

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:	53	MEDIAN:	100	COV:	33.69	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	86	STD:	31.92	95% Wgt. Mean C.I.:	77.78 to 95.08
TOTAL Adj.Sales Price:	6,615,055	MEAN:	95	AVG.ABS.DEV:	22.08	95% Mean C.I.:	86.14 to 103.32
TOTAL Assessed Value:	5,717,477						
AVG. Adj. Sales Price:	124,812	COD:	22.16	MAX Sales Ratio:	222.29		
AVG. Assessed Value:	107,876	PRD:	109.60	MIN Sales Ratio:	49.84		

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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	3	95.83	93.22	101.05	12.52	92.25	73.92	109.91	N/A	27,333	27,621
10/01/05 TO 12/31/05	6	87.16	91.05	98.03	29.05	92.88	63.83	132.98	63.83 to 132.98	37,700	36,956
01/01/06 TO 03/31/06	15	100.00	102.10	98.85	9.04	103.29	50.00	132.80	99.65 to 113.83	161,833	159,965
04/01/06 TO 06/30/06	11	90.63	91.87	82.17	21.22	111.81	57.69	149.40	66.67 to 108.41	116,977	96,115
07/01/06 TO 09/30/06	8	66.99	77.00	64.61	34.19	119.18	50.00	164.25	50.00 to 164.25	209,750	135,521
10/01/06 TO 12/31/06	5	100.00	121.42	100.90	27.50	120.34	90.46	222.29	N/A	155,000	156,392
01/01/07 TO 03/31/07	2	63.30	63.30	62.76	21.26	100.86	49.84	76.76	N/A	43,250	27,143
04/01/07 TO 06/30/07	3	96.00	100.99	67.25	32.78	150.16	56.27	150.69	N/A	17,700	11,903
<u>Study Years</u>											
07/01/05 TO 06/30/06	35	100.00	96.23	93.51	15.69	102.91	50.00	149.40	95.83 to 107.36	114,927	107,467
07/01/06 TO 06/30/07	18	83.61	91.81	75.45	38.76	121.69	49.84	222.29	56.27 to 100.00	144,033	108,673
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	100.00	96.54	86.31	20.70	111.86	50.00	222.29	90.46 to 100.00	158,134	136,484
<u>ALL</u>											
	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
MULLEN	24	95.91	100.88	92.08	26.73	109.56	49.84	222.29	75.66 to 108.41	40,983	37,735
RURAL	4	66.69	87.36	72.47	31.03	120.56	66.67	149.40	N/A	7,413	5,372
<u>ALL</u>											
	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	96.00	101.33	92.18	27.62	109.93	49.84	222.29	75.66 to 108.41	40,156	37,016
2	5	66.71	87.98	84.51	31.94	104.11	66.67	149.40	N/A	17,931	15,153
3	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
<u>ALL</u>											
	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	96.00	101.10	92.06	27.86	109.81	49.84	222.29	75.66 to 108.41	42,634	39,251
2	30	99.63	89.85	85.45	18.45	105.14	50.00	149.40	76.62 to 100.00	187,815	160,489
<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	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876
06											
07											
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

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	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876
NonValid School											
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

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	31	99.65	90.23	85.47	17.92	105.57	50.00	149.40	76.62 to 100.00	181,998	155,559
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	56.84	56.84	57.54	12.31	98.78	49.84	63.83	N/A	50,000	28,768
1920 TO 1939	9	107.60	109.52	95.37	33.94	114.84	56.27	222.29	67.78 to 164.25	44,944	42,863
1940 TO 1949											
1950 TO 1959	2	107.89	107.89	107.89	0.49	99.99	107.36	108.41	N/A	45,750	49,361
1960 TO 1969	3	90.63	84.74	74.82	10.45	113.26	67.58	96.00	N/A	35,000	26,185
1970 TO 1979	4	92.40	98.36	97.71	16.56	100.67	75.66	132.98	N/A	52,375	51,175
1980 TO 1989	2	130.30	130.30	111.60	15.65	116.76	109.91	150.69	N/A	31,300	34,930
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

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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	3	149.40	131.97	128.90	12.24	102.39	95.83	150.69	N/A	2,558	3,297
5000 TO 9999	4	81.35	82.81	82.87	19.82	99.93	66.67	101.87	N/A	7,925	6,567
Total \$ _____											
1 TO 9999	7	96.00	103.88	91.84	25.71	113.11	66.67	150.69	66.67 to 150.69	5,625	5,166
10000 TO 29999	6	83.15	115.57	112.77	52.30	102.48	66.67	222.29	66.67 to 222.29	16,730	18,866
30000 TO 59999	8	92.06	87.88	86.83	28.47	101.21	49.84	132.98	49.84 to 132.98	45,687	39,671
60000 TO 99999	6	99.38	92.09	89.72	16.92	102.64	67.58	109.91	67.58 to 109.91	68,000	61,012
100000 TO 149999	1	94.34	94.34	94.34			94.34	94.34	N/A	100,000	94,344
150000 TO 249999	13	100.00	105.53	105.54	5.90	99.99	98.70	132.80	99.60 to 113.83	163,461	172,517
250000 TO 499999	12	71.51	73.19	73.27	26.81	99.88	50.00	100.00	50.00 to 100.00	289,733	212,300
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

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	3	149.40	131.97	128.90	12.24	102.39	95.83	150.69	N/A	2,558	3,297
5000 TO 9999	5	66.71	79.58	78.45	19.35	101.44	66.67	101.87	N/A	8,716	6,838
Total \$ _____											
1 TO 9999	8	95.91	99.23	86.01	26.34	115.37	66.67	150.69	66.67 to 150.69	6,406	5,510
10000 TO 29999	7	75.66	83.90	74.19	28.63	113.10	49.84	164.25	49.84 to 164.25	28,857	21,408
30000 TO 59999	10	107.48	107.66	93.90	26.29	114.65	63.83	222.29	67.58 to 132.98	53,500	50,239
60000 TO 99999	3	108.52	104.26	102.59	4.78	101.63	94.34	109.91	N/A	75,000	76,941
100000 TO 149999	2	99.18	99.18	99.18	0.48	100.00	98.70	99.65	N/A	150,000	148,762
150000 TO 249999	19	99.60	86.94	80.28	20.95	108.29	50.00	132.80	57.69 to 100.00	215,884	173,305
250000 TO 499999	4	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	300,000	300,000
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.23	85.47	17.92	105.57	50.00	149.40	76.62 to 100.00	181,998	155,559
20	4	60.05	66.49	59.35	22.36	112.01	49.84	96.00	N/A	37,625	22,332
30	14	107.48	112.67	100.37	27.39	112.25	67.78	222.29	75.66 to 150.69	37,757	37,895
40	4	101.33	95.04	93.63	13.89	101.50	67.58	109.91	N/A	73,500	68,820
ALL	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.23	85.47	17.92	105.57	50.00	149.40	76.62 to 100.00	181,998	155,559
101	19	96.00	105.37	95.11	28.47	110.80	56.27	222.29	75.66 to 109.91	42,900	40,800
104	3	63.83	73.76	75.91	30.16	97.16	49.84	107.60	N/A	52,666	39,981
<u>ALL</u>											
	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.23	85.47	17.92	105.57	50.00	149.40	76.62 to 100.00	181,998	155,559
20	1	49.84	49.84	49.84			49.84	49.84	N/A	45,000	22,429
30	18	93.32	103.39	91.43	31.86	113.07	56.27	222.29	73.92 to 108.52	39,338	35,969
40	3	108.31	104.19	102.40	4.79	101.75	94.34	109.91	N/A	73,333	75,091
<u>ALL</u>											
	53	99.60	94.73	86.43	22.16	109.60	49.84	222.29	77.57 to 100.00	124,812	107,876

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6136

What If ID: 5444

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	Increase	8.620	A	1