

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:	98	MEDIAN:	101	COV:	8.72	95% Median C.I.:	99.44 to 101.86
TOTAL Sales Price:	21,668,200	WGT. MEAN:	101	STD:	8.89	95% Wgt. Mean C.I.:	98.93 to 102.73
TOTAL Adj.Sales Price:	21,522,700	MEAN:	102	AVG.ABS.DEV:	5.72	95% Mean C.I.:	100.22 to 103.74
TOTAL Assessed Value:	21,701,270						
AVG. Adj. Sales Price:	219,619	COD:	5.67	MAX Sales Ratio:	137.94		
AVG. Assessed Value:	221,441	PRD:	101.14	MIN Sales Ratio:	64.25		

Printed: 04/16/2008 15:41:48

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	101.15	106.15	104.96	8.12	101.13	91.11	137.94	97.51 to 115.60	95,740	100,486
10/01/04 TO 12/31/04	6	107.12	105.92	108.97	2.82	97.20	99.72	110.37	99.72 to 110.37	203,700	221,980
01/01/05 TO 03/31/05	12	104.01	105.57	103.91	6.29	101.60	97.27	126.33	98.64 to 110.32	130,475	135,580
04/01/05 TO 06/30/05	7	99.83	103.20	99.02	6.44	104.22	91.48	119.10	91.48 to 119.10	127,357	126,115
07/01/05 TO 09/30/05	13	99.54	102.09	100.91	4.61	101.17	94.14	118.34	97.21 to 109.13	403,992	407,667
10/01/05 TO 12/31/05	3	97.35	106.87	100.81	13.62	106.01	91.74	131.52	N/A	604,500	609,425
01/01/06 TO 03/31/06	7	98.40	99.70	98.58	3.01	101.13	93.54	107.93	93.54 to 107.93	251,285	247,727
04/01/06 TO 06/30/06	9	101.86	101.97	102.35	3.09	99.64	94.56	109.96	96.03 to 105.08	187,333	191,727
07/01/06 TO 09/30/06	4	100.11	99.65	99.48	4.98	100.17	92.36	106.02	N/A	163,125	162,270
10/01/06 TO 12/31/06	6	98.66	99.15	95.99	2.80	103.29	94.58	104.92	94.58 to 104.92	345,000	331,164
01/01/07 TO 03/31/07	14	99.76	97.02	100.42	5.62	96.62	64.25	108.69	92.64 to 102.92	187,821	188,606
04/01/07 TO 06/30/07	7	99.00	98.95	96.79	4.80	102.24	85.13	107.35	85.13 to 107.35	146,214	141,514
<u>Study Years</u>											
07/01/04 TO 06/30/05	35	102.34	105.32	104.52	6.62	100.76	91.11	137.94	99.83 to 108.84	132,480	138,472
07/01/05 TO 06/30/06	32	100.32	101.98	100.73	5.05	101.24	91.74	131.52	98.00 to 103.25	328,450	330,862
07/01/06 TO 06/30/07	31	99.25	98.21	98.30	4.88	99.90	64.25	108.69	96.96 to 101.96	205,661	202,166
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	35	99.83	103.92	101.21	6.58	102.68	91.48	131.52	99.10 to 106.72	272,074	275,363
01/01/06 TO 12/31/06	26	101.09	100.35	98.84	3.65	101.53	92.36	109.96	97.85 to 103.25	237,211	234,450
<u>ALL</u>											
	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HERSHEY	3	98.40	87.18	92.53	11.74	94.22	64.25	98.90	N/A	30,333	28,068
NORTH PLATTE	73	101.16	102.29	100.61	5.08	101.67	85.13	131.52	99.62 to 102.04	267,983	269,607
RURAL	15	99.72	104.37	103.56	7.65	100.78	91.11	137.94	97.27 to 110.09	117,900	122,100
SUTHERLAND	6	97.87	99.85	103.86	3.66	96.14	95.06	109.96	95.06 to 109.96	16,550	17,188
WELLFLEET	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
<u>ALL</u>											
	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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TOTAL Adj.Sales Price:	21,522,700	MEAN:	102	AVG.ABS.DEV:	5.72	95% Mean C.I.:	100.22 to 103.74
TOTAL Assessed Value:	21,701,270						
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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	100.97	101.34	100.58	5.16	100.76	64.25	131.52	99.25 to 101.84	240,782	242,168
2	6	99.64	105.78	102.85	7.88	102.85	96.96	137.94	96.96 to 137.94	147,166	151,361
3	10	108.65	105.00	104.44	6.53	100.53	91.11	119.10	94.14 to 110.79	89,550	93,525
____ALL____	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441
____ALL____	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
32-0095											
32-0125											
51-0006											
56-0001	87	101.16	102.69	100.88	5.55	101.80	85.13	137.94	99.62 to 102.41	242,026	244,151
56-0006											
56-0007											
56-0037	5	98.40	91.64	97.24	7.36	94.24	64.25	99.10	N/A	74,200	72,151
56-0055	5	97.73	100.22	104.17	4.35	96.21	95.06	109.96	N/A	18,860	19,646
56-0565											
57-0501											
60-0090											
68-0020											
NonValid School											
____ALL____	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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TOTAL Sales Price:	21,668,200	WGT. MEAN:	101	STD:	8.89	95% Wgt. Mean C.I.:	98.93 to 102.73
TOTAL Adj.Sales Price:	21,522,700	MEAN:	102	AVG.ABS.DEV:	5.72	95% Mean C.I.:	100.22 to 103.74
TOTAL Assessed Value:	21,701,270						
AVG. Adj. Sales Price:	219,619	COD:	5.67	MAX Sales Ratio:	137.94		
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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	98.66	98.66	98.36	1.40	100.30	97.27	100.04	N/A	82,500	81,147
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	106.28	107.28	106.47	2.89	100.77	102.34	119.10	102.34 to 119.10	54,685	58,221
1920 TO 1939	14	101.54	102.19	104.18	8.17	98.09	64.25	137.94	97.21 to 107.93	83,364	86,847
1940 TO 1949	11	100.16	101.83	101.02	4.29	100.80	94.56	126.33	96.03 to 102.92	182,127	183,992
1950 TO 1959	10	98.95	97.53	96.98	2.52	100.57	88.98	101.18	92.64 to 101.16	89,290	86,595
1960 TO 1969	11	104.92	106.19	107.53	7.28	98.75	91.48	131.52	98.56 to 112.28	222,227	238,960
1970 TO 1979	13	99.95	101.76	102.39	3.65	99.38	95.06	108.84	98.40 to 108.69	270,192	276,638
1980 TO 1989	16	99.50	99.07	97.32	5.01	101.80	85.13	110.09	93.54 to 104.25	309,218	300,920
1990 TO 1994	3	99.25	99.85	99.28	0.70	100.57	99.10	101.19	N/A	1,130,000	1,121,831
1995 TO 1999	4	103.66	105.56	101.25	8.29	104.26	96.58	118.34	N/A	275,375	278,808
2000 TO Present	7	107.60	103.14	99.33	6.40	103.83	91.11	110.79	91.11 to 110.79	216,500	215,054
ALL	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
5000 TO 9999	3	96.00	96.35	96.08	1.02	100.29	95.06	98.00	N/A	6,333	6,085
Total \$											
1 TO 9999	4	97.00	97.49	96.34	2.02	101.19	95.06	100.91	N/A	5,025	4,841
10000 TO 29999	6	100.62	98.17	97.81	11.14	100.37	64.25	119.10	64.25 to 119.10	18,466	18,062
30000 TO 59999	17	103.25	103.90	104.31	4.57	99.61	91.11	112.28	99.25 to 109.96	49,294	51,416
60000 TO 99999	21	101.19	104.38	104.98	7.41	99.43	88.98	137.94	98.64 to 109.13	70,704	74,224
100000 TO 149999	13	99.83	100.32	100.25	3.22	100.07	93.54	107.35	97.27 to 104.92	114,807	115,090
150000 TO 249999	14	99.43	100.30	100.37	5.92	99.93	85.13	118.34	92.64 to 108.84	199,857	200,588
250000 TO 499999	13	101.02	103.84	103.52	5.13	100.31	96.74	131.52	98.66 to 108.69	341,038	353,049
500000 +	10	99.44	99.85	99.05	3.72	100.81	91.74	110.37	94.58 to 105.08	1,034,500	1,024,666
ALL	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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TOTAL Adj.Sales Price:	21,522,700	MEAN:	102	AVG.ABS.DEV:	5.72	95% Mean C.I.:	100.22 to 103.74
TOTAL Assessed Value:	21,701,270						
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(!: AVTot=0)

(!: Derived)

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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
<u>Low \$</u>											
1 TO 4999	3	98.00	98.30	97.39	1.67	100.94	96.00	100.91	N/A	3,700	3,603
5000 TO 9999	1	95.06	95.06	95.06			95.06	95.06	N/A	9,000	8,555
<u>Total \$</u>											
1 TO 9999	4	97.00	97.49	96.34	2.02	101.19	95.06	100.91	N/A	5,025	4,841
10000 TO 29999	6	100.62	98.17	97.81	11.14	100.37	64.25	119.10	64.25 to 119.10	18,466	18,062
30000 TO 59999	18	99.85	100.33	100.05	4.70	100.28	88.98	109.96	97.55 to 106.02	50,455	50,480
60000 TO 99999	19	102.92	103.34	102.48	4.60	100.84	93.54	112.28	99.56 to 109.70	71,821	73,600
100000 TO 149999	16	101.15	104.43	102.24	8.20	102.14	85.13	137.94	97.51 to 107.35	117,031	119,655
150000 TO 249999	12	100.81	102.20	101.93	5.01	100.27	91.48	118.34	97.21 to 108.84	205,666	209,639
250000 TO 499999	13	101.02	103.84	103.52	5.13	100.31	96.74	131.52	98.66 to 108.69	341,038	353,049
500000 +	10	99.44	99.85	99.05	3.72	100.81	91.74	110.37	94.58 to 105.08	1,034,500	1,024,666
<u>ALL</u>	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	98.66	98.66	98.36	1.40	100.30	97.27	100.04	N/A	82,500	81,147
10	10	102.08	101.67	105.99	9.41	95.92	64.25	126.33	97.55 to 109.13	100,210	106,214
15	13	101.02	102.29	101.37	5.62	100.90	88.98	137.94	96.96 to 102.41	125,769	127,491
20	51	101.12	102.40	100.66	5.04	101.73	85.13	131.52	99.54 to 102.92	193,052	194,324
25	2	104.81	104.81	101.47	5.30	103.29	99.25	110.37	N/A	1,938,750	1,967,287
30	18	99.67	100.75	99.07	5.92	101.69	91.11	110.79	94.14 to 108.69	235,938	233,748
35	1	99.44	99.44	99.44			99.44	99.44	N/A	400,500	398,260
40	1	105.31	105.31	105.31			105.31	105.31	N/A	350,000	368,585
<u>ALL</u>	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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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	97.27	97.96	97.35	1.19	100.63	96.58	100.04	N/A	128,333	124,926
300	1	101.18	101.18	101.18			101.18	101.18	N/A	103,000	104,215
325	2	98.00	98.00	97.94	1.06	100.05	96.96	99.03	N/A	290,500	284,525
326	2	109.05	109.05	103.02	9.22	105.85	99.00	119.10	N/A	25,000	25,755
340	1	118.34	118.34	118.34			118.34	118.34	N/A	184,000	217,750
341	2	98.53	98.53	95.73	6.89	102.92	91.74	105.31	N/A	595,750	570,302
343	6	100.56	104.72	100.31	8.06	104.39	94.58	131.52	94.58 to 131.52	980,750	983,827
344	12	100.46	98.80	104.37	6.72	94.66	64.25	110.37	98.33 to 104.92	179,083	186,909
346	1	98.40	98.40	98.40			98.40	98.40	N/A	50,000	49,200
349	2	100.02	100.02	100.36	1.35	99.65	98.66	101.37	N/A	377,500	378,870
350	3	101.29	101.61	101.45	0.42	100.16	101.12	102.41	N/A	381,666	387,186
352	11	99.83	100.29	100.42	1.67	99.87	97.21	103.25	97.51 to 103.25	196,754	197,588
353	23	106.02	106.02	103.63	6.20	102.31	88.98	137.94	100.91 to 108.84	121,343	125,743
384	3	95.06	96.17	95.76	1.52	100.43	94.56	98.90	N/A	31,333	30,005
386	1	91.48	91.48	91.48			91.48	91.48	N/A	237,500	217,260
389	1	92.36	92.36	92.36			92.36	92.36	N/A	63,000	58,185
406	2	100.38	100.38	100.22	0.81	100.15	99.56	101.19	N/A	83,000	83,182
407	2	98.35	98.35	97.96	1.63	100.39	96.74	99.95	N/A	390,000	382,037
419	1	97.55	97.55	97.55			97.55	97.55	N/A	60,000	58,530
421	1	97.73	97.73	97.72			97.73	97.73	N/A	20,000	19,545
423	1	99.44	99.44	99.44			99.44	99.44	N/A	400,500	398,260
434	1	109.96	109.96	109.96			109.96	109.96	N/A	47,500	52,230
437	1	100.16	100.16	100.16			100.16	100.16	N/A	35,000	35,055
447	1	85.13	85.13	85.13			85.13	85.13	N/A	175,000	148,980
472	8	103.66	102.17	101.55	7.28	100.61	91.11	110.79	91.11 to 110.79	64,875	65,883
492	1	97.35	97.35	97.35			97.35	97.35	N/A	650,000	632,770
528	5	106.72	107.26	106.30	3.56	100.90	101.02	115.60	N/A	168,400	179,013
ALL	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

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	100.72	100.85	100.77	1.78	100.07	97.51	103.25	97.51 to 103.25	258,333	260,332
03	92	100.97	102.06	100.83	5.92	101.21	64.25	137.94	99.25 to 101.86	217,094	218,905
04											
ALL	98	100.97	101.98	100.83	5.67	101.14	64.25	137.94	99.44 to 101.86	219,619	221,441

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6141

What If ID: 5453 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	0.000	A	1