

**PAD 2008 R&O Statistics**

Query: 6609

Type: Qualified

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>72</b>	COV:	39.75	95% Median C.I.:	62.59 to 83.35	(!: Derived)
(AgLand) TOTAL Sales Price:	9,232,107	WGT. MEAN:	80	STD:	30.28	95% Wgt. Mean C.I.:	68.02 to 91.57	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,232,107	MEAN:	76	AVG.ABS.DEV:	21.81	95% Mean C.I.:	67.52 to 84.83	
(AgLand) TOTAL Assessed Value:	7,366,609							
AVG. Adj. Sales Price:	196,427	COD:	30.39	MAX Sales Ratio:	160.81			
AVG. Assessed Value:	156,736	PRD:	95.46	MIN Sales Ratio:	26.79			

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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											
10/01/04 TO 12/31/04	4	71.31	77.87	100.99	40.98	77.10	41.83	127.03	N/A	321,360	324,550
01/01/05 TO 03/31/05	2	87.31	87.31	85.47	3.18	102.14	84.53	90.08	N/A	381,716	326,271
04/01/05 TO 06/30/05	9	74.50	78.04	91.75	34.34	85.05	26.79	146.50	47.69 to 119.76	154,888	142,110
07/01/05 TO 09/30/05	7	76.03	79.72	71.57	33.22	111.38	31.20	154.33	31.20 to 154.33	273,361	195,649
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	78.05	81.41	76.65	12.19	106.21	68.82	97.37	N/A	179,200	137,357
04/01/06 TO 06/30/06	4	65.80	82.74	78.75	51.00	105.07	38.56	160.81	N/A	127,000	100,007
07/01/06 TO 09/30/06	4	75.66	71.66	78.68	15.85	91.08	51.37	83.95	N/A	215,135	169,259
10/01/06 TO 12/31/06	7	66.17	70.27	68.55	27.24	102.51	34.07	117.50	34.07 to 117.50	187,468	128,500
01/01/07 TO 03/31/07	1	87.16	87.16	87.16			87.16	87.16	N/A	160,000	139,450
04/01/07 TO 06/30/07	6	65.22	65.46	48.11	23.95	136.08	31.62	102.34	31.62 to 102.34	82,881	39,872
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	75.95	79.23	93.81	32.60	84.46	26.79	146.50	55.46 to 90.08	229,524	215,315
07/01/05 TO 06/30/06	14	73.91	80.94	73.73	33.83	109.79	31.20	160.81	58.81 to 97.37	211,366	155,832
07/01/06 TO 06/30/07	18	68.58	69.91	69.09	23.40	101.20	31.62	117.50	56.68 to 83.64	157,227	108,623
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	18	75.99	79.72	81.09	31.53	98.31	26.79	154.33	60.31 to 90.08	226,164	183,393
01/01/06 TO 12/31/06	18	70.30	75.21	74.22	27.56	101.33	34.07	160.81	59.66 to 83.64	178,800	132,702
<u>ALL</u>											
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

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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	
109	1	83.95	83.95	83.95			83.95	83.95	N/A	500,000	419,730	
113	2	93.28	93.28	94.42	3.43	98.80	90.08	96.48	N/A	201,939	190,665	
297	4	60.06	83.32	76.94	39.97	108.28	58.81	154.33	N/A	69,063	53,138	
299	1	51.37	51.37	51.37			51.37	51.37	N/A	60,540	31,098	
301	2	40.20	40.20	39.85	4.07	100.87	38.56	41.83	N/A	190,500	75,907	
305	1	146.50	146.50	146.50			146.50	146.50	N/A	12,000	17,580	
327	2	87.16	87.16	87.16	0.00	100.00	87.16	87.16	N/A	160,000	139,450	
329	1	61.24	61.24	61.24			61.24	61.24	N/A	68,000	41,640	
331	1	26.79	26.79	26.79			26.79	26.79	N/A	65,000	17,415	
335	1	75.95	75.95	75.95			75.95	75.95	N/A	27,500	20,886	
337	1	84.53	84.53	84.53			84.53	84.53	N/A	633,433	535,442	
551	6	73.26	77.60	86.20	22.37	90.03	56.03	119.76	56.03 to 119.76	435,452	375,342	
557	6	72.62	84.22	80.11	46.67	105.13	34.07	160.81	34.07 to 160.81	94,350	75,584	
559	3	83.35	75.62	79.54	12.06	95.07	56.68	86.84	N/A	98,158	78,079	
581	3	74.79	88.14	110.50	28.72	79.76	62.59	127.03	N/A	360,100	397,922	
583	1	55.46	55.46	55.46			55.46	55.46	N/A	200,000	110,922	
585	1	78.05	78.05	78.05			78.05	78.05	N/A	80,000	62,443	
589	2	68.94	68.94	69.66	4.01	98.96	66.17	71.70	N/A	35,206	24,525	
77	1	71.78	71.78	71.78			71.78	71.78	N/A	100,000	71,780	
79	1	97.37	97.37	97.37			97.37	97.37	N/A	121,600	118,400	
81	1	102.34	102.34	102.34			102.34	102.34	N/A	24,400	24,970	
817	1	68.82	68.82	68.82			68.82	68.82	N/A	336,000	231,230	
819	1	31.20	31.20	31.20			31.20	31.20	N/A	350,000	109,195	
821	1	63.98	63.98	63.98			63.98	63.98	N/A	192,500	123,165	
823	2	53.06	53.06	49.01	40.41	108.26	31.62	74.50	N/A	228,000	111,750	
<u>ALL</u>												
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	20	71.74	71.96	66.45	30.35	108.30	26.79	146.50	61.24 to 87.16	170,039	112,985	
2	5	76.03	94.86	87.07	41.65	108.94	59.66	160.81	N/A	117,116	101,977	
3	22	72.00	75.75	87.63	26.97	86.44	34.07	154.33	56.68 to 83.64	238,442	208,955	
<u>ALL</u>												
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736	

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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
2	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736
ALL											
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

**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!	9	58.81	61.72	51.40	22.11	120.08	34.07	117.50	47.69 to 69.21	68,512	35,212
DRY	2	107.00	107.00	75.80	44.24	141.16	59.66	154.33	N/A	150,366	113,974
DRY-N/A	2	66.47	66.47	65.37	7.87	101.68	61.24	71.70	N/A	56,206	36,742
GRASS	23	75.95	74.98	81.20	18.24	92.34	26.79	119.76	67.96 to 84.53	215,000	174,585
GRASS-N/A	10	85.40	91.13	85.93	39.32	106.05	31.20	160.81	38.56 to 146.50	310,734	267,004
IRRGTD-N/A	1	41.83	41.83	41.83			41.83	41.83	N/A	150,000	62,750
ALL											
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

**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!	9	58.81	61.72	51.40	22.11	120.08	34.07	117.50	47.69 to 69.21	68,512	35,212
DRY	2	107.00	107.00	75.80	44.24	141.16	59.66	154.33	N/A	150,366	113,974
DRY-N/A	2	66.47	66.47	65.37	7.87	101.68	61.24	71.70	N/A	56,206	36,742
GRASS	28	77.04	79.49	80.17	24.53	99.14	26.79	160.81	68.82 to 84.53	240,232	192,606
GRASS-N/A	5	86.84	82.05	97.49	31.17	84.16	38.56	127.03	N/A	265,168	258,507
IRRGTD	1	41.83	41.83	41.83			41.83	41.83	N/A	150,000	62,750
ALL											
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

**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!	9	58.81	61.72	51.40	22.11	120.08	34.07	117.50	47.69 to 69.21	68,512	35,212
DRY	4	66.47	86.73	72.96	39.54	118.88	59.66	154.33	N/A	103,286	75,358
GRASS	32	77.04	78.40	78.34	25.33	100.08	26.79	160.81	67.96 to 86.84	227,403	178,138
GRASS-N/A	1	127.03	127.03	127.03			127.03	127.03	N/A	775,440	985,078
IRRGTD	1	41.83	41.83	41.83			41.83	41.83	N/A	150,000	62,750
ALL											
	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

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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)											
07-0010	6	67.50	63.79	58.23	14.82	109.53	31.20	78.05	31.20 to 78.05	194,916	113,509
23-0002	22	69.87	74.42	80.84	30.74	92.06	26.79	154.33	58.81 to 90.08	217,014	175,426
23-0071	17	76.03	82.43	86.09	35.67	95.75	31.62	160.81	55.46 to 117.50	181,404	156,168
81-0003	1	71.70	71.70	71.70			71.70	71.70	N/A	44,412	31,845
83-0500	1	87.16	87.16	87.16			87.16	87.16	N/A	160,000	139,450
NonValid School											
ALL	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

**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	1	117.50	117.50	117.50			117.50	117.50	N/A	1,600	1,880
10.01 TO 30.00	4	58.25	59.27	58.00	9.00	102.18	51.37	69.21	N/A	48,753	28,277
30.01 TO 50.00	2	111.23	111.23	97.38	31.71	114.21	75.95	146.50	N/A	19,750	19,233
50.01 TO 100.00	7	58.81	53.13	50.59	23.31	105.01	26.79	78.05	26.79 to 78.05	84,428	42,712
100.01 TO 180.00	10	69.83	77.97	68.66	28.69	113.55	41.83	154.33	56.03 to 102.34	108,092	74,218
180.01 TO 330.00	4	67.85	68.63	66.54	16.31	103.13	55.46	83.35	N/A	187,995	125,095
330.01 TO 650.00	11	74.50	75.84	66.08	34.83	114.78	31.20	160.81	31.62 to 97.37	184,827	122,125
650.01 +	8	84.24	92.85	95.36	16.74	97.37	68.82	127.03	68.82 to 127.03	567,373	541,028
ALL	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736

**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	117.50	117.50	117.50			117.50	117.50	N/A	1,600	1,880
Total \$											
1 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	1,600	1,880
10000 TO 29999	4	89.15	97.74	89.70	29.93	108.96	66.17	146.50	N/A	22,475	20,160
30000 TO 59999	6	64.76	78.67	79.99	30.48	98.35	56.68	154.33	56.68 to 154.33	45,856	36,682
60000 TO 99999	5	61.24	60.86	63.79	28.32	95.40	26.79	86.84	N/A	73,708	47,019
100000 TO 149999	9	74.79	79.86	80.41	32.57	99.32	34.07	160.81	47.69 to 97.37	127,784	102,749
150000 TO 249999	12	63.29	64.24	63.15	18.79	101.73	38.56	87.16	55.46 to 76.03	182,240	115,087
250000 TO 499999	4	50.22	57.03	56.08	51.02	101.69	31.20	96.48	N/A	307,719	172,583
500000 +	6	84.24	96.25	97.55	16.85	98.67	78.57	127.03	78.57 to 127.03	654,851	638,794
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<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	
Low \$ _____												
1 TO 4999	1	117.50	117.50	117.50			117.50	117.50	N/A	1,600	1,880	
Total \$ _____												
1 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	1,600	1,880	
10000 TO 29999	10	63.24	71.51	60.34	32.45	118.51	26.79	146.50	51.37 to 102.34	39,491	23,830	
30000 TO 59999	5	61.24	58.55	53.49	22.20	109.45	34.07	78.05	N/A	86,482	46,262	
60000 TO 99999	10	60.70	67.04	56.05	35.69	119.61	31.62	154.33	38.56 to 86.84	153,465	86,010	
100000 TO 149999	12	75.41	73.40	68.01	17.85	107.92	31.20	97.37	59.66 to 87.16	183,128	124,542	
150000 TO 249999	2	114.82	114.82	94.76	40.06	121.16	68.82	160.81	N/A	234,000	221,750	
250000 TO 499999	4	84.24	87.15	85.79	3.98	101.59	83.64	96.48	N/A	492,012	422,097	
500000 +	3	119.76	108.45	107.77	13.49	100.63	78.57	127.03	N/A	744,980	802,869	
ALL	47	71.78	76.17	79.79	30.39	95.46	26.79	160.81	62.59 to 83.35	196,427	156,736	

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

Query: 6609

What If ID: 5423

Desc: New Whatif for Query ID: 6609

<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)	3	Land	Increase	7.660	A	1