83,103	62,557
669	5	68.97	68.49	67.32	4.39	101.74	64.51	72.36	N/A	50,728	34,151
671	14	80.96	81.44	79.73	12.50	102.14	61.65	133.94	67.05 to 85.86	116,378	92,792
673	3	65.86	64.23	61.28	5.14	104.81	58.34	68.49	N/A	119,166	73,025
675	1	53.91	53.91	53.91			53.91	53.91	N/A	17,500	9,435
677	4	68.64	73.03	71.00	22.17	102.86	47.19	107.65	N/A	155,612	110,484
679	5	91.36	91.37	73.50	21.98	124.32	57.80	126.89	N/A	244,550	179,744
681	3	48.06	64.18	53.39	52.54	120.21	34.36	110.11	N/A	271,666	145,034
723	6	72.24	70.65	67.14	15.69	105.22	51.31	96.79	51.31 to 96.79	185,476	124,538
725	2	68.96	68.96	65.78	8.16	104.82	63.33	74.58	N/A	275,000	180,905
727	5	68.86	64.87	62.84	11.14	103.23	50.87	77.42	N/A	218,025	137,003
728	4	94.31	95.93	74.72	26.20	128.39	68.73	126.38	N/A	69,435	51,880
731	3	71.93	70.25	68.02	6.08	103.27	62.85	75.97	N/A	174,560	118,742
733	7	104.60	92.21	85.42	20.54	107.95	58.64	128.83	58.64 to 128.83	80,839	69,052
735	7	67.66	63.43	59.26	10.13	107.04	41.75	73.18	41.75 to 73.18	187,378	111,037
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	16	73.79	75.70	66.01	25.60	114.67	34.36	126.89	55.13 to 96.79	231,288	152,679	
2	18	72.21	77.97	70.85	19.63	110.06	50.87	126.38	66.11 to 85.58	151,550	107,366	
3	100	72.11	73.20	68.34	21.77	107.12	25.14	133.94	69.21 to 77.22	165,375	113,020	
4	5	70.20	68.05	64.77	11.48	105.05	57.00	83.26	N/A	79,395	51,428	
5	14	69.50	77.82	67.14	24.66	115.91	41.75	128.83	58.79 to 107.64	134,108	90,045	
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

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	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	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	
DRY-N/A	32	72.24	72.70	66.91	19.68	108.64	33.28	110.11	66.11 to 82.86	144,526	96,706	
GRASS	36	72.01	73.40	65.25	18.97	112.50	36.23	109.48	68.42 to 76.93	169,183	110,385	
GRASS-N/A	51	73.18	76.27	73.93	22.95	103.16	25.14	128.83	69.67 to 79.19	164,741	121,797	
IRRGTD-N/A	9	63.65	62.63	61.89	10.90	101.21	41.75	74.76	50.87 to 69.20	317,996	196,793	
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	32	71.58	73.73	60.97	27.84	120.91	25.58	133.94	64.51 to 82.36	135,428	82,575	
DRY-N/A	25	77.42	76.39	73.08	17.06	104.54	45.43	110.11	68.49 to 85.78	142,101	103,846	
GRASS	62	72.11	75.08	69.42	19.37	108.16	36.23	128.83	69.33 to 77.86	171,140	118,806	
GRASS-N/A	25	73.18	75.08	72.64	26.38	103.36	25.14	109.16	58.84 to 97.95	155,266	112,782	
IRRGTD	7	63.65	61.60	60.36	12.70	102.04	41.75	74.76	41.75 to 74.76	297,640	179,669	
IRRGTD-N/A	2	66.27	66.27	65.96	4.43	100.47	63.33	69.20	N/A	389,240	256,730	
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

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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	53	72.99	75.01	67.11	23.97	111.78	25.58	133.94	68.49 to 82.36	133,228	89,404
DRY-N/A	4	68.59	73.38	60.61	16.65	121.05	57.80	98.53	N/A	206,287	125,040
GRASS	85	72.78	75.63	70.65	21.16	107.05	25.14	128.83	69.67 to 77.22	166,612	117,705
GRASS-N/A	2	51.88	51.88	54.66	13.43	94.90	44.91	58.84	N/A	165,180	90,292
IRRGTD	9	63.65	62.63	61.89	10.90	101.21	41.75	74.76	50.87 to 69.20	317,996	196,793
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387

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	2	50.27	50.27	49.50	16.95	101.56	41.75	58.79	N/A	315,375	156,102
08-0036	1	68.42	68.42	68.42			68.42	68.42	N/A	850,000	581,533
54-0013	22	71.80	80.67	72.26	22.51	111.63	53.91	128.83	64.96 to 104.60	119,782	86,560
54-0096	9	70.20	70.22	68.34	11.16	102.74	57.86	90.24	58.84 to 83.26	134,148	91,676
54-0501	30	77.92	75.13	71.49	26.56	105.08	25.14	111.59	69.20 to 91.96	186,568	133,383
54-0505											
54-0576	9	71.49	70.19	64.31	23.61	109.13	34.36	110.11	51.31 to 96.79	219,762	141,335
54-0583	52	74.01	76.96	76.20	13.27	100.99	44.91	133.94	70.97 to 78.19	119,644	91,169
54-0586	27	61.83	68.56	58.63	35.84	116.94	25.58	126.89	47.19 to 85.58	212,032	124,309
70-0005	1	50.87	50.87	50.87			50.87	50.87	N/A	396,000	201,440
70-0542											
NonValid School											
ALL	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387

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
10.01 TO 30.00	8	70.02	65.70	53.55	22.13	122.68	25.14	98.53	25.14 to 98.53	23,162	12,404
30.01 TO 50.00	9	71.49	75.52	73.29	15.49	103.05	57.00	126.89	62.82 to 82.36	41,177	30,179
50.01 TO 100.00	37	71.84	71.27	66.10	17.91	107.81	32.94	128.83	65.86 to 76.17	82,426	54,486
100.01 TO 180.00	56	70.86	73.36	65.74	24.19	111.58	25.58	133.94	66.11 to 79.60	168,955	111,074
180.01 TO 330.00	32	74.27	76.70	69.75	21.05	109.96	39.07	111.59	69.20 to 86.72	247,034	172,310
330.01 TO 650.00	6	87.60	85.87	82.15	17.32	104.53	63.90	106.20	63.90 to 106.20	288,686	237,148
650.01 +	3	68.42	67.97	64.65	21.33	105.13	45.85	89.64	N/A	838,398	542,044
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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 \$ _____												
Total \$ _____												
10000 TO 29999	9	82.36	85.70	82.01	21.20	104.50	53.91	126.38	68.97 to 114.89	15,300	12,547	
30000 TO 59999	20	76.77	81.02	79.55	19.68	101.85	52.80	128.83	65.86 to 85.86	45,457	36,162	
60000 TO 99999	26	72.26	79.25	79.89	25.38	99.20	25.14	133.94	67.05 to 93.48	76,645	61,233	
100000 TO 149999	36	73.99	75.22	75.38	16.11	99.79	36.23	111.59	69.33 to 80.63	122,544	92,372	
150000 TO 249999	35	73.92	76.06	75.63	19.94	100.57	32.94	106.61	69.32 to 81.75	198,089	149,817	
250000 TO 499999	23	55.13	55.68	54.58	25.79	102.02	25.58	97.99	41.75 to 68.44	336,501	183,661	
500000 +	4	63.11	65.43	63.33	21.55	103.31	45.85	89.64	N/A	779,186	493,450	
ALL												
	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
5000 TO 9999	2	61.44	61.44	59.39	12.26	103.45	53.91	68.97	N/A	13,750	8,166	
1 TO 9999	2	61.44	61.44	59.39	12.26	103.45	53.91	68.97	N/A	13,750	8,166	
10000 TO 29999	13	71.95	76.20	64.17	25.42	118.74	25.14	126.38	57.00 to 98.53	26,015	16,695	
30000 TO 59999	33	71.84	72.91	65.52	20.49	111.28	32.94	128.83	64.96 to 76.93	68,676	44,998	
60000 TO 99999	45	73.72	74.82	67.30	21.95	111.18	25.58	133.94	68.73 to 80.85	129,801	87,353	
100000 TO 149999	21	70.70	74.38	69.53	20.77	106.98	34.36	110.11	66.11 to 90.24	196,046	136,311	
150000 TO 249999	32	74.34	75.92	70.16	21.75	108.20	39.07	111.59	68.44 to 86.72	262,367	184,090	
250000 TO 499999	5	63.33	65.77	59.20	18.39	111.10	45.85	97.99	N/A	552,549	327,120	
500000 +	2	79.03	79.03	77.55	13.43	101.91	68.42	89.64	N/A	746,000	578,499	
ALL												
	153	71.93	74.28	68.13	21.96	109.03	25.14	133.94	69.49 to 74.62	164,971	112,387	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6204

What If ID: 5421

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
Majority Land Use > 95%	Grass	Land	Decrease	5.000	B	1