

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	90	MEDIAN:	96	COV:	30.20	95% Median C.I.:	92.38 to 101.05	(! : Derived)
TOTAL Sales Price:	4,201,410	WGT. MEAN:	93	STD:	29.65	95% Wgt. Mean C.I.:	87.87 to 99.00	
TOTAL Adj.Sales Price:	4,206,410	MEAN:	98	AVG.ABS.DEV:	20.60	95% Mean C.I.:	92.08 to 104.33	
TOTAL Assessed Value:	3,930,188							
AVG. Adj. Sales Price:	46,737	COD:	21.47	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	43,668	PRD:	105.10	MIN Sales Ratio:	10.16			

Printed: 04/17/2008 09:05:32

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>											
07/01/05 TO 09/30/05	10	97.88	92.06	88.18	15.29	104.40	37.38	113.89	62.79 to 112.59	70,731	62,367
10/01/05 TO 12/31/05	13	98.04	95.09	102.74	11.88	92.55	33.80	113.96	88.44 to 109.36	52,807	54,255
01/01/06 TO 03/31/06	7	101.75	102.96	100.69	7.11	102.26	91.00	119.01	91.00 to 119.01	63,714	64,153
04/01/06 TO 06/30/06	15	101.87	101.68	103.73	21.72	98.02	39.30	158.09	92.26 to 117.94	28,800	29,875
07/01/06 TO 09/30/06	9	92.49	99.45	90.89	26.29	109.42	62.30	156.64	62.93 to 133.63	19,555	17,774
10/01/06 TO 12/31/06	13	89.18	106.96	83.01	33.59	128.86	54.50	177.30	80.57 to 150.63	55,807	46,326
01/01/07 TO 03/31/07	8	80.48	86.49	80.28	19.22	107.74	64.72	131.88	64.72 to 131.88	51,125	41,043
04/01/07 TO 06/30/07	15	94.50	97.20	98.29	25.10	98.89	10.16	187.79	81.04 to 109.04	41,606	40,894
<u>Study Years</u>											
07/01/05 TO 06/30/06	45	100.41	97.84	97.99	15.36	99.84	33.80	158.09	94.47 to 104.78	50,484	49,471
07/01/06 TO 06/30/07	45	91.97	98.57	88.08	26.87	111.91	10.16	187.79	84.31 to 98.79	42,991	37,866
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	44	98.16	102.99	93.25	24.01	110.44	39.30	177.30	91.00 to 113.22	40,443	37,714
<u>ALL</u>											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	55	98.79	102.34	97.98	17.44	104.45	62.30	177.30	92.30 to 104.78	39,742	38,939
JOHNSTOWN	3	80.57	79.79	84.30	14.47	94.65	61.91	96.89	N/A	34,833	29,363
LONG PINE	15	98.04	97.78	90.58	30.93	107.95	10.16	187.79	81.04 to 124.59	22,033	19,958
RURAL REC	2	42.63	42.63	39.37	12.30	108.28	37.38	47.87	N/A	66,000	25,981
RURAL RES	15	96.00	94.54	92.81	20.09	101.86	39.30	141.29	84.32 to 113.44	96,903	89,939
<u>ALL</u>											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

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	73	96.89	100.48	96.50	20.60	104.12	10.16	187.79	92.38 to 101.87	35,902	34,645
2	10	90.45	88.03	85.44	26.21	103.04	37.38	141.29	47.87 to 117.74	82,200	70,229
3	7	96.73	89.01	91.52	21.67	97.26	39.30	113.96	39.30 to 113.96	109,078	99,823
<u>ALL</u>											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

PAD 2008 R&O Statistics

Query: 6122

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	90	MEDIAN:	96	COV:	30.20	95% Median C.I.:	92.38 to 101.05	(! : Derived)
TOTAL Sales Price:	4,201,410	WGT. MEAN:	93	STD:	29.65	95% Wgt. Mean C.I.:	87.87 to 99.00	
TOTAL Adj.Sales Price:	4,206,410	MEAN:	98	AVG.ABS.DEV:	20.60	95% Mean C.I.:	92.08 to 104.33	
TOTAL Assessed Value:	3,930,188							
AVG. Adj. Sales Price:	46,737	COD:	21.47	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	43,668	PRD:	105.10	MIN Sales Ratio:	10.16			

Printed: 04/17/2008 09:05:32

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	84	96.37	100.02	93.13	19.52	107.39	37.38	187.79	92.38 to 101.75	49,183	45,806
2	6	66.69	72.73	109.89	67.44	66.18	10.16	141.29	10.16 to 141.29	12,500	13,736
____ALL____	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	88	96.37	99.47	95.18	20.60	104.50	10.16	187.79	92.49 to 101.75	46,300	44,070
06	2	42.63	42.63	39.37	12.30	108.28	37.38	47.87	N/A	66,000	25,981
07											
____ALL____	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668
16-0006											
52-0100											
75-0100											
NonValid School											
____ALL____	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	90	MEDIAN:	96	COV:	30.20	95% Median C.I.:	92.38 to 101.05	(! : Derived)
TOTAL Sales Price:	4,201,410	WGT. MEAN:	93	STD:	29.65	95% Wgt. Mean C.I.:	87.87 to 99.00	
TOTAL Adj.Sales Price:	4,206,410	MEAN:	98	AVG.ABS.DEV:	20.60	95% Mean C.I.:	92.08 to 104.33	
TOTAL Assessed Value:	3,930,188							
AVG. Adj. Sales Price:	46,737	COD:	21.47	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	43,668	PRD:	105.10	MIN Sales Ratio:	10.16			

Printed: 04/17/2008 09:05:32

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	8	66.45	71.16	93.20	57.75	76.35	10.16	141.29	10.16 to 141.29	14,312	13,339
Prior TO 1860											
1860 TO 1899	2	127.34	127.34	118.42	23.01	107.53	98.04	156.64	N/A	23,000	27,237
1900 TO 1919	10	87.29	87.22	90.07	14.34	96.83	62.30	112.59	62.93 to 105.03	36,500	32,876
1920 TO 1939	32	102.28	107.45	100.41	21.91	107.01	62.79	177.30	91.97 to 117.94	25,214	25,318
1940 TO 1949	3	98.79	117.13	102.25	21.46	114.55	94.50	158.09	N/A	32,333	33,060
1950 TO 1959	3	104.78	105.75	99.19	8.13	106.61	93.46	119.01	N/A	62,833	62,327
1960 TO 1969	7	93.55	88.77	83.17	12.85	106.73	37.38	109.64	37.38 to 109.64	64,428	53,588
1970 TO 1979	15	99.95	101.49	96.07	15.53	105.64	64.72	187.79	85.56 to 109.04	79,400	76,279
1980 TO 1989	5	91.78	82.71	87.46	11.28	94.57	61.91	94.47	N/A	79,300	69,352
1990 TO 1994	1	54.50	54.50	54.50			54.50	54.50	N/A	190,000	103,556
1995 TO 1999	3	102.59	103.35	101.59	4.55	101.73	96.73	110.72	N/A	95,683	97,201
2000 TO Present	1	113.22	113.22	113.22			113.22	113.22	N/A	73,000	82,654
ALL	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

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	39.30	74.58	87.56	99.09	85.18	33.80	150.63	N/A	3,000	2,626
5000 TO 9999	7	100.45	107.50	107.56	34.02	99.95	10.16	177.30	10.16 to 177.30	5,928	6,376
Total \$											
1 TO 9999	10	100.43	97.62	103.99	41.54	93.87	10.16	177.30	33.80 to 150.63	5,050	5,251
10000 TO 29999	35	98.79	106.39	103.82	24.50	102.47	47.87	187.79	91.97 to 114.77	19,762	20,518
30000 TO 59999	18	97.47	91.96	93.58	15.56	98.28	62.79	117.74	76.85 to 109.04	40,064	37,491
60000 TO 99999	15	94.50	95.67	95.27	10.69	100.42	64.72	113.44	91.00 to 105.94	75,066	71,514
100000 TO 149999	9	93.46	87.50	87.93	10.57	99.51	37.38	101.05	84.32 to 99.95	119,611	105,177
150000 TO 249999	3	96.73	86.86	86.09	18.90	100.90	54.50	109.36	N/A	180,183	155,123
ALL	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

PAD 2008 R&O Statistics

Query: 6122

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	90	MEDIAN:	96	COV:	30.20	95% Median C.I.:	92.38 to 101.05	(! : Derived)
TOTAL Sales Price:	4,201,410	WGT. MEAN:	93	STD:	29.65	95% Wgt. Mean C.I.:	87.87 to 99.00	
TOTAL Adj.Sales Price:	4,206,410	MEAN:	98	AVG.ABS.DEV:	20.60	95% Mean C.I.:	92.08 to 104.33	
TOTAL Assessed Value:	3,930,188							
AVG. Adj. Sales Price:	46,737	COD:	21.47	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	43,668	PRD:	105.10	MIN Sales Ratio:	10.16			

Printed: 04/17/2008 09:05:32

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	36.55	44.78	47.71	62.38	93.87	10.16	95.86	N/A	3,750	1,789
5000 TO 9999	10	100.43	110.40	97.64	28.81	113.07	61.91	177.30	65.51 to 150.63	8,250	8,055
Total \$ _____											
1 TO 9999	14	94.97	91.65	89.96	37.81	101.88	10.16	177.30	39.30 to 143.72	6,964	6,265
10000 TO 29999	37	92.38	100.26	94.52	23.28	106.07	47.87	187.79	85.03 to 106.45	23,664	22,369
30000 TO 59999	16	103.27	103.28	91.99	19.11	112.27	37.38	167.08	93.55 to 113.96	50,203	46,181
60000 TO 99999	16	95.12	94.60	91.07	11.19	103.87	54.50	113.44	89.12 to 105.94	90,250	82,193
100000 TO 149999	6	95.60	95.00	94.78	4.44	100.23	84.32	101.05	84.32 to 101.05	134,341	127,329
150000 TO 249999	1	109.36	109.36	109.36			109.36	109.36	N/A	180,000	196,839
ALL _____											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	66.45	71.16	93.20	57.75	76.35	10.16	141.29	10.16 to 141.29	14,312	13,339
10	13	100.45	105.44	76.86	31.39	137.18	37.38	177.30	65.51 to 143.72	20,230	15,550
20	45	98.04	100.38	96.73	17.34	103.77	62.30	167.08	91.78 to 104.78	36,708	35,508
30	20	94.49	95.72	92.39	10.13	103.61	54.50	124.59	92.38 to 101.75	94,202	87,033
35	1	113.22	113.22	113.22			113.22	113.22	N/A	73,000	82,654
40	3	101.05	117.85	90.96	40.60	129.57	64.72	187.79	N/A	73,333	66,701
ALL _____											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	66.45	71.16	93.20	57.75	76.35	10.16	141.29	10.16 to 141.29	14,312	13,339
100	10	96.40	100.25	93.36	25.90	107.38	61.91	187.79	64.72 to 113.96	45,450	42,432
101	57	96.89	101.96	92.14	18.93	110.66	37.38	177.30	92.49 to 104.78	45,677	42,085
102	1	94.47	94.47	94.47			94.47	94.47	N/A	149,500	141,233
104	12	94.35	96.48	96.54	18.81	99.94	62.30	150.63	81.04 to 109.36	62,442	60,279
111	1	99.95	99.95	99.95			99.95	99.95	N/A	106,000	105,942
304	1	102.59	102.59	102.59			102.59	102.59	N/A	29,000	29,750
ALL _____											
	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

PAD 2008 R&O Statistics

Query: 6122

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	90	MEDIAN:	96	COV:	30.20	95% Median C.I.:	92.38 to 101.05	(!: Derived)
TOTAL Sales Price:	4,201,410	WGT. MEAN:	93	STD:	29.65	95% Wgt. Mean C.I.:	87.87 to 99.00	
TOTAL Adj.Sales Price:	4,206,410	MEAN:	98	AVG.ABS.DEV:	20.60	95% Mean C.I.:	92.08 to 104.33	
TOTAL Assessed Value:	3,930,188							
AVG. Adj. Sales Price:	46,737	COD:	21.47	MAX Sales Ratio:	187.79			
AVG. Assessed Value:	43,668	PRD:	105.10	MIN Sales Ratio:	10.16			

Printed: 04/17/2008 09:05:32

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	66.45	71.16	93.20	57.75	76.35	10.16	141.29	10.16 to 141.29	14,312	13,339
10	1	150.63	150.63	150.63			150.63	150.63	N/A	4,000	6,025
20	15	95.86	98.78	91.74	21.60	107.68	61.91	177.30	84.31 to 113.89	14,000	12,844
30	55	98.04	102.57	95.11	18.96	107.85	54.50	187.79	92.26 to 105.94	51,352	48,842
40	10	96.37	90.15	88.54	13.22	101.82	37.38	109.04	64.72 to 105.03	93,855	83,099
50	1	93.46	93.46	93.46			93.46	93.46	N/A	115,000	107,479
ALL	90	95.93	98.20	93.43	21.47	105.10	10.16	187.79	92.38 to 101.05	46,737	43,668

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6122

What If ID: 5388

Desc: New Whatif for Query ID: 6122

<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>
Assessor Location	Rural Res	Total	Increase	17.850	A	1
