

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	100	COV:	22.82	95% Median C.I.:	92.86 to 102.27	(! : Derived)
TOTAL Sales Price:	1,566,739	WGT. MEAN:	96	STD:	22.25	95% Wgt. Mean C.I.:	88.60 to 102.51	
TOTAL Adj.Sales Price:	1,581,239	MEAN:	98	AVG.ABS.DEV:	13.72	95% Mean C.I.:	90.55 to 104.51	
TOTAL Assessed Value:	1,510,960							
AVG. Adj. Sales Price:	40,544	COD:	13.72	MAX Sales Ratio:	155.61			
AVG. Assessed Value:	38,742	PRD:	102.07	MIN Sales Ratio:	16.80			

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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>											
07/01/05 TO 09/30/05	7	100.00	106.32	95.50	12.12	111.33	79.71	155.61	79.71 to 155.61	43,828	41,857
10/01/05 TO 12/31/05	3	98.50	98.14	96.74	1.38	101.44	95.91	100.00	N/A	86,588	83,769
01/01/06 TO 03/31/06	3	103.99	102.63	102.15	7.08	100.47	90.91	113.00	N/A	18,433	18,829
04/01/06 TO 06/30/06	3	75.00	80.83	75.96	8.10	106.41	74.64	92.86	N/A	65,000	49,375
07/01/06 TO 09/30/06	9	100.00	96.34	104.31	19.94	92.36	16.80	126.32	90.30 to 120.00	33,138	34,567
10/01/06 TO 12/31/06	4	95.51	97.37	94.10	9.08	103.47	86.48	111.98	N/A	9,149	8,610
01/01/07 TO 03/31/07	4	101.71	100.63	103.83	8.32	96.92	90.00	109.09	N/A	52,750	54,768
04/01/07 TO 06/30/07	6	94.41	92.59	90.34	18.23	102.49	41.97	132.13	41.97 to 132.13	36,420	32,902
<u>Study Years</u>											
07/01/05 TO 06/30/06	16	100.00	99.32	91.68	10.88	108.33	74.64	155.61	90.91 to 103.99	51,054	46,807
07/01/06 TO 06/30/07	23	95.00	96.29	99.69	16.30	96.58	16.80	132.13	90.91 to 109.09	33,233	33,132
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	19	94.74	95.10	94.02	16.25	101.15	16.80	126.32	90.30 to 111.98	30,797	28,955
<u>ALL</u>											
	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

ASSESSOR LOCATION	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CALAMUS LAKE MH		2	98.90	98.90	96.58	5.15	102.40	93.81	103.99	N/A	82,500	79,682
CALAMUS LAKE SB		4	87.81	87.19	85.39	11.41	102.11	74.64	98.50	N/A	145,941	124,618
CALAMUS LAKE VACANT		24	100.00	99.40	101.79	7.56	97.65	75.00	126.32	91.97 to 102.27	26,759	27,237
RURAL		1	16.80	16.80	16.80			16.80	16.80	N/A	1,250	210
TAYLOR		8	112.49	106.84	105.41	20.58	101.36	41.97	155.61	41.97 to 155.61	23,625	24,902
<u>ALL</u>												
		39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

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		8	112.49	106.84	105.41	20.58	101.36	41.97	155.61	41.97 to 155.61	23,625	24,902
3		31	98.50	95.13	94.22	10.63	100.96	16.80	126.32	91.97 to 100.10	44,910	42,314
<u>ALL</u>												
		39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

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		13	95.91	99.10	91.36	20.09	108.47	41.97	155.61	79.71 to 119.25	72,020	65,796
2		26	100.00	96.74	101.65	10.68	95.18	16.80	126.32	91.97 to 102.27	24,806	25,215
<u>ALL</u>												
		39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

PAD 2008 R&O Statistics

Query: 6161

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742
06											
07											
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

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											
21-0084											
58-0025	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742
NonValid School											
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

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	27	100.00	97.31	101.74	10.73	95.64	16.80	126.32	91.97 to 106.67	24,110	24,530
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	87.05	87.05	71.21	51.79	122.25	41.97	132.13	N/A	18,500	13,173
1940 TO 1949											
1950 TO 1959	1	94.33	94.33	94.33			94.33	94.33	N/A	67,500	63,674
1960 TO 1969											
1970 TO 1979	2	95.24	95.24	101.78	9.19	93.57	86.48	103.99	N/A	25,750	26,207
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	96.94	96.94	82.94	23.01	116.88	74.64	119.25	N/A	107,500	89,163
2000 TO Present	5	95.91	104.71	94.39	16.81	110.93	79.71	155.61	N/A	111,853	105,575
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742

PAD 2008 R&O Statistics

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TOTAL Adj.Sales Price:	1,581,239	MEAN:	98	AVG.ABS.DEV:	13.72	95% Mean C.I.:	90.55 to 104.51	
TOTAL Assessed Value:	1,510,960							
AVG. Adj. Sales Price:	40,544	COD:	13.72	MAX Sales Ratio:	155.61			
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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	3	100.10	76.63	82.61	32.03	92.76	16.80	113.00	N/A	1,616	1,335	
5000 TO 9999	7	90.91	94.13	94.77	10.22	99.32	75.00	111.98	75.00 to 111.98	7,271	6,891	
Total \$ _____												
1 TO 9999	10	95.51	88.88	93.72	17.85	94.84	16.80	113.00	75.00 to 111.98	5,574	5,224	
10000 TO 29999	12	100.00	100.86	98.23	14.84	102.68	41.97	132.13	90.91 to 120.00	18,227	17,903	
30000 TO 59999	9	100.00	105.65	104.92	11.87	100.69	90.30	155.61	91.97 to 119.25	36,444	38,238	
60000 TO 99999	3	98.50	100.17	101.16	4.52	99.03	94.33	107.69	N/A	77,086	77,980	
100000 TO 149999	2	101.45	101.45	101.12	7.53	100.33	93.81	109.09	N/A	115,000	116,285	
150000 TO 249999	3	79.71	83.42	83.71	8.89	99.65	74.64	95.91	N/A	172,502	144,402	
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742	

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	5	86.48	78.28	81.43	28.05	96.13	16.80	113.00	N/A	3,469	2,825	
5000 TO 9999	6	96.59	89.90	76.67	16.16	117.25	41.97	111.98	41.97 to 111.98	10,566	8,101	
Total \$ _____												
1 TO 9999	11	90.91	84.62	77.69	21.94	108.91	16.80	113.00	41.97 to 111.98	7,340	5,703	
10000 TO 29999	11	100.00	104.66	102.92	10.82	101.69	90.37	132.13	90.91 to 126.32	17,838	18,358	
30000 TO 59999	11	100.00	105.53	103.54	10.46	101.92	90.30	155.61	94.33 to 119.25	41,750	43,227	
60000 TO 99999	1	93.81	93.81	93.81			93.81	93.81	N/A	120,000	112,570	
100000 TO 149999	5	95.91	93.41	90.79	13.02	102.89	74.64	109.09	N/A	145,001	131,641	
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	100.00	97.31	101.74	10.73	95.64	16.80	126.32	91.97 to 106.67	24,110	24,530	
10	2	121.05	121.05	143.46	28.56	84.37	86.48	155.61	N/A	18,500	26,540	
20	4	111.62	99.33	99.05	23.61	100.29	41.97	132.13	N/A	30,500	30,210	
30	5	93.81	88.51	86.82	8.54	101.95	74.64	98.50	N/A	140,753	122,208	
35	1	94.33	94.33	94.33			94.33	94.33	N/A	67,500	63,674	
ALL	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742	

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	28	100.00	96.92	101.59	10.83	95.40	16.80	126.32	91.97 to 102.27	23,481	23,855	
100	2	129.80	129.80	124.84	19.88	103.97	103.99	155.61	N/A	37,750	47,127	
101	8	94.07	91.79	86.18	20.47	106.52	41.97	132.13	41.97 to 132.13	83,220	71,715	
104	1	95.91	95.91	95.91			95.91	95.91	N/A	182,506	175,041	
<u>ALL</u>												
	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	27	100.00	97.31	101.74	10.73	95.64	16.80	126.32	91.97 to 106.67	24,110	24,530	
10	1	86.48	86.48	86.48			86.48	86.48	N/A	6,500	5,621	
20	1	41.97	41.97	41.97			41.97	41.97	N/A	25,000	10,492	
30	10	97.21	104.79	92.63	17.60	113.13	74.64	155.61	79.71 to 132.13	89,876	83,252	
<u>ALL</u>												
	39	100.00	97.53	95.56	13.72	102.07	16.80	155.61	92.86 to 102.27	40,544	38,742	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6161

What If ID: 5433

Desc: New Whatif for Query ID: 6161

<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	Increase	20.500	A	1