

**PAD 2008 R&O Statistics**

Query: 6587

Type: Qualified

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

NUMBER of Sales:	52	<b>MEDIAN:</b>	<b>77</b>	COV:	31.24	95% Median C.I.:	70.49 to 87.35	(! : Derived)
(AgLand) TOTAL Sales Price:	8,009,245	WGT. MEAN:	80	STD:	25.86	95% Wgt. Mean C.I.:	74.13 to 85.99	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,120,745	MEAN:	83	AVG.ABS.DEV:	19.53	95% Mean C.I.:	75.75 to 89.81	
(AgLand) TOTAL Assessed Value:	6,501,431							
AVG. Adj. Sales Price:	156,168	COD:	25.26	MAX Sales Ratio:	168.48			
AVG. Assessed Value:	125,027	PRD:	103.40	MIN Sales Ratio:	32.79			

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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	4	101.96	95.77	84.80	16.57	112.93	58.32	120.85	N/A	166,000	140,771
10/01/04 TO 12/31/04	4	92.99	101.81	76.32	32.47	133.39	52.79	168.48	N/A	134,961	103,008
01/01/05 TO 03/31/05	8	78.02	79.39	76.97	12.32	103.15	62.70	105.97	62.70 to 105.97	185,515	142,783
04/01/05 TO 06/30/05	8	81.15	80.32	87.58	18.87	91.72	47.35	112.05	47.35 to 112.05	155,560	136,238
07/01/05 TO 09/30/05	2	73.34	73.34	65.72	13.94	111.60	63.12	83.56	N/A	200,500	131,760
10/01/05 TO 12/31/05	1	64.91	64.91	64.91			64.91	64.91	N/A	75,000	48,685
01/01/06 TO 03/31/06	8	92.91	94.20	87.82	19.63	107.26	65.36	124.48	65.36 to 124.48	203,375	178,611
04/01/06 TO 06/30/06	2	72.46	72.46	72.46	0.63	100.00	72.00	72.92	N/A	116,000	84,057
07/01/06 TO 09/30/06	4	90.45	91.44	85.27	24.16	107.23	67.36	117.48	N/A	135,937	115,918
10/01/06 TO 12/31/06	2	51.12	51.12	59.52	33.45	85.89	34.02	68.22	N/A	124,750	74,247
01/01/07 TO 03/31/07	8	65.63	64.46	64.62	17.50	99.75	32.79	94.71	32.79 to 94.71	118,506	76,575
04/01/07 TO 06/30/07	1	143.00	143.00	143.00			143.00	143.00	N/A	112,000	160,160
<u>Study Years</u>											
07/01/04 TO 06/30/05	24	82.27	86.17	81.56	22.39	105.65	47.35	168.48	70.49 to 97.82	163,851	133,637
07/01/05 TO 06/30/06	13	79.31	85.39	81.77	20.23	104.44	63.12	124.48	65.36 to 106.43	179,615	146,862
07/01/06 TO 06/30/07	15	67.36	75.11	74.73	29.73	100.51	32.79	143.00	57.61 to 94.71	123,553	92,328
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	79.10	78.38	79.40	15.57	98.72	47.35	112.05	64.91 to 87.35	168,663	133,914
01/01/06 TO 12/31/06	16	76.12	85.41	83.29	26.07	102.53	34.02	124.48	68.22 to 109.10	165,765	138,073
<u>ALL</u>											
	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

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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	
4129	3	64.91	69.26	72.12	24.74	96.04	47.35	95.53	N/A	87,565	63,148	
4131	3	58.32	70.18	61.87	26.66	113.42	52.79	99.43	N/A	237,333	146,848	
4133	2	86.99	86.99	77.35	21.82	112.46	68.01	105.97	N/A	188,900	146,118	
4135	2	91.05	91.05	98.10	36.72	92.81	57.61	124.48	N/A	173,400	170,105	
4241	5	83.19	82.58	78.68	19.71	104.96	56.51	106.43	N/A	112,400	88,435	
4243	4	72.46	74.88	75.86	6.58	98.71	68.22	86.38	N/A	157,000	119,098	
4245	3	75.53	79.89	75.54	7.39	105.77	73.70	90.45	N/A	216,000	163,160	
4247	2	83.22	83.22	85.21	4.96	97.67	79.10	87.35	N/A	155,150	132,202	
4369	10	90.69	87.04	90.09	26.93	96.61	32.79	120.85	34.02 to 117.48	88,325	79,575	
4371	5	71.80	84.36	81.77	26.36	103.17	62.70	143.00	N/A	198,300	162,148	
4373	6	72.59	78.96	83.24	16.99	94.86	63.11	104.48	63.11 to 104.48	145,333	120,976	
4375	1	63.12	63.12	63.12			63.12	63.12	N/A	350,000	220,905	
4487	2	70.02	70.02	72.33	3.98	96.80	67.23	72.80	N/A	246,125	178,021	
4489	1	168.48	168.48	168.48			168.48	168.48	N/A	51,150	86,177	
4491	1	89.48	89.48	89.48			89.48	89.48	N/A	491,000	439,350	
4493	2	92.38	92.38	92.75	29.24	99.59	65.36	119.39	N/A	71,000	65,854	
ALL												
	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027	
ALL												
	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027	

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	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027	
ALL												
	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027	

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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	2	77.32	77.32	76.97	2.31	100.45	75.53	79.10	N/A	100,240	77,150
DRY-N/A	14	70.86	73.78	77.52	27.76	95.17	32.79	124.48	47.35 to 95.53	152,497	118,211
GRASS	17	72.00	82.15	76.34	22.81	107.61	56.51	120.85	67.23 to 109.10	108,794	83,052
GRASS-N/A	10	99.60	97.85	91.96	21.72	106.41	57.61	168.48	63.11 to 112.05	162,080	149,045
IRRGTD	1	74.69	74.69	74.69			74.69	74.69	N/A	239,000	178,500
IRRGTD-N/A	8	78.18	83.44	77.62	25.61	107.51	52.79	143.00	52.79 to 143.00	259,500	201,415
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

**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	8	74.62	73.32	73.01	17.17	100.41	34.02	99.43	34.02 to 99.43	166,240	121,376
DRY-N/A	8	74.28	75.12	83.36	30.32	90.11	32.79	124.48	32.79 to 124.48	125,689	104,780
GRASS	19	71.80	79.85	74.70	22.16	106.90	56.51	120.85	63.11 to 99.43	107,700	80,451
GRASS-N/A	8	105.23	107.23	96.47	15.21	111.15	79.31	168.48	79.31 to 168.48	178,000	171,722
IRRGTD	4	73.75	74.01	72.80	6.94	101.66	64.98	83.56	N/A	217,250	158,148
IRRGTD-N/A	5	89.48	89.24	80.03	27.92	111.51	52.79	143.00	N/A	289,200	231,445
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

**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	16	74.62	74.22	77.47	23.67	95.80	32.79	124.48	64.91 to 90.45	145,965	113,078
GRASS	27	81.34	87.96	83.63	25.43	105.18	56.51	168.48	68.22 to 105.97	128,529	107,494
IRRGTD	8	73.75	81.60	74.04	24.64	110.21	52.79	143.00	52.79 to 143.00	228,000	168,808
IRRGTD-N/A	1	89.48	89.48	89.48			89.48	89.48	N/A	491,000	439,350
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	10	77.32	76.61	73.88	17.79	103.70	47.35	99.43	52.79 to 95.53	164,899	121,824
65-0005	1	57.61	57.61	57.61			57.61	57.61	N/A	136,800	78,810
65-0011	6	70.02	85.22	73.02	32.76	116.71	56.51	168.48	56.51 to 168.48	194,233	141,830
91-0002	24	81.34	85.01	85.91	25.94	98.95	32.79	143.00	66.28 to 104.48	140,822	120,975
91-0074	11	72.92	84.50	81.01	23.54	104.31	58.32	124.48	67.36 to 106.43	162,709	131,816
NonValid School											
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	58.79	58.79	56.09	42.13	104.82	34.02	83.56	N/A	57,250	32,110
50.01 TO 100.00	15	67.23	73.41	68.40	22.95	107.32	32.79	120.85	63.11 to 81.34	66,665	45,599
100.01 TO 180.00	19	83.19	90.23	82.18	27.82	109.79	52.79	168.48	67.36 to 105.97	130,094	106,914
180.01 TO 330.00	11	72.80	81.84	77.32	21.04	105.85	58.32	117.48	63.12 to 112.05	243,224	188,061
330.01 TO 650.00	5	89.48	94.29	88.93	16.98	106.03	73.70	124.48	N/A	371,800	330,635
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

**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 \$											
30000 TO 59999	8	87.01	100.29	99.76	25.20	100.53	67.23	168.48	67.23 to 168.48	47,518	47,405
60000 TO 99999	12	67.93	76.52	78.42	29.86	97.57	34.02	119.39	62.70 to 105.97	73,623	57,738
100000 TO 149999	15	72.92	79.95	79.49	26.64	100.59	32.79	143.00	64.98 to 95.53	123,699	98,326
150000 TO 249999	9	87.35	91.92	91.29	17.52	100.69	68.22	124.48	71.80 to 112.05	211,091	192,708
250000 TO 499999	8	70.41	69.69	71.57	12.97	97.37	52.79	89.48	52.79 to 89.48	387,725	277,507
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

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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 \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	50.63	50.63	47.10	32.80	107.48	34.02	67.23	N/A	52,375	24,669
30000 TO 59999	13	70.49	74.87	68.90	25.14	108.67	32.79	120.85	62.70 to 90.45	61,634	42,464
60000 TO 99999	14	74.22	86.57	79.50	28.55	108.89	56.51	168.48	64.98 to 106.43	106,826	84,926
100000 TO 149999	5	94.71	88.22	85.78	9.20	102.84	68.22	99.43	N/A	130,309	111,780
150000 TO 249999	13	86.38	87.48	80.78	24.35	108.30	52.79	143.00	63.12 to 112.05	230,586	186,265
250000 TO 499999	5	79.31	87.95	83.61	17.01	105.20	72.80	124.48	N/A	414,000	346,145
ALL	52	77.32	82.78	80.06	25.26	103.40	32.79	168.48	70.49 to 87.35	156,168	125,027

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

Query: 6587

What If ID: 5431

Desc: New Whatif for Query ID: 6587

<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	Increase	7.079	A	1

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