

**PAD 2008 R&O Statistics**

Query: 6390

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	34	<b>MEDIAN:</b>	<b>89</b>	COV:	51.64	95% Median C.I.:	79.77 to 116.46
TOTAL Sales Price:	2,003,221	WGT. MEAN:	82	STD:	51.16	95% Wgt. Mean C.I.:	60.96 to 102.06
TOTAL Adj.Sales Price:	1,990,221	MEAN:	99	AVG.ABS.DEV:	36.10	95% Mean C.I.:	81.87 to 116.26
TOTAL Assessed Value:	1,622,241						
AVG. Adj. Sales Price:	58,535	COD:	40.47	MAX Sales Ratio:	260.41		
AVG. Assessed Value:	47,712	PRD:	121.54	MIN Sales Ratio:	1.61		

Printed: 04/15/2008 15:36:53

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	2	130.13	130.13	121.93	6.74	106.73	121.36	138.90	N/A	46,500	56,696
10/01/04 TO 12/31/04	1	120.14	120.14	120.14			120.14	120.14	N/A	5,000	6,007
01/01/05 TO 03/31/05	5	83.35	84.23	75.07	15.82	112.21	53.63	112.72	N/A	52,920	39,724
04/01/05 TO 06/30/05	1	88.74	88.74	88.74			88.74	88.74	N/A	130,000	115,358
07/01/05 TO 09/30/05	4	105.52	105.80	63.15	38.59	167.54	43.03	169.11	N/A	64,500	40,729
10/01/05 TO 12/31/05	2	114.53	114.53	114.32	1.69	100.19	112.60	116.46	N/A	22,500	25,721
01/01/06 TO 03/31/06	4	90.86	113.91	92.05	42.22	123.75	70.96	202.97	N/A	33,675	30,998
04/01/06 TO 06/30/06	1	174.47	174.47	174.47			174.47	174.47	N/A	3,000	5,234
07/01/06 TO 09/30/06	6	76.01	68.44	98.00	47.25	69.83	1.61	122.98	1.61 to 122.98	108,936	106,754
10/01/06 TO 12/31/06	2	58.55	58.55	30.94	54.42	189.25	26.69	90.41	N/A	112,500	34,805
01/01/07 TO 03/31/07	3	79.77	85.41	70.41	34.13	121.29	47.39	129.06	N/A	23,933	16,852
04/01/07 TO 06/30/07	3	89.28	137.23	79.41	74.07	172.81	62.01	260.41	N/A	35,500	28,192
<u>Study Years</u>											
07/01/04 TO 06/30/05	9	89.13	98.92	87.98	23.07	112.44	53.63	138.90	82.31 to 121.36	54,733	48,153
07/01/05 TO 06/30/06	11	112.60	116.58	77.96	32.62	149.53	43.03	202.97	70.96 to 174.47	40,063	31,235
07/01/06 TO 06/30/07	14	79.16	85.40	79.97	51.55	106.79	1.61	260.41	26.69 to 122.98	75,494	60,376
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	88.94	96.84	75.74	26.77	127.87	43.03	169.11	82.31 to 116.46	58,133	44,028
01/01/06 TO 12/31/06	13	80.14	89.06	82.59	50.89	107.84	1.61	202.97	26.69 to 122.98	78,178	64,566
<u>ALL</u>											
	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GORDON	19	89.28	96.89	90.29	29.62	107.32	43.03	169.11	73.48 to 121.36	53,556	48,355
HAY SPRINGS	4	100.58	106.65	34.05	81.59	313.21	22.48	202.97	N/A	56,250	19,154
RURAL	4	70.28	56.12	58.76	34.59	95.50	1.61	82.31	N/A	86,910	51,070
RUSHVILLE	7	111.52	125.17	105.65	30.70	118.48	83.35	260.41	83.35 to 260.41	57,142	60,369
<u>ALL</u>											
	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

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	30	96.00	104.79	86.33	37.94	121.39	22.48	260.41	83.35 to 120.14	54,752	47,265
3	4	70.28	56.12	58.76	34.59	95.50	1.61	82.31	N/A	86,910	51,070
<u>ALL</u>											
	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**PAD 2008 R&O Statistics**

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	34	<b>MEDIAN:</b>	<b>89</b>	COV:	51.64	95% Median C.I.:	79.77 to 116.46
TOTAL Sales Price:	2,003,221	WGT. MEAN:	82	STD:	51.16	95% Wgt. Mean C.I.:	60.96 to 102.06
TOTAL Adj.Sales Price:	1,990,221	MEAN:	99	AVG.ABS.DEV:	36.10	95% Mean C.I.:	81.87 to 116.26
TOTAL Assessed Value:	1,622,241						
AVG. Adj. Sales Price:	58,535	COD:	40.47	MAX Sales Ratio:	260.41		
AVG. Assessed Value:	47,712	PRD:	121.54	MIN Sales Ratio:	1.61		

Printed: 04/15/2008 15:36:53

**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	29	90.41	106.53	91.85	36.60	115.98	43.03	260.41	80.14 to 120.14	58,471	53,706
2	5	26.69	55.79	21.99	152.93	253.74	1.61	138.90	N/A	58,908	12,952
____ALL____	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712
04											
____ALL____	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**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											
07-0010											
23-0002											
38-0011	1	1.61	1.61	1.61			1.61	1.61	N/A	74,041	1,189
81-0003	4	100.58	106.65	34.05	81.59	313.21	22.48	202.97	N/A	56,250	19,154
81-0010	29	89.28	101.38	91.32	31.34	111.01	43.03	260.41	80.14 to 116.46	58,316	53,256
NonValid School											
____ALL____	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**PAD 2008 R&O Statistics**

Query: 6390

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	34	<b>MEDIAN:</b>	<b>89</b>	COV:	51.64	95% Median C.I.:	79.77 to 116.46
TOTAL Sales Price:	2,003,221	WGT. MEAN:	82	STD:	51.16	95% Wgt. Mean C.I.:	60.96 to 102.06
TOTAL Adj.Sales Price:	1,990,221	MEAN:	99	AVG.ABS.DEV:	36.10	95% Mean C.I.:	81.87 to 116.26
TOTAL Assessed Value:	1,622,241						
AVG. Adj. Sales Price:	58,535	COD:	40.47	MAX Sales Ratio:	260.41		
AVG. Assessed Value:	47,712	PRD:	121.54	MIN Sales Ratio:	1.61		

Printed: 04/15/2008 15:36:53

**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	9	120.14	102.66	72.63	29.94	141.35	1.61	174.47	62.01 to 138.90	35,171	25,545
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	101.57	101.57	100.77	10.98	100.79	90.41	112.72	N/A	14,000	14,107
1920 TO 1939	3	83.35	113.32	67.91	59.72	166.86	53.63	202.97	N/A	39,666	26,938
1940 TO 1949	4	98.23	126.07	114.85	66.81	109.76	47.39	260.41	N/A	86,520	99,369
1950 TO 1959	7	89.13	96.73	104.16	35.78	92.87	22.48	169.11	22.48 to 169.11	19,471	20,282
1960 TO 1969	2	85.53	85.53	85.89	3.76	99.58	82.31	88.74	N/A	116,800	100,318
1970 TO 1979	4	60.79	66.18	44.45	51.53	148.90	26.69	116.46	N/A	123,750	55,001
1980 TO 1989	2	91.24	91.24	102.56	22.23	88.96	70.96	111.52	N/A	128,350	131,639
1990 TO 1994											
1995 TO 1999	1	101.58	101.58	101.58			101.58	101.58	N/A	59,000	59,933
2000 TO Present											
ALL	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**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	138.90	134.22	136.86	20.44	98.07	89.28	174.47	N/A	2,833	3,877
5000 TO 9999	4	161.56	151.50	172.22	49.64	87.97	22.48	260.41	N/A	6,500	11,194
Total \$											
1 TO 9999	7	138.90	144.09	163.50	41.75	88.13	22.48	260.41	22.48 to 260.41	4,928	8,058
10000 TO 29999	11	112.60	106.46	104.97	19.71	101.41	73.48	169.11	79.77 to 129.06	18,261	19,169
30000 TO 59999	5	87.13	79.24	80.46	16.61	98.48	47.39	101.58	N/A	44,440	35,756
60000 TO 99999	5	62.01	63.43	65.21	46.66	97.28	1.61	121.36	N/A	84,808	55,299
100000 TO 149999	2	85.53	85.53	85.89	3.76	99.58	82.31	88.74	N/A	116,800	100,318
150000 TO 249999	3	43.03	60.41	60.14	65.71	100.45	26.69	111.52	N/A	200,000	120,282
250000 TO 499999	1	122.98	122.98	122.98			122.98	122.98	N/A	275,000	338,204
ALL	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**PAD 2008 R&O Statistics**

Query: 6390

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	34	<b>MEDIAN:</b>	<b>89</b>	COV:	51.64	95% Median C.I.:	79.77 to 116.46
TOTAL Sales Price:	2,003,221	WGT. MEAN:	82	STD:	51.16	95% Wgt. Mean C.I.:	60.96 to 102.06
TOTAL Adj.Sales Price:	1,990,221	MEAN:	99	AVG.ABS.DEV:	36.10	95% Mean C.I.:	81.87 to 116.26
TOTAL Assessed Value:	1,622,241						
AVG. Adj. Sales Price:	58,535	COD:	40.47	MAX Sales Ratio:	260.41		
AVG. Assessed Value:	47,712	PRD:	121.54	MIN Sales Ratio:	1.61		

Printed: 04/15/2008 15:36:53

**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	4	55.88	63.07	10.31	91.31	612.01	1.61	138.90	N/A	21,135	2,178
5000 TO 9999	2	147.31	147.31	140.51	18.44	104.83	120.14	174.47	N/A	4,000	5,620
Total \$ _____											
1 TO 9999	6	104.71	91.15	21.56	50.96	422.73	1.61	174.47	1.61 to 174.47	15,423	3,325
10000 TO 29999	12	101.57	116.67	97.58	40.29	119.57	47.39	260.41	79.77 to 129.06	17,448	17,025
30000 TO 59999	8	82.84	90.39	76.42	29.10	118.28	53.63	169.11	53.63 to 169.11	53,837	41,141
60000 TO 99999	4	62.67	63.40	50.31	45.54	126.04	26.69	101.58	N/A	140,650	70,754
100000 TO 149999	2	105.05	105.05	102.08	15.53	102.91	88.74	121.36	N/A	110,000	112,291
150000 TO 249999	1	111.52	111.52	111.52			111.52	111.52	N/A	200,000	223,042
250000 TO 499999	1	122.98	122.98	122.98			122.98	122.98	N/A	275,000	338,204
ALL _____	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	89.28	90.56	72.06	36.49	125.66	1.61	138.90	47.39 to 129.06	29,782	21,462
10	14	107.09	112.68	70.89	37.47	158.96	26.69	260.41	73.48 to 169.11	45,034	31,922
15	2	105.86	105.86	111.99	16.17	94.53	88.74	122.98	N/A	202,500	226,781
20	7	70.96	81.30	61.81	48.95	131.54	22.48	202.97	22.48 to 202.97	66,385	41,031
25	1	111.52	111.52	111.52			111.52	111.52	N/A	200,000	223,042
30	1	83.35	83.35	83.35			83.35	83.35	N/A	22,000	18,336
ALL _____	34	89.21	99.07	81.51	40.47	121.54	1.61	260.41	79.77 to 116.46	58,535	47,712

**PAD 2008 R&O Statistics**

Query: 6390

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	34	<b>MEDIAN:</b>	<b>89</b>	COV:	51.64	95% Median C.I.:	79.77 to 116.46
TOTAL Sales Price:	2,003,221	WGT. MEAN:	82	STD:	51.16	95% Wgt. Mean C.I.:	60.96 to 102.06
TOTAL Adj.Sales Price:	1,990,221	MEAN:	99	AVG.ABS.DEV:	36.10	95% Mean C.I.:	81.87 to 116.26
TOTAL Assessed Value:	1,622,241						
AVG. Adj. Sales Price:	58,535	COD:	40.47	MAX Sales Ratio:	260.41		
AVG. Assessed Value:	47,712	PRD:	121.54	MIN Sales Ratio:	1.61		

Printed: 04/15/2008 15:36:53

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	120.14	98.21	75.85	25.13	129.48	1.61	138.90	1.61 to 138.90	31,220	23,681
306	1	88.74	88.74	88.74			88.74	88.74	N/A	130,000	115,358
314	1	82.31	82.31	82.31			82.31	82.31	N/A	103,600	85,278
326	1	22.48	22.48	22.48			22.48	22.48	N/A	5,000	1,124
339	1	83.35	83.35	83.35			83.35	83.35	N/A	22,000	18,336
341	1	202.97	202.97	202.97			202.97	202.97	N/A	7,000	14,208
344	2	103.44	103.44	105.29	12.59	98.23	90.41	116.46	N/A	17,500	18,426
346	1	43.03	43.03	43.03			43.03	43.03	N/A	190,000	81,755
353	5	73.48	93.50	72.97	52.26	128.14	47.39	169.11	N/A	37,416	27,302
406	3	89.13	90.28	94.99	8.02	95.05	80.14	101.58	N/A	35,666	33,878
421	1	111.52	111.52	111.52			111.52	111.52	N/A	200,000	223,042
442	1	112.72	112.72	112.72			112.72	112.72	N/A	13,000	14,654
528	6	74.75	101.87	56.45	65.08	180.47	26.69	260.41	26.69 to 260.41	78,450	44,281
529	1	79.77	79.77	79.77			79.77	79.77	N/A	23,300	18,587
558	1	122.98	122.98	122.98			122.98	122.98	N/A	275,000	338,204
800	1	174.47	174.47	174.47			174.47	174.47	N/A	3,000	5,234
<u>ALL</u>	<u>34</u>	<u>89.21</u>	<u>99.07</u>	<u>81.51</u>	<u>40.47</u>	<u>121.54</u>	<u>1.61</u>	<u>260.41</u>	<u>79.77 to 116.46</u>	<u>58,535</u>	<u>47,712</u>

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

Query: 6390

What If ID: 5445

Desc: New Whatif for Query ID: 6390

<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>
Locations: Urban, Suburban	1	Total	Decrease	7.160	A	1

---