

PAD 2008 R&O Statistics

Query: 6136

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	23	MEDIAN:	89	COV:	38.34	95% Median C.I.:	70.38 to 100.59
TOTAL Sales Price:	980,600	WGT. MEAN:	85	STD:	35.96	95% Wgt. Mean C.I.:	74.52 to 95.91
TOTAL Adj.Sales Price:	980,600	MEAN:	94	AVG.ABS.DEV:	24.91	95% Mean C.I.:	78.25 to 109.36
TOTAL Assessed Value:	835,590						
AVG. Adj. Sales Price:	42,634	COD:	27.87	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	36,330	PRD:	110.09	MIN Sales Ratio:	46.50		

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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>											
07/01/05 TO 09/30/05	2	84.89	84.89	93.43	19.37	90.86	68.45	101.33	N/A	39,500	36,903
10/01/05 TO 12/31/05	4	100.17	95.57	92.96	16.07	102.80	59.20	122.75	N/A	52,625	48,922
01/01/06 TO 03/31/06	2	97.50	97.50	98.57	1.53	98.91	96.00	98.99	N/A	26,250	25,873
04/01/06 TO 06/30/06	4	91.78	88.66	94.22	12.69	94.10	70.38	100.69	N/A	36,500	34,388
07/01/06 TO 09/30/06	3	62.90	92.61	70.23	47.79	131.86	62.37	152.55	N/A	59,333	41,672
10/01/06 TO 12/31/06	3	87.03	125.35	96.01	46.64	130.56	83.62	205.40	N/A	58,333	56,004
01/01/07 TO 03/31/07	2	58.91	58.91	58.41	21.07	100.86	46.50	71.32	N/A	43,250	25,262
04/01/07 TO 06/30/07	3	89.38	94.73	62.60	33.70	151.32	52.23	142.58	N/A	17,700	11,080
<u>Study Years</u>											
07/01/05 TO 06/30/06	12	99.36	91.81	94.02	12.44	97.65	59.20	122.75	70.38 to 100.69	40,666	38,232
07/01/06 TO 06/30/07	11	83.62	95.99	76.49	41.49	125.49	46.50	205.40	52.23 to 152.55	44,781	34,254
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	12	91.52	100.29	87.46	27.65	114.67	62.37	205.40	70.38 to 100.69	45,958	40,194
<u>ALL</u>											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
MULLEN	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330
<u>ALL</u>											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	22	92.69	94.27	85.32	27.81	110.50	46.50	205.40	68.45 to 100.69	41,845	35,700
2	1	83.62	83.62	83.62			83.62	83.62	N/A	60,000	50,173
<u>ALL</u>											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330
<u>ALL</u>											
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330
06											
07											
ALL	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330
NonValid School											
ALL	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

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	1	96.00	96.00	96.00			96.00	96.00	N/A	7,500	7,200
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	52.85	52.85	53.49	12.02	98.81	46.50	59.20	N/A	50,000	26,743
1920 TO 1939	9	99.74	101.46	88.36	33.82	114.82	52.23	205.40	62.90 to 152.55	44,944	39,711
1940 TO 1949											
1950 TO 1959	2	99.84	99.84	99.85	0.85	99.99	98.99	100.69	N/A	45,750	45,683
1960 TO 1969	3	83.64	78.46	69.11	10.76	113.53	62.37	89.38	N/A	35,000	24,189
1970 TO 1979	4	85.33	90.94	90.24	16.34	100.78	70.38	122.75	N/A	52,375	47,265
1980 TO 1989	2	121.96	121.96	103.05	16.91	118.35	101.33	142.58	N/A	31,300	32,253
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

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SALE PRICE *

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	1	142.58	142.58	142.58			142.58	142.58	N/A	2,600	3,707
5000 TO 9999	2	92.69	92.69	92.48	3.57	100.23	89.38	96.00	N/A	8,000	7,398
Total \$ _____											
1 TO 9999	3	96.00	109.32	99.48	18.47	109.89	89.38	142.58	N/A	6,200	6,168
10000 TO 29999	5	83.64	116.08	110.15	52.40	105.39	68.45	205.40	N/A	17,700	19,496
30000 TO 59999	8	85.16	81.43	80.47	28.32	101.19	46.50	122.75	46.50 to 122.75	45,687	36,766
60000 TO 99999	6	91.77	85.12	82.95	16.88	102.62	62.37	101.33	62.37 to 101.33	68,000	56,407
100000 TO 149999	1	87.03	87.03	87.03			87.03	87.03	N/A	100,000	87,030
ALL _____											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

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	1	142.58	142.58	142.58			142.58	142.58	N/A	2,600	3,707
5000 TO 9999	2	92.69	92.69	92.48	3.57	100.23	89.38	96.00	N/A	8,000	7,398
Total \$ _____											
1 TO 9999	3	96.00	109.32	99.48	18.47	109.89	89.38	142.58	N/A	6,200	6,168
10000 TO 29999	7	70.38	77.87	68.88	28.48	113.05	46.50	152.55	46.50 to 152.55	28,857	19,876
30000 TO 59999	10	99.36	99.56	86.87	26.31	114.61	59.20	205.40	62.37 to 122.75	53,500	46,473
60000 TO 99999	3	100.59	96.32	94.76	4.74	101.64	87.03	101.33	N/A	75,000	71,072
ALL _____											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	96.00	96.00	96.00			96.00	96.00	N/A	7,500	7,200
20	4	55.72	61.83	55.16	22.37	112.08	46.50	89.38	N/A	37,625	20,755
30	14	99.36	104.54	92.97	27.68	112.45	62.90	205.40	70.38 to 142.58	37,757	35,102
40	4	93.47	87.66	86.37	13.87	101.49	62.37	101.33	N/A	73,500	63,483
ALL _____											
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	96.00	96.00	96.00			96.00	96.00	N/A	7,500	7,200	
101	19	89.38	97.69	87.97	28.43	111.05	52.23	205.40	70.38 to 101.33	42,900	37,739	
104	3	59.20	68.48	70.47	29.98	97.18	46.50	99.74	N/A	52,666	37,112	
<u>ALL</u>												
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	96.00	96.00	96.00			96.00	96.00	N/A	7,500	7,200	
20	1	46.50	46.50	46.50			46.50	46.50	N/A	45,000	20,927	
30	18	86.51	95.93	84.69	32.02	113.28	52.23	205.40	68.45 to 100.69	39,338	33,315	
40	3	99.92	96.09	94.45	4.77	101.74	87.03	101.33	N/A	73,333	69,260	
<u>ALL</u>												
	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6136

What If ID: 5438 SUB STAT

Desc: New Whatif for Query ID: 6136

<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>
Status: Improved,	1	Imprvmnt	Decrease	0.000	A	1