

PAD 2008 R&O Statistics

Query: 6141

Type: Qualified

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	112	MEDIAN:	97	COV:	11.50	95% Median C.I.:	95.26 to 97.64
TOTAL Sales Price:	23,943,242	WGT. MEAN:	95	STD:	11.06	95% Wgt. Mean C.I.:	92.87 to 97.08
TOTAL Adj.Sales Price:	23,797,742	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	94.14 to 98.24
TOTAL Assessed Value:	22,601,872						
AVG. Adj. Sales Price:	212,479	COD:	6.56	MAX Sales Ratio:	130.62		
AVG. Assessed Value:	201,802	PRD:	101.28	MIN Sales Ratio:	38.32		

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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	13	97.56	100.48	98.60	6.83	101.90	86.52	130.62	94.18 to 104.53	139,572	137,619
10/01/04 TO 12/31/04	7	101.35	99.56	103.32	3.31	96.36	91.17	104.30	91.17 to 104.30	175,028	180,841
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	10	97.53	99.36	95.46	5.84	104.08	86.98	118.45	93.89 to 108.91	110,650	105,629
07/01/05 TO 09/30/05	14	94.61	96.94	95.35	4.94	101.67	88.81	113.22	92.04 to 103.67	394,778	376,418
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	5	92.22	84.88	92.36	13.54	91.91	48.00	100.30	N/A	135,500	125,146
10/01/06 TO 12/31/06	8	94.88	88.70	85.97	10.55	103.17	38.32	101.32	38.32 to 101.32	306,250	263,292
01/01/07 TO 03/31/07	17	94.46	91.95	93.20	6.45	98.66	60.55	103.58	88.70 to 98.16	185,264	172,666
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	42	97.76	100.18	99.21	5.82	100.98	86.52	130.62	97.02 to 102.17	135,996	134,920
07/01/05 TO 06/30/06	33	95.81	97.16	95.78	4.96	101.44	86.35	126.21	93.34 to 97.69	326,830	313,044
07/01/06 TO 06/30/07	37	94.46	90.80	90.47	8.25	100.36	38.32	103.58	92.22 to 97.01	197,310	178,506
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	39	97.24	99.18	96.12	6.29	103.19	86.35	126.21	94.26 to 101.77	256,733	246,766
01/01/06 TO 12/31/06	29	95.81	92.30	92.06	6.99	100.27	38.32	103.27	93.14 to 97.69	226,637	208,633
<u>ALL</u>											
	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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
MAXWELL	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
NORTH PLATTE	83	96.69	96.75	95.34	5.85	101.48	48.00	126.21	95.29 to 97.71	258,853	246,794
RURAL	17	97.24	95.93	91.32	9.90	105.05	38.32	130.62	92.22 to 103.67	123,441	112,720
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
WALLACE	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
WELLFLEET	1	97.45	97.45	97.45			97.45	97.45	N/A	1,100	1,072
<u>ALL</u>											
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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	94	96.01	96.00	95.32	5.77	100.72	48.00	126.21	94.96 to 97.64	230,736	219,933
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	12	102.00	95.02	86.60	10.91	109.72	38.32	118.45	88.81 to 104.53	102,125	88,441
<u>ALL</u>											
	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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
2	13	97.40	87.30	87.02	12.52	100.32	38.32	102.97	79.08 to 98.76	173,464	150,957
3	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
<u>ALL</u>											
	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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	105	96.69	96.20	94.96	6.81	101.31	38.32	130.62	95.14 to 97.71	211,121	200,490
04	1	102.29	102.29	102.29			102.29	102.29	N/A	80,000	81,835
<u>ALL</u>											
	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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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	99	97.05	96.65	95.00	6.55	101.74	38.32	130.62	95.50 to 97.77	235,437	223,668
56-0006											
56-0007	1	91.17	91.17	91.17			91.17	91.17	N/A	3,000	2,735
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	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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	14	95.85	87.76	87.27	11.98	100.56	38.32	102.97	79.08 to 98.76	166,788	145,558
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	14	97.52	97.27	97.93	3.79	99.33	90.78	103.58	92.28 to 103.55	256,964	251,637
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	8	102.10	98.16	94.60	5.47	103.77	86.52	104.53	86.52 to 104.53	191,937	181,565
ALL	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802

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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	2	94.31	94.31	92.85	3.33	101.57	91.17	97.45	N/A	2,050	1,903	
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	5	93.14	93.54	92.60	2.28	101.01	90.78	97.45	N/A	4,620	4,278	
10000 TO 29999	8	96.40	89.66	87.54	15.85	102.42	48.00	118.45	48.00 to 118.45	19,475	17,047	
30000 TO 59999	18	99.30	99.19	99.48	4.05	99.71	86.52	108.91	96.21 to 102.17	49,333	49,078	
60000 TO 99999	23	97.86	99.54	100.01	6.83	99.53	85.29	130.62	94.46 to 102.29	71,730	71,735	
100000 TO 149999	16	95.76	95.80	95.63	3.08	100.17	88.70	102.26	93.02 to 98.76	117,812	112,669	
150000 TO 249999	15	95.29	95.83	95.91	6.15	99.91	80.05	113.22	91.84 to 102.97	201,169	192,945	
250000 TO 499999	16	95.61	93.75	94.33	9.30	99.39	38.32	126.21	92.22 to 99.47	332,406	313,552	
500000 +	11	93.74	94.86	93.90	3.71	101.02	86.35	104.30	89.25 to 102.61	987,272	927,002	
ALL	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802	

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	4	94.14	94.22	93.77	2.20	100.49	91.17	97.45	N/A	3,525	3,305	
5000 TO 9999	1	90.78	90.78	90.78			90.78	90.78	N/A	9,000	8,170	
Total \$ _____												
1 TO 9999	5	93.14	93.54	92.60	2.28	101.01	90.78	97.45	N/A	4,620	4,278	
10000 TO 29999	8	96.40	89.66	87.54	15.85	102.42	48.00	118.45	48.00 to 118.45	19,475	17,047	
30000 TO 59999	19	97.40	96.07	95.77	4.40	100.31	85.29	103.27	92.28 to 101.32	50,431	48,296	
60000 TO 99999	22	97.91	96.08	89.80	6.62	107.00	38.32	108.91	94.46 to 103.42	80,890	72,636	
100000 TO 149999	19	95.81	98.74	96.88	7.61	101.92	80.05	130.62	93.02 to 101.35	119,210	115,486	
150000 TO 249999	13	97.01	97.57	97.34	5.12	100.23	86.98	113.22	92.04 to 103.55	206,734	201,242	
250000 TO 499999	16	95.61	97.24	96.82	5.64	100.43	79.08	126.21	93.99 to 99.47	348,968	337,880	
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	112	96.50	96.19	94.97	6.56	101.28	38.32	130.62	95.26 to 97.64	212,479	201,802	

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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)	14	95.85	87.76	87.27	11.98	100.56	38.32	102.97	79.08 to 98.76	166,788	145,558
10	11	97.45	97.37	100.70	8.44	96.70	60.55	122.39	93.02 to 104.64	98,827	99,516
15	14	96.50	98.22	97.03	5.38	101.22	85.29	130.62	93.18 to 101.77	118,214	114,700
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>112</u>	<u>96.50</u>	<u>96.19</u>	<u>94.97</u>	<u>6.56</u>	<u>101.28</u>	<u>38.32</u>	<u>130.62</u>	<u>95.26 to 97.64</u>	<u>212,479</u>	<u>201,802</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)	15	94.46	88.03	87.66	11.53	100.42	38.32	102.97	88.70 to 98.10	170,336	149,325
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	13	96.31	94.21	98.98	5.85	95.19	60.55	104.30	93.02 to 99.04	171,846	170,085
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
409	1	102.50	102.50	102.50			102.50	102.50	N/A	20,000	20,500
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>	<u>112</u>	<u>96.50</u>	<u>96.19</u>	<u>94.97</u>	<u>6.56</u>	<u>101.28</u>	<u>38.32</u>	<u>130.62</u>	<u>95.26 to 97.64</u>	<u>212,479</u>	<u>201,802</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6141

What If ID: 5429

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