

PAD 2008 R&O Statistics

Query: 6141

Type: Qualified

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

NUMBER of Sales:	98	MEDIAN:	96	COV:	8.90	95% Median C.I.:	95.14 to 97.64
TOTAL Sales Price:	21,668,200	WGT. MEAN:	96	STD:	8.66	95% Wgt. Mean C.I.:	93.84 to 97.76
TOTAL Adj.Sales Price:	21,522,700	MEAN:	97	AVG.ABS.DEV:	5.55	95% Mean C.I.:	95.59 to 99.02
TOTAL Assessed Value:	20,618,922						
AVG. Adj. Sales Price:	219,619	COD:	5.76	MAX Sales Ratio:	130.62		
AVG. Assessed Value:	210,397	PRD:	101.57	MIN Sales Ratio:	60.55		

(!: AVTot=0)

(!: Derived)

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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	97.51	101.11	100.06	7.95	101.05	86.52	130.62	91.91 to 109.41	95,740	95,795
10/01/04 TO 12/31/04	6	101.53	100.96	103.35	2.19	97.69	97.02	104.30	97.02 to 104.30	203,700	210,526
01/01/05 TO 03/31/05	12	99.57	100.91	99.34	5.65	101.58	92.61	122.39	95.53 to 103.59	130,475	129,619
04/01/05 TO 06/30/05	7	95.29	99.42	94.50	7.40	105.21	86.98	118.45	86.98 to 118.45	127,357	120,355
07/01/05 TO 09/30/05	13	94.26	96.85	95.21	5.02	101.73	88.81	113.22	92.04 to 103.67	403,992	384,621
10/01/05 TO 12/31/05	3	93.74	102.10	96.08	14.17	106.27	86.35	126.21	N/A	604,500	580,775
01/01/06 TO 03/31/06	7	95.14	95.28	94.11	2.79	101.24	91.04	102.17	91.04 to 102.17	251,285	236,473
04/01/06 TO 06/30/06	9	97.64	97.32	98.63	2.77	98.66	90.77	103.27	93.31 to 102.61	187,333	184,776
07/01/06 TO 09/30/06	4	94.62	94.11	94.06	4.81	100.05	86.89	100.30	N/A	163,125	153,433
10/01/06 TO 12/31/06	6	94.88	95.42	90.93	3.45	104.94	89.25	101.32	89.25 to 101.32	345,000	313,691
01/01/07 TO 03/31/07	14	94.57	92.35	95.30	5.62	96.90	60.55	103.58	88.99 to 98.16	187,821	178,998
04/01/07 TO 06/30/07	7	97.77	94.63	91.58	5.38	103.33	80.05	102.26	80.05 to 102.26	146,214	133,902
<u>Study Years</u>											
07/01/04 TO 06/30/05	35	97.66	100.68	99.62	6.38	101.07	86.52	130.62	95.78 to 103.42	132,480	131,972
07/01/05 TO 06/30/06	32	95.47	97.13	95.72	5.06	101.47	86.35	126.21	93.31 to 97.69	328,450	314,397
07/01/06 TO 06/30/07	31	94.67	93.68	93.16	5.18	100.57	60.55	103.58	93.02 to 97.77	205,661	191,586
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	35	95.78	99.21	95.99	6.86	103.36	86.35	126.21	93.89 to 101.77	272,074	261,152
01/01/06 TO 12/31/06	26	96.06	95.84	94.27	3.44	101.66	86.89	103.27	93.30 to 97.69	237,211	223,622
<u>ALL</u>											
	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HERSHEY	3	92.28	82.00	86.95	11.79	94.31	60.55	93.18	N/A	30,333	26,374
NORTH PLATTE	73	96.31	97.64	95.60	5.40	102.13	80.05	126.21	95.26 to 97.71	267,983	256,190
RURAL	15	97.24	99.35	98.31	6.84	101.05	86.52	130.62	93.17 to 103.67	117,900	115,907
SUTHERLAND	6	95.46	95.86	98.90	2.97	96.92	90.78	103.27	90.78 to 103.27	16,550	16,368
WELLFLEET	1	97.45	97.45	97.45		97.45	97.45	97.45	N/A	1,100	1,072
<u>ALL</u>											
	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

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TOTAL Assessed Value:	20,618,922						
AVG. Adj. Sales Price:	219,619	COD:	5.76	MAX Sales Ratio:	130.62		
AVG. Assessed Value:	210,397	PRD:	101.57	MIN Sales Ratio:	60.55		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	82	95.80	96.68	95.56	5.32	101.16	60.55	126.21	94.96 to 97.56	240,782	230,103
2	6	97.13	101.51	98.17	7.27	103.41	92.22	130.62	92.22 to 130.62	147,166	144,466
3	10	102.56	99.96	98.68	6.79	101.30	86.52	118.45	88.81 to 104.53	89,550	88,366
____ALL____	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

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	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397
____ALL____	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	94.98	94.98	94.74	1.83	100.24	91.91	97.64	91.91 to 97.64	258,333	244,757
03	92	96.50	97.46	95.88	5.99	101.64	60.55	130.62	95.26 to 97.69	217,094	208,156
04											
____ALL____	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

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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)											
21-0089											
24-0020											
32-0046	1	97.45	97.45	97.45			97.45	97.45	N/A	1,100	1,072
32-0095											
32-0125											
51-0006											
56-0001	87	97.01	97.99	95.85	5.64	102.22	80.05	130.62	95.29 to 97.77	242,026	231,993
56-0006											
56-0007											
56-0037	5	93.17	86.79	91.91	7.54	94.44	60.55	94.78	N/A	74,200	68,194
56-0055	5	95.78	96.00	99.10	3.42	96.87	90.78	103.27	N/A	18,860	18,690
56-0565											
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

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	2	95.85	95.85	96.14	1.45	99.69	94.46	97.24	N/A	82,500	79,318
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	101.35	102.74	101.39	3.94	101.34	97.02	118.45	97.02 to 118.45	54,685	55,444
1920 TO 1939	14	97.57	97.74	99.03	8.05	98.70	60.55	130.62	93.14 to 102.17	83,364	82,552
1940 TO 1949	11	95.26	96.89	95.58	4.46	101.38	90.77	122.39	91.91 to 98.16	182,127	174,068
1950 TO 1959	10	95.37	93.88	92.94	3.09	101.01	85.29	98.29	88.99 to 97.56	89,290	82,988
1960 TO 1969	11	99.04	101.33	102.40	7.32	98.96	86.98	126.21	93.89 to 108.91	222,227	227,557
1970 TO 1979	13	97.37	97.22	97.93	4.04	99.28	90.78	103.58	92.28 to 103.55	270,192	264,589
1980 TO 1989	16	94.52	94.07	92.11	4.97	102.13	80.05	103.67	89.25 to 99.47	309,218	284,817
1990 TO 1994	3	93.49	94.63	93.54	1.45	101.16	93.17	97.23	N/A	1,130,000	1,057,056
1995 TO 1999	4	98.51	100.52	97.03	7.84	103.60	91.84	113.22	N/A	275,375	267,184
2000 TO Present	7	101.70	97.54	94.49	6.16	103.23	86.52	104.53	86.52 to 104.53	216,500	204,574
ALL	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

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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	1	97.45	97.45	97.45			97.45	97.45	N/A	1,100	1,072	
5000 TO 9999	3	93.14	93.02	92.55	1.56	100.51	90.78	95.14	N/A	6,333	5,861	
Total \$ _____												
1 TO 9999	4	94.14	94.13	92.82	2.30	101.41	90.78	97.45	N/A	5,025	4,664	
10000 TO 29999	6	96.40	94.46	93.75	11.71	100.75	60.55	118.45	60.55 to 118.45	18,466	17,313	
30000 TO 59999	17	100.30	99.30	99.61	4.07	99.69	86.52	108.91	95.53 to 103.27	49,294	49,101	
60000 TO 99999	21	97.69	99.48	100.00	7.26	99.48	85.29	130.62	94.11 to 103.42	70,704	70,705	
100000 TO 149999	13	95.71	95.95	95.82	2.80	100.14	91.04	102.26	93.02 to 99.04	114,807	110,010	
150000 TO 249999	14	94.68	95.32	95.36	6.05	99.96	80.05	113.22	88.99 to 103.55	199,857	190,579	
250000 TO 499999	13	95.68	98.81	98.49	5.29	100.32	90.85	126.21	93.99 to 103.58	341,038	335,892	
500000 +	10	93.61	94.93	93.88	4.04	101.11	86.35	104.30	89.25 to 102.61	1,034,500	971,198	
ALL	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397	

ASSESSED VALUE *											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	3	95.14	95.24	94.47	1.51	100.82	93.14	97.45	N/A	3,700	3,495	
5000 TO 9999	1	90.78	90.78	90.78			90.78	90.78	N/A	9,000	8,170	
Total \$ _____												
1 TO 9999	4	94.14	94.13	92.82	2.30	101.41	90.78	97.45	N/A	5,025	4,664	
10000 TO 29999	6	96.40	94.46	93.75	11.71	100.75	60.55	118.45	60.55 to 118.45	18,466	17,313	
30000 TO 59999	18	96.93	95.99	95.68	4.67	100.33	85.29	103.27	92.28 to 101.32	50,455	48,273	
60000 TO 99999	19	97.86	98.70	97.99	4.22	100.73	88.81	108.91	94.46 to 103.59	71,821	70,373	
100000 TO 149999	16	95.76	99.41	97.29	8.24	102.18	80.05	130.62	93.02 to 102.26	117,031	113,854	
150000 TO 249999	12	96.15	97.12	96.84	5.08	100.28	86.98	113.22	92.04 to 103.55	205,666	199,173	
250000 TO 499999	13	95.68	98.81	98.49	5.29	100.32	90.85	126.21	93.99 to 103.58	341,038	335,892	
500000 +	10	93.61	94.93	93.88	4.04	101.11	86.35	104.30	89.25 to 102.61	1,034,500	971,198	
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COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	2	95.85	95.85	96.14	1.45	99.69	94.46	97.24	N/A	82,500	79,318
10	10	97.23	97.31	100.93	9.26	96.42	60.55	122.39	93.02 to 104.64	100,210	101,141
15	13	96.31	97.89	96.96	5.31	100.95	85.29	130.62	93.18 to 97.66	125,769	121,946
20	51	95.78	97.77	95.81	5.30	102.05	80.05	126.21	94.96 to 98.16	193,052	184,954
25	2	98.90	98.90	95.65	5.47	103.39	93.49	104.30	N/A	1,938,750	1,854,426
30	18	95.49	95.62	94.10	6.20	101.61	86.35	104.53	88.81 to 103.42	235,938	222,021
35	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,493
40	1	99.47	99.47	99.47			99.47	99.47	N/A	350,000	348,132
<u>ALL</u>	<u>98</u>	<u>96.26</u>	<u>97.31</u>	<u>95.80</u>	<u>5.76</u>	<u>101.57</u>	<u>60.55</u>	<u>130.62</u>	<u>95.14 to 97.64</u>	<u>219,619</u>	<u>210,397</u>

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	94.46	94.51	93.69	1.91	100.88	91.84	97.24	N/A	128,333	120,230
300	1	97.56	97.56	97.56			97.56	97.56	N/A	103,000	100,489
325	2	93.95	93.95	93.86	1.84	100.09	92.22	95.68	N/A	290,500	272,668
326	2	108.37	108.37	102.32	9.30	105.91	98.29	118.45	N/A	25,000	25,580
340	1	113.22	113.22	113.22			113.22	113.22	N/A	184,000	208,333
341	2	92.91	92.91	90.20	7.06	103.00	86.35	99.47	N/A	595,750	537,381
343	6	95.27	100.32	95.11	8.72	105.48	89.25	126.21	89.25 to 126.21	980,750	932,769
344	12	96.01	93.90	99.02	6.21	94.83	60.55	104.30	93.02 to 99.04	179,083	177,320
346	1	92.28	92.28	92.28			92.28	92.28	N/A	50,000	46,139
349	2	96.19	96.19	96.58	1.58	99.59	94.67	97.71	N/A	377,500	364,598
350	3	97.37	96.85	96.88	0.73	99.97	95.53	97.66	N/A	381,666	369,776
352	11	94.96	94.54	94.50	1.67	100.05	91.91	97.64	92.04 to 97.01	196,754	185,930
353	23	101.32	101.54	98.82	5.85	102.76	85.29	130.62	97.02 to 103.55	121,343	119,907
384	3	90.78	91.58	91.41	0.88	100.18	90.77	93.18	N/A	31,333	28,642
386	1	86.98	86.98	86.98			86.98	86.98	N/A	237,500	206,571
389	1	86.89	86.89	86.89			86.89	86.89	N/A	63,000	54,742
406	2	95.67	95.67	95.38	1.63	100.31	94.11	97.23	N/A	83,000	79,163
407	2	92.42	92.42	92.04	1.70	100.42	90.85	93.99	N/A	390,000	358,941
419	1	94.78	94.78	94.78			94.78	94.78	N/A	60,000	56,869
421	1	95.78	95.78	95.78			95.78	95.78	N/A	20,000	19,155
423	1	94.26	94.26	94.26			94.26	94.26	N/A	400,500	377,493
434	1	103.27	103.27	103.27			103.27	103.27	N/A	47,500	49,053
437	1	95.53	95.53	95.53			95.53	95.53	N/A	35,000	33,437
447	1	80.05	80.05	80.05			80.05	80.05	N/A	175,000	140,089
472	8	99.78	97.30	96.93	6.26	100.38	86.52	104.53	86.52 to 104.53	64,875	62,883
492	1	93.74	93.74	93.74			93.74	93.74	N/A	650,000	609,298
528	5	101.77	102.28	101.43	3.21	100.85	96.69	109.41	N/A	168,400	170,800
<u>ALL</u>											
	98	96.26	97.31	95.80	5.76	101.57	60.55	130.62	95.14 to 97.64	219,619	210,397

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6141

What If ID: 5429 SUB STAT

Desc: New Whatif for Query ID: 6141

<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	6.500	A	1