

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.98	95% Median C.I.:	98.66 to 99.08	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	98	STD:	41.74	95% Wgt. Mean C.I.:	96.85 to 99.97	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	104	AVG.ABS.DEV:	15.68	95% Mean C.I.:	100.48 to 108.33	
TOTAL Assessed Value:	34,407,344							
AVG. Adj. Sales Price:	80,560	COD:	15.85	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,279	PRD:	106.09	MIN Sales Ratio:	25.60			

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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	52	99.87	111.17	103.14	21.13	107.78	25.60	231.49	98.69 to 109.03	76,372	78,772
10/01/05 TO 12/31/05	46	98.75	100.12	98.17	7.51	101.99	66.04	135.84	97.77 to 100.00	76,900	75,490
01/01/06 TO 03/31/06	57	99.26	122.78	103.04	32.38	119.16	50.56	629.13	98.37 to 101.09	77,073	79,417
04/01/06 TO 06/30/06	60	98.79	101.57	98.33	10.88	103.30	36.75	329.03	98.08 to 99.20	81,340	79,982
07/01/06 TO 09/30/06	57	98.68	97.01	95.56	12.72	101.52	58.82	192.67	97.80 to 99.08	80,281	76,716
10/01/06 TO 12/31/06	60	98.23	101.12	94.74	18.64	106.73	45.42	256.29	95.15 to 99.22	79,174	75,009
01/01/07 TO 03/31/07	37	99.19	104.57	98.81	12.23	105.83	74.20	277.35	97.79 to 99.41	82,354	81,372
04/01/07 TO 06/30/07	65	98.75	97.95	96.93	9.51	101.06	27.20	221.83	97.66 to 99.18	89,340	86,594
<u>Study Years</u>											
07/01/05 TO 06/30/06	215	99.09	109.21	100.67	18.41	108.48	25.60	629.13	98.72 to 99.35	78,057	78,579
07/01/06 TO 06/30/07	219	98.69	99.69	96.33	13.31	103.49	27.20	277.35	98.19 to 99.02	83,017	79,967
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	234	98.79	105.51	97.84	18.59	107.84	36.75	629.13	98.41 to 99.06	79,487	77,774
<u>ALL</u>											
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	345	99.04	103.25	100.12	10.36	103.12	25.60	329.03	98.81 to 99.20	80,793	80,894
HEMINGFORD RES	36	93.15	103.18	93.53	31.55	110.32	36.75	277.35	84.75 to 100.00	55,907	52,288
RAINBOW SUBDV	11	96.44	104.43	88.68	23.25	117.76	66.04	215.00	69.89 to 142.16	52,972	46,975
RURAL RES1	33	96.00	125.08	94.76	54.12	132.00	27.20	629.13	78.71 to 113.41	99,691	94,463
RURAL RES2	9	80.55	77.68	81.59	15.02	95.21	58.15	103.41	58.82 to 94.26	133,777	109,143
<u>ALL</u>											
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

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	381	99.00	103.25	99.68	12.27	103.58	25.60	329.03	98.75 to 99.17	78,442	78,191
3	53	94.06	112.75	90.93	42.76	123.98	27.20	629.13	80.55 to 98.62	95,783	87,100
<u>ALL</u>											
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

PAD 2008 R&O Statistics

Query: 6526

Type: Qualified

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

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TOTAL Adj.Sales Price:	34,963,092	MEAN:	104	AVG.ABS.DEV:	15.68	95% Mean C.I.:	100.48 to 108.33	
TOTAL Assessed Value:	34,407,344							
AVG. Adj. Sales Price:	80,560	COD:	15.85	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,279	PRD:	106.09	MIN Sales Ratio:	25.60			

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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
1	395	98.87	101.48	98.32	12.16	103.22	25.60	329.03	98.66 to 99.08	84,481	83,058
2	38	98.85	134.09	98.27	53.81	136.45	27.20	629.13	94.06 to 111.56	39,287	38,606
3	1	132.32	132.32	132.32			132.32	132.32	N/A	99,900	132,183
ALL	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	424	98.90	104.94	98.65	15.29	106.38	36.75	629.13	98.68 to 99.09	80,770	79,676
06	2	26.40	26.40	25.97	3.03	101.65	25.60	27.20	N/A	40,250	10,453
07	8	85.28	95.66	94.94	34.16	100.75	57.16	175.52	57.16 to 175.52	79,487	75,465
ALL	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	374	98.95	103.68	99.50	12.69	104.20	25.60	401.72	98.70 to 99.17	80,486	80,084
07-0010	59	93.33	109.31	91.70	37.36	119.20	36.75	629.13	84.96 to 99.75	81,745	74,962
62-0021	1	87.04	87.04	87.04			87.04	87.04	N/A	38,000	33,076
62-0063											
NonValid School											
ALL	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

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TOTAL Adj.Sales Price:	34,963,092	MEAN:	104	AVG.ABS.DEV:	15.68	95% Mean C.I.:	100.48 to 108.33	
TOTAL Assessed Value:	34,407,344							
AVG. Adj. Sales Price:	80,560	COD:	15.85	MAX Sales Ratio:	629.13			
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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	41	97.00	126.99	98.54	57.73	128.88	25.60	629.13	81.67 to 105.99	20,591	20,290	
Prior TO 1860												
1860 TO 1899	8	98.35	99.66	86.96	25.09	114.61	58.25	163.69	58.25 to 163.69	63,062	54,837	
1900 TO 1919	71	98.95	103.55	97.97	15.34	105.69	54.33	231.49	97.97 to 99.34	57,546	56,379	
1920 TO 1939	80	98.90	105.91	98.70	16.63	107.31	45.42	329.03	97.77 to 99.36	62,975	62,154	
1940 TO 1949	42	99.06	103.22	99.54	10.84	103.70	61.68	277.35	98.47 to 100.06	63,000	62,708	
1950 TO 1959	26	98.85	102.29	98.37	9.96	103.98	78.03	185.72	97.66 to 99.37	78,750	77,470	
1960 TO 1969	17	99.31	102.36	101.57	4.43	100.77	92.91	113.41	98.66 to 108.99	97,997	99,539	
1970 TO 1979	90	98.99	99.54	98.19	6.56	101.38	58.15	139.64	98.37 to 99.43	110,095	108,097	
1980 TO 1989	30	97.45	95.89	94.34	10.80	101.64	57.16	175.52	95.26 to 98.39	99,670	94,032	
1990 TO 1994	6	95.98	96.63	94.76	6.32	101.98	80.68	111.63	80.68 to 111.63	168,333	159,508	
1995 TO 1999	16	98.97	97.24	98.09	5.37	99.14	60.31	113.72	98.41 to 99.95	172,962	169,659	
2000 TO Present	7	112.46	111.06	109.96	7.29	101.00	99.17	134.71	99.17 to 134.71	207,857	228,560	
ALL	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	9	97.00	198.05	200.32	109.03	98.86	81.67	629.13	94.06 to 256.29	3,196	6,403	
5000 TO 9999	8	104.53	150.31	136.16	74.33	110.39	36.75	401.72	36.75 to 401.72	6,862	9,344	
Total \$												
1 TO 9999	17	103.07	175.58	158.22	90.14	110.97	36.75	629.13	94.06 to 252.28	4,921	7,787	
10000 TO 29999	47	107.53	131.78	132.23	42.23	99.66	27.20	329.03	99.09 to 139.29	18,709	24,740	
30000 TO 59999	95	98.75	98.29	99.09	11.38	99.19	57.90	175.52	97.33 to 99.19	44,021	43,620	
60000 TO 99999	157	98.81	98.07	98.54	7.44	99.52	25.60	139.64	98.39 to 99.09	79,450	78,289	
100000 TO 149999	77	99.08	98.05	97.86	5.60	100.20	58.15	128.62	98.19 to 99.37	120,500	117,917	
150000 TO 249999	36	98.39	93.18	93.26	10.01	99.91	50.56	134.71	94.08 to 98.92	185,386	172,887	
250000 TO 499999	5	99.92	99.03	98.65	5.65	100.38	87.97	108.31	N/A	278,400	274,642	
ALL	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279	

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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 \$ _____											
1 TO 4999	10	94.06	101.53	64.89	45.42	156.47	27.20	218.20	36.75 to 215.00	5,625	3,649
5000 TO 9999	9	96.31	107.39	82.84	42.06	129.63	45.42	256.29	61.85 to 152.05	9,566	7,925
Total \$ _____											
1 TO 9999	19	94.06	104.30	75.75	44.43	137.70	27.20	256.29	61.85 to 105.99	7,492	5,674
10000 TO 29999	50	98.33	120.54	96.00	43.72	125.55	25.60	629.13	88.62 to 101.66	22,458	21,561
30000 TO 59999	100	98.89	105.74	97.19	19.35	108.80	57.16	277.35	97.87 to 99.26	47,233	45,905
60000 TO 99999	148	98.82	100.93	97.98	7.49	103.01	50.56	329.03	98.47 to 99.10	81,446	79,804
100000 TO 149999	86	99.27	101.55	100.10	7.47	101.45	61.80	139.64	98.87 to 99.73	122,086	122,211
150000 TO 249999	28	98.69	98.96	98.70	6.14	100.27	76.84	134.71	98.31 to 99.92	197,460	194,891
250000 TO 499999	3	95.52	95.63	95.59	5.39	100.05	87.97	103.41	N/A	297,333	284,209
ALL _____											
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08	80,560	79,279

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	41	97.00	126.99	98.54	57.73	128.88	25.60	629.13	81.67 to 105.99	20,591	20,290
10	7	111.63	114.58	97.12	19.88	117.98	80.68	192.67	80.68 to 192.67	116,571	113,215
15	4	131.58	148.18	128.35	37.47	115.45	98.07	231.49	N/A	32,975	42,323
20	72	97.78	100.57	91.26	21.07	110.21	45.42	277.35	94.79 to 99.16	55,160	50,336
25	71	98.95	101.39	97.88	9.92	103.58	57.90	179.13	98.30 to 99.19	67,521	66,092
30	202	98.93	102.06	99.73	8.73	102.34	60.31	329.03	98.66 to 99.26	90,012	89,765
35	20	99.02	100.59	100.68	6.03	99.91	85.55	133.57	95.94 to 99.92	138,075	139,019
40	17	98.70	96.65	97.76	4.89	98.87	57.16	104.94	97.34 to 101.19	203,605	199,043
ALL _____											
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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)	41	97.00	126.99	98.54	57.73	128.88	25.60	629.13	81.67 to 105.99		20,591	20,290
100	7	78.75	77.08	74.68	15.62	103.22	57.16	96.44	57.16 to 96.44		64,000	47,795
101	247	99.00	102.73	98.32	12.43	104.49	45.42	277.35	98.69 to 99.21		78,971	77,644
102	20	99.02	99.79	100.42	2.89	99.38	93.77	117.39	97.88 to 99.42		109,650	110,105
103	28	98.50	97.89	97.30	5.73	100.60	66.04	128.62	97.23 to 99.47		115,939	112,812
104	35	98.49	101.73	96.73	16.47	105.17	58.25	221.83	95.52 to 99.80		86,973	84,125
106	5	99.76	101.17	100.59	3.32	100.58	97.34	106.38	N/A		127,510	128,259
111	43	98.82	100.06	99.50	4.92	100.56	82.07	139.64	98.16 to 99.40		103,284	102,766
301	3	99.39	100.92	100.84	2.02	100.08	98.68	104.69	N/A		83,666	84,366
302	3	107.99	106.43	106.42	3.99	100.01	99.18	112.12	N/A		79,566	84,672
304	1	329.03	329.03	329.03			329.03	329.03	N/A		20,000	65,806
308	1	133.57	133.57	133.57			133.57	133.57	N/A		93,000	124,223
<u>ALL</u>												
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08		80,560	79,279

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	97.00	126.99	98.54	57.73	128.88	25.60	629.13	81.67 to 105.99		20,591	20,290
10	15	106.91	117.46	109.10	31.88	107.66	54.33	231.49	78.71 to 152.05		24,366	26,584
15	1	109.03	109.03	109.03			109.03	109.03	N/A		70,000	76,324
20	101	98.69	99.89	95.78	14.08	104.29	45.42	221.83	97.88 to 99.09		57,665	55,234
25	26	98.81	101.67	101.13	6.70	100.54	62.44	141.97	98.09 to 101.93		67,275	68,032
30	237	99.00	102.22	98.50	9.82	103.78	50.56	329.03	98.68 to 99.18		100,223	98,718
35	2	101.49	101.49	101.80	2.75	99.69	98.69	104.28	N/A		179,500	182,736
40	11	98.66	97.41	99.65	7.12	97.75	60.31	111.63	95.52 to 108.31		181,636	180,999
<u>ALL</u>												
	434	98.88	104.41	98.41	15.85	106.09	25.60	629.13	98.66 to 99.08		80,560	79,279

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6526

What If ID: 5447

Desc: New Whatif for Query ID: 6526

<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>
Assessor Location	Rural Res1	Total	Increase	13.450	A	1