

**PAD 2008 R&O Statistics**

Query: 6350

Type: Qualified

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

NUMBER of Sales:	119	<b>MEDIAN:</b>	<b>70</b>	COV:	24.87	95% Median C.I.:	66.85 to 72.37	(! : Derived)
(AgLand) TOTAL Sales Price:	21,932,616	WGT. MEAN:	67	STD:	17.29	95% Wgt. Mean C.I.:	63.92 to 71.04	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,932,616	MEAN:	70	AVG.ABS.DEV:	12.96	95% Mean C.I.:	66.42 to 72.63	
(AgLand) TOTAL Assessed Value:	14,799,268							
AVG. Adj. Sales Price:	184,307	COD:	18.49	MAX Sales Ratio:	119.02			
AVG. Assessed Value:	124,363	PRD:	103.04	MIN Sales Ratio:	23.22			

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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	8	75.15	77.20	65.63	21.06	117.63	38.82	119.02	38.82 to 119.02	178,580	117,202
10/01/04 TO 12/31/04	9	72.37	69.01	65.65	17.20	105.12	39.45	100.51	55.89 to 80.24	156,078	102,462
01/01/05 TO 03/31/05	6	85.50	83.81	80.89	15.02	103.60	54.40	112.75	54.40 to 112.75	117,758	95,255
04/01/05 TO 06/30/05	12	70.88	77.84	77.00	17.18	101.10	60.47	108.62	66.68 to 97.86	103,518	79,709
07/01/05 TO 09/30/05	8	69.49	67.56	71.60	14.12	94.36	49.24	84.17	49.24 to 84.17	104,782	75,024
10/01/05 TO 12/31/05	8	75.44	70.24	74.34	18.54	94.48	39.64	90.81	39.64 to 90.81	182,364	135,563
01/01/06 TO 03/31/06	11	66.85	65.87	61.02	16.56	107.95	33.70	87.35	49.24 to 86.82	175,847	107,300
04/01/06 TO 06/30/06	14	78.29	75.61	74.58	8.82	101.38	53.45	92.44	64.53 to 82.22	205,102	152,972
07/01/06 TO 09/30/06	6	56.29	56.90	55.26	16.28	102.96	33.77	71.01	33.77 to 71.01	215,824	119,273
10/01/06 TO 12/31/06	12	67.97	70.22	75.60	14.52	92.89	42.40	91.47	63.86 to 80.49	238,799	180,530
01/01/07 TO 03/31/07	12	68.20	66.19	65.09	12.97	101.69	33.16	82.07	62.81 to 74.36	248,375	161,663
04/01/07 TO 06/30/07	13	53.48	56.48	54.46	24.87	103.71	23.22	115.56	39.30 to 66.88	223,578	121,758
<u>Study Years</u>											
07/01/04 TO 06/30/05	35	74.45	76.45	70.84	18.97	107.91	38.82	119.02	68.22 to 80.24	136,632	96,795
07/01/05 TO 06/30/06	41	71.09	70.38	70.49	15.44	99.85	33.70	92.44	64.53 to 79.37	173,242	122,112
07/01/06 TO 06/30/07	43	65.97	63.08	63.75	18.86	98.96	23.22	115.56	57.02 to 69.18	233,664	148,949
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	34	71.79	74.69	75.67	18.34	98.71	39.64	112.75	67.74 to 83.43	124,880	94,492
01/01/06 TO 12/31/06	43	70.16	69.00	69.19	15.31	99.73	33.70	92.44	64.53 to 77.10	208,518	144,277
<u>ALL</u>											
	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

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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
2023	1	67.74	67.74	67.74			67.74	67.74	N/A	71,550	48,465
2025	2	62.70	62.70	64.03	10.86	97.92	55.89	69.51	N/A	275,498	176,406
2027	1	70.14	70.14	70.14			70.14	70.14	N/A	40,000	28,055
2029	3	87.56	79.46	63.56	12.76	125.01	58.64	92.17	N/A	131,333	83,473
2031	2	61.47	61.47	59.03	38.37	104.13	37.88	85.05	N/A	362,500	213,971
2033	2	73.16	73.16	71.19	6.01	102.77	68.76	77.56	N/A	184,057	131,028
2151	2	52.86	52.86	51.56	36.12	102.52	33.77	71.96	N/A	220,200	113,545
2153	4	68.69	68.19	67.75	3.59	100.65	64.53	70.85	N/A	297,669	201,662
2155	3	77.00	64.53	63.90	21.76	100.98	33.16	83.43	N/A	245,306	156,760
2157	1	68.22	68.22	68.22			68.22	68.22	N/A	20,960	14,299
2161	2	85.81	85.81	86.37	1.18	99.35	84.79	86.82	N/A	119,540	103,247
2305	1	66.68	66.68	66.68			66.68	66.68	N/A	90,932	60,629
2307	2	71.87	71.87	72.37	1.19	99.30	71.01	72.72	N/A	252,169	182,499
2309	3	91.47	87.14	91.29	22.29	95.46	54.40	115.56	N/A	247,616	226,055
2311	2	85.73	85.73	84.97	7.83	100.90	79.02	92.44	N/A	293,430	249,317
2313	1	66.88	66.88	66.88			66.88	66.88	N/A	143,000	95,634
2315	1	112.75	112.75	112.75			112.75	112.75	N/A	4,260	4,803
2317	3	51.57	49.99	47.50	33.58	105.23	23.22	75.17	N/A	131,154	62,302
2441	1	61.44	61.44	61.44			61.44	61.44	N/A	293,233	180,160
2443	2	63.81	63.81	64.74	3.96	98.56	61.28	66.33	N/A	225,003	145,657
2447	2	80.28	80.28	77.85	21.92	103.12	62.68	97.88	N/A	70,300	54,730
2449	1	64.37	64.37	64.37			64.37	64.37	N/A	375,530	241,722
2451	1	63.88	63.88	63.88			63.88	63.88	N/A	80,000	51,100
2455	4	46.77	58.96	54.16	47.67	108.87	33.70	108.62	N/A	325,295	176,179
2591	1	49.24	49.24	49.24			49.24	49.24	N/A	106,400	52,393
2593	1	85.64	85.64	85.64			85.64	85.64	N/A	80,000	68,511
2595	2	52.65	52.65	60.48	19.46	87.04	42.40	62.89	N/A	170,000	102,819
2597	1	72.37	72.37	72.37			72.37	72.37	N/A	98,000	70,926
2599	1	55.55	55.55	55.55			55.55	55.55	N/A	49,150	27,305
2601	3	69.83	71.19	77.32	7.65	92.07	63.86	79.88	N/A	54,000	41,755
2603	2	79.24	79.24	115.98	50.21	68.32	39.45	119.02	N/A	26,125	30,299
2605	3	74.45	64.36	65.18	18.35	98.73	38.82	79.80	N/A	319,899	208,525
2607	5	80.66	80.70	80.30	2.46	100.50	77.10	84.17	N/A	271,297	217,865
2733	3	59.55	61.30	61.79	14.02	99.20	49.65	74.69	N/A	248,066	153,284
2735	3	82.58	87.78	83.26	8.18	105.42	80.24	100.51	N/A	68,263	56,837
2739	1	66.44	66.44	66.44			66.44	66.44	N/A	690,747	458,955
2741	2	63.85	63.85	58.82	12.18	108.55	56.07	71.63	N/A	172,295	101,349
2743	1	39.30	39.30	39.30			39.30	39.30	N/A	336,000	132,033

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2745	3	74.52	76.29	80.64	12.20	94.60	63.53	90.81	N/A	115,024	92,760
2747	5	62.81	70.81	61.92	20.00	114.36	53.45	100.58	N/A	196,177	121,475
2749	3	57.18	60.09	60.19	5.16	99.83	57.11	65.97	N/A	66,902	40,267
2889	4	68.87	72.33	70.06	10.93	103.24	61.96	89.63	N/A	128,331	89,913
2891	3	75.50	79.30	76.60	5.43	103.53	75.06	87.35	N/A	176,073	134,873
2893	2	75.30	75.30	69.97	8.12	107.61	69.18	81.41	N/A	320,750	224,438
2895	3	52.99	51.94	51.89	2.60	100.10	49.34	53.48	N/A	193,936	100,628
2897	2	65.11	65.11	71.84	14.87	90.64	55.43	74.79	N/A	88,500	63,576
2901	1	51.20	51.20	51.20			51.20	51.20	N/A	18,149	9,292
3029	3	66.85	73.91	84.75	20.36	87.20	57.02	97.86	N/A	74,206	62,893
3031	4	59.17	62.41	65.53	14.97	95.24	49.24	82.07	N/A	221,156	144,932
3033	2	79.03	79.03	79.90	1.85	98.91	77.57	80.49	N/A	196,978	157,392
3037	2	75.49	75.49	74.36	5.82	101.51	71.09	79.88	N/A	181,500	134,965
3039	1	70.16	70.16	70.16			70.16	70.16	N/A	287,955	202,020
3041	1	70.82	70.82	70.82			70.82	70.82	N/A	115,000	81,440
3045	4	71.90	71.83	70.84	2.52	101.40	69.15	74.36	N/A	67,881	48,084
ALL											
	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	62	72.00	72.09	71.93	20.77	100.22	23.22	119.02	64.37 to 79.37	183,693	132,135
2	1	66.68	66.68	66.68			66.68	66.68	N/A	90,932	60,629
3	5	69.51	74.57	66.71	16.14	111.78	55.89	92.17	N/A	137,709	91,869
4	18	69.62	70.58	66.10	14.80	106.77	49.24	100.58	60.76 to 76.45	103,728	68,567
5	19	69.18	62.69	60.13	17.08	104.25	33.70	81.41	52.99 to 74.79	242,011	145,527
6	14	69.45	64.52	63.29	14.31	101.95	33.77	85.05	51.57 to 75.17	235,629	149,119
ALL											
	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**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	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363
ALL											
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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
! zeroes!	1	39.45	39.45	39.45			39.45	39.45	N/A	2,000	789
DRY	5	63.88	63.63	62.99	9.74	101.02	54.40	75.06	N/A	83,121	52,356
DRY-N/A	9	70.82	75.70	70.13	21.72	107.94	49.24	112.75	61.28 to 87.56	99,696	69,917
GRASS	62	70.52	70.46	69.42	18.26	101.51	33.16	119.02	66.88 to 75.50	174,270	120,971
GRASS-N/A	22	71.23	68.98	68.26	15.57	101.06	23.22	100.51	60.47 to 79.02	200,045	136,542
IRRGTD	4	86.11	85.31	76.15	20.76	112.03	53.45	115.56	N/A	153,893	117,187
IRRGTD-N/A	16	64.45	62.95	61.18	17.07	102.90	33.70	85.64	58.64 to 71.96	299,774	183,407
ALL	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**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
! zeroes!	1	39.45	39.45	39.45			39.45	39.45	N/A	2,000	789
DRY	6	65.76	64.83	64.68	9.65	100.22	54.40	75.06	54.40 to 75.06	88,434	57,203
DRY-N/A	8	75.18	76.31	70.03	23.02	108.97	49.24	112.75	49.24 to 112.75	97,783	68,476
GRASS	71	70.14	70.10	69.45	17.13	100.94	33.16	119.02	66.85 to 74.69	172,678	119,920
GRASS-N/A	13	72.72	69.93	67.55	19.29	103.52	23.22	100.51	53.89 to 82.22	226,583	153,062
IRRGTD	10	67.41	67.99	59.06	26.44	115.13	33.70	115.56	37.88 to 90.81	243,333	143,705
IRRGTD-N/A	10	65.72	66.86	66.01	15.67	101.28	39.30	85.64	58.64 to 84.17	297,862	196,620
ALL	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**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
! zeroes!	1	39.45	39.45	39.45			39.45	39.45	N/A	2,000	789
DRY	14	65.76	71.39	67.87	19.17	105.19	49.24	112.75	57.18 to 87.35	93,776	63,645
GRASS	83	70.16	69.71	69.04	17.38	100.96	23.22	119.02	67.74 to 74.45	182,992	126,345
GRASS-N/A	1	100.51	100.51	100.51			100.51	100.51	N/A	17,400	17,489
IRRGTD	18	64.45	66.24	61.34	21.91	107.99	33.70	115.56	58.64 to 77.10	274,264	168,241
IRRGTD-N/A	2	78.07	78.07	78.90	7.82	98.94	71.96	84.17	N/A	237,600	187,461
ALL	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

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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)											
05-0071											
21-0015	15	69.51	73.70	75.32	14.73	97.84	54.40	115.56	64.37 to 84.79	184,949	139,307
21-0025	18	66.38	69.10	68.81	17.31	100.43	39.45	119.02	57.87 to 74.79	146,712	100,956
21-0044	15	79.37	71.82	69.91	14.97	102.72	38.82	100.51	59.55 to 82.07	208,227	145,575
21-0084	19	70.46	68.46	63.21	23.62	108.31	23.22	112.75	58.64 to 85.05	223,342	141,166
21-0089	10	57.15	64.24	56.61	30.66	113.48	33.70	108.62	39.64 to 100.58	174,808	98,956
21-0180	20	66.36	66.07	63.93	18.05	103.35	39.30	90.81	53.48 to 75.06	204,832	130,951
24-0011											
24-0020	8	70.49	72.08	70.33	6.91	102.49	61.96	89.63	61.96 to 89.63	98,106	68,998
24-0101	6	74.33	69.79	68.80	12.81	101.44	49.24	80.49	49.24 to 80.49	197,826	136,108
58-0025	1	77.56	77.56	77.56			77.56	77.56	N/A	101,700	78,876
82-0015	3	66.85	73.91	84.75	20.36	87.20	57.02	97.86	N/A	74,206	62,893
88-0005	2	63.37	63.37	69.46	18.62	91.23	51.57	75.17	N/A	103,311	71,760
88-0021	2	80.63	80.63	79.48	4.38	101.45	77.10	84.17	N/A	401,573	319,167
NonValid School											
ALL	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**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	3	57.02	53.44	58.32	14.27	91.64	39.45	63.86	N/A	3,268	1,906
10.01 TO 30.00	4	96.34	89.16	81.02	18.14	110.05	51.20	112.75	N/A	11,452	9,278
30.01 TO 50.00	9	69.83	72.89	74.98	22.75	97.21	42.40	119.02	55.43 to 84.79	36,826	27,614
50.01 TO 100.00	14	72.41	75.01	78.17	18.54	95.95	51.57	115.56	57.11 to 90.81	68,132	53,259
100.01 TO 180.00	34	65.25	64.24	58.84	18.69	109.17	23.22	97.88	59.55 to 70.88	165,544	97,409
180.01 TO 330.00	28	70.55	66.57	63.55	17.84	104.75	33.16	97.86	60.47 to 76.45	185,351	117,791
330.01 TO 650.00	16	70.63	72.99	70.60	14.69	103.38	53.89	108.62	62.89 to 82.07	304,581	215,045
650.01 +	11	75.50	75.90	75.74	9.41	100.21	62.81	91.47	66.44 to 85.05	445,459	337,408
ALL	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363

**PAD 2008 R&O Statistics**

Type: Qualified

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

NUMBER of Sales:	119	<b>MEDIAN:</b>	<b>70</b>	COV:	24.87	95% Median C.I.:	66.85 to 72.37	(! : Derived)
(AgLand) TOTAL Sales Price:	21,932,616	WGT. MEAN:	67	STD:	17.29	95% Wgt. Mean C.I.:	63.92 to 71.04	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,932,616	MEAN:	70	AVG.ABS.DEV:	12.96	95% Mean C.I.:	66.42 to 72.63	
(AgLand) TOTAL Assessed Value:	14,799,268							
AVG. Adj. Sales Price:	184,307	COD:	18.49	MAX Sales Ratio:	119.02			
AVG. Assessed Value:	124,363	PRD:	103.04	MIN Sales Ratio:	23.22			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	3	57.02	69.74	85.65	42.85	81.43	39.45	112.75	N/A	2,355	2,017	
5000 TO 9999	2	78.02	78.02	76.92	18.14	101.42	63.86	92.17	N/A	6,500	5,000	
<u>Total \$</u>												
1 TO 9999	5	63.86	73.05	80.00	33.96	91.32	39.45	112.75	N/A	4,013	3,210	
10000 TO 29999	8	71.29	73.35	71.97	21.54	101.92	51.20	100.58	51.20 to 100.58	21,973	15,813	
30000 TO 59999	12	71.53	72.96	73.71	19.74	98.99	42.40	119.02	55.55 to 84.79	45,507	33,541	
60000 TO 99999	18	71.26	73.57	73.12	11.76	100.62	54.40	97.88	66.68 to 80.24	76,301	55,793	
100000 TO 149999	20	70.91	72.12	71.91	15.31	100.29	39.64	115.56	66.88 to 77.56	124,058	89,214	
150000 TO 249999	20	63.25	65.34	64.58	22.44	101.17	23.22	108.62	55.89 to 74.79	196,991	127,221	
250000 TO 499999	29	66.33	64.41	64.45	20.73	99.94	33.16	92.44	56.07 to 75.50	320,154	206,351	
500000 +	7	69.18	72.11	71.43	12.62	100.96	53.89	91.47	53.89 to 91.47	587,396	419,575	
<u>ALL</u>	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	4	60.44	68.27	74.80	33.15	91.27	39.45	112.75	N/A	3,516	2,630	
5000 TO 9999	2	71.69	71.69	61.38	28.58	116.79	51.20	92.17	N/A	12,074	7,411	
<u>Total \$</u>												
1 TO 9999	6	60.44	69.41	66.32	33.40	104.66	39.45	112.75	39.45 to 112.75	6,369	4,223	
10000 TO 29999	14	69.03	68.97	65.44	18.42	105.39	42.40	100.58	55.43 to 79.37	32,270	21,118	
30000 TO 59999	22	71.26	70.81	64.11	19.97	110.45	23.22	119.02	62.68 to 81.41	78,009	50,011	
60000 TO 99999	21	70.46	67.11	62.38	14.99	107.59	33.16	89.63	61.28 to 76.45	134,060	83,623	
100000 TO 149999	22	61.36	65.16	59.67	23.76	109.21	33.70	115.56	52.99 to 74.79	206,666	123,313	
150000 TO 249999	22	70.51	72.15	70.23	15.14	102.74	37.88	108.62	62.89 to 80.66	288,506	202,615	
250000 TO 499999	12	76.30	75.30	73.98	10.30	101.78	53.89	91.47	66.92 to 83.43	501,445	370,957	
<u>ALL</u>	119	70.09	69.53	67.48	18.49	103.04	23.22	119.02	66.85 to 72.37	184,307	124,363	

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

Query: 6350

What If ID: 5399

Desc: New Whatif for Query ID: 6350

<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>
Area (market)	1	Land	Increase	6.680	A	1