

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:	71	COV:	28.37	95% Median C.I.:	68.86 to 73.92	(! : Derived)
(AgLand) TOTAL Sales Price:	25,386,484	WGT. MEAN:	67	STD:	20.53	95% Wgt. Mean C.I.:	62.72 to 70.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,240,624	MEAN:	72	AVG.ABS.DEV:	15.63	95% Mean C.I.:	69.09 to 75.60	
(AgLand) TOTAL Assessed Value:	16,868,232							
AVG. Adj. Sales Price:	164,971	COD:	22.00	MAX Sales Ratio:	128.83			
AVG. Assessed Value:	110,249	PRD:	108.25	MIN Sales Ratio:	21.68			

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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	88.96	90.27	15.88	98.55	57.00	111.59	76.60 to 104.57	90,561	81,748
01/01/05 TO 03/31/05	16	79.25	81.94	74.16	16.34	110.49	57.80	107.65	68.44 to 100.41	206,142	152,877
04/01/05 TO 06/30/05	11	81.75	85.62	86.92	17.88	98.51	54.91	113.51	69.32 to 108.59	122,482	106,464
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	71.82	72.31	71.67	14.16	100.90	47.19	104.89	67.05 to 78.15	114,540	82,088
04/01/06 TO 06/30/06	13	68.42	69.06	69.61	25.26	99.22	38.79	128.83	48.06 to 86.72	228,283	158,897
07/01/06 TO 09/30/06	7	62.82	55.72	50.12	14.36	111.16	27.91	66.11	27.91 to 66.11	168,156	84,286
10/01/06 TO 12/31/06	14	63.03	59.70	55.06	16.91	108.42	25.14	80.85	43.13 to 71.06	162,924	89,705
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	50.87	51.95	48.17	23.36	107.86	21.68	76.17	41.75 to 63.90	222,371	107,110
<u>Study Years</u>											
07/01/04 TO 06/30/05	51	82.87	87.22	83.00	18.28	105.09	54.91	113.51	77.86 to 97.99	136,930	113,647
07/01/05 TO 06/30/06	50	71.89	72.13	68.98	16.73	104.57	38.79	128.83	68.49 to 74.62	178,409	123,064
07/01/06 TO 06/30/07	52	61.74	57.96	52.68	20.07	110.01	21.68	85.86	54.67 to 64.96	179,552	94,596
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	44	77.08	79.89	72.98	16.32	109.47	45.85	113.51	71.93 to 82.87	188,808	137,793
01/01/06 TO 12/31/06	54	66.58	66.11	63.71	19.03	103.76	25.14	128.83	62.48 to 70.71	161,417	102,839
<u>ALL</u>											
	153	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

PAD 2008 R&O Statistics

What If ID: 5420

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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	4	60.22	63.18	56.02	14.81	112.78	49.03	83.26	N/A	90,493	50,696		
209	1	57.00	57.00	57.00			57.00	57.00	N/A	35,000	19,950		
211	2	34.78	34.78	37.79	19.75	92.04	27.91	41.65	N/A	314,299	118,770		
215	4	84.80	82.83	81.48	15.30	101.66	56.85	104.89	N/A	153,110	124,757		
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	100.10	102.47	9.86	97.68	79.22	111.59	N/A	105,933	108,553		
423	5	36.23	51.48	41.42	47.68	124.28	33.28	81.92	N/A	153,760	63,687		
425	1	67.46	67.46	67.46			67.46	67.46	N/A	211,187	142,470		
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	74.73	74.73	74.00	2.94	100.98	72.53	76.93	N/A	76,150	56,352		
463	8	45.51	51.73	43.26	31.64	119.58	21.68	102.73	21.68 to 102.73	259,175	112,110		
465	9	79.19	80.83	82.94	25.37	97.46	44.91	108.59	57.00 to 106.61	126,721	105,101		
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	72.20	74.37	6.80	97.08	54.91	77.86	N/A	83,103	61,805		
669	5	68.97	64.55	61.16	10.11	105.55	54.67	72.36	N/A	50,728	31,023		
671	14	79.41	78.98	77.83	10.09	101.48	61.65	113.51	67.05 to 84.31	116,378	90,572		
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	87.50	73.03	17.74	119.82	57.80	107.53	N/A	244,550	178,583		
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	66.79	62.08	14.23	107.59	46.72	82.03	46.72 to 82.03	185,476	115,136		
725	2	63.27	63.27	63.30	0.10	99.94	63.20	63.33	N/A	275,000	174,080		
727	5	68.86	64.87	62.84	11.14	103.23	50.87	77.42	N/A	218,025	137,003		
728	4	85.54	84.10	68.02	21.19	123.65	58.24	107.10	N/A	69,435	47,227		
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	89.38	81.44	23.25	109.75	49.70	128.83	49.70 to 128.83	80,839	65,832		
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249		

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	72.24	72.33	63.96	24.63	113.08	34.36	110.11	51.31 to 91.36	231,288	147,937
2	18	70.10	73.94	68.74	16.66	107.57	50.87	107.10	62.82 to 77.42	151,550	104,173
3	100	72.01	72.01	67.51	21.65	106.66	21.68	113.51	69.20 to 77.22	165,375	111,652
4	5	59.49	61.94	56.11	12.83	110.40	49.03	83.26	N/A	79,395	44,547
5	14	68.50	76.40	65.94	26.61	115.86	41.75	128.83	58.79 to 107.64	134,108	88,435
ALL	153	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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
2	153	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249
ALL	153	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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	60.94	65.86	55.71	28.98	118.21	21.68	113.51	54.79 to 78.15	130,456	72,677
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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	32	61.72	64.46	53.43	28.31	120.66	21.68	113.51	54.67 to 76.60	135,428	72,355
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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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	68.84	69.42	62.47	24.65	111.12	21.68	113.51	60.94 to 79.22	133,228	83,233
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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	69.18	77.10	70.19	23.02	109.85	49.70	128.83	62.85 to 97.36	119,782	84,069
54-0096	9	62.82	66.83	65.49	14.51	102.04	49.03	90.24	58.84 to 83.26	134,148	87,854
54-0501	30	76.57	73.95	70.52	26.02	104.86	25.14	111.59	69.20 to 89.64	186,568	131,575
54-0505											
54-0576	9	71.49	67.61	61.46	22.63	110.01	34.36	110.11	46.72 to 82.03	219,762	135,068
54-0583	52	73.72	75.51	75.27	13.49	100.32	44.91	113.51	70.71 to 78.15	119,644	90,053
54-0586	27	61.83	66.58	57.42	33.71	115.95	21.68	107.65	47.19 to 76.93	212,032	121,747
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249

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	102.23	102.23	102.00	4.76	100.23	97.36	107.10	N/A	10,500	10,710
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	69.67	71.06	68.98	15.71	103.01	54.91	107.53	57.00 to 82.36	41,177	28,405
50.01 TO 100.00	37	67.05	68.53	62.52	21.38	109.61	27.91	128.83	61.08 to 72.99	82,426	51,531
100.01 TO 180.00	56	70.10	71.52	63.93	23.39	111.86	21.68	113.51	66.11 to 78.15	168,955	108,016
180.01 TO 330.00	32	74.27	76.23	69.42	20.42	109.82	39.07	111.59	69.20 to 82.87	247,034	171,479
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	81.61	79.21	16.24	103.03	53.91	107.10	68.97 to 98.53	15,300	12,119	
30000 TO 59999	20	76.77	79.01	77.80	19.77	101.56	52.80	128.83	64.96 to 85.86	45,457	35,364	
60000 TO 99999	26	72.00	76.30	76.97	25.69	99.14	25.14	113.51	61.65 to 85.78	76,645	58,990	
100000 TO 149999	36	72.76	73.56	73.77	16.56	99.72	36.23	111.59	67.66 to 78.15	122,544	90,397	
150000 TO 249999	35	73.18	74.22	73.87	19.87	100.46	27.91	106.61	68.84 to 81.75	198,089	146,334	
250000 TO 499999	23	51.31	54.88	53.86	28.95	101.90	21.68	97.99	41.75 to 68.44	336,501	181,229	
500000 +	4	63.11	65.43	63.33	21.55	103.31	45.85	89.64	N/A	779,186	493,450	
ALL												
	153	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249	

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	72.61	61.92	22.54	117.26	25.14	107.10	54.91 to 97.36	26,015	16,109	
30000 TO 59999	33	68.49	70.57	63.23	22.84	111.61	27.91	128.83	61.65 to 76.93	68,676	43,425	
60000 TO 99999	45	72.53	72.10	64.58	22.21	111.65	21.68	113.51	63.20 to 79.19	129,801	83,823	
100000 TO 149999	21	69.63	72.70	67.66	20.18	107.44	34.36	110.11	66.11 to 82.87	196,046	132,648	
150000 TO 249999	32	74.34	75.46	69.79	21.13	108.13	39.07	111.59	68.44 to 82.03	262,367	183,098	
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	71.06	72.34	66.83	22.00	108.25	21.68	128.83	68.86 to 73.92	164,971	110,249	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6204

What If ID: 5420

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%	Grass	Land	Decrease	5.000	A	1