

PAD 2008 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	72	MEDIAN:	98	COV:	51.12	95% Median C.I.:	95.76 to 99.99	(! : Derived)
TOTAL Sales Price:	14,703,369	WGT. MEAN:	85	STD:	50.95	95% Wgt. Mean C.I.:	75.54 to 94.76	
TOTAL Adj.Sales Price:	13,719,837	MEAN:	100	AVG.ABS.DEV:	18.00	95% Mean C.I.:	87.89 to 111.43	
TOTAL Assessed Value:	11,682,516							
AVG. Adj. Sales Price:	190,553	COD:	18.40	MAX Sales Ratio:	492.42			
AVG. Assessed Value:	162,257	PRD:	117.04	MIN Sales Ratio:	27.93			

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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
Qrtrs											
07/01/04 TO 09/30/04	11	100.17	105.92	100.44	9.56	105.45	87.75	157.19	96.00 to 113.57	113,589	114,090
10/01/04 TO 12/31/04	2	103.74	103.74	104.93	14.51	98.86	88.69	118.79	N/A	59,750	62,698
01/01/05 TO 03/31/05	9	97.43	96.39	96.23	4.97	100.16	84.98	105.21	89.76 to 101.67	131,722	126,762
04/01/05 TO 06/30/05	3	98.67	103.87	65.50	33.85	158.60	56.38	156.57	N/A	196,536	128,721
07/01/05 TO 09/30/05	5	83.12	77.89	95.19	17.83	81.82	56.96	105.39	N/A	136,700	130,129
10/01/05 TO 12/31/05	2	87.82	87.82	85.43	27.49	102.80	63.68	111.96	N/A	138,750	118,533
01/01/06 TO 03/31/06	11	97.42	93.98	74.30	11.74	126.48	50.87	116.44	80.34 to 105.05	417,996	310,567
04/01/06 TO 06/30/06	4	101.35	91.57	74.84	12.51	122.35	59.26	104.34	N/A	273,200	204,469
07/01/06 TO 09/30/06	6	97.52	97.67	97.94	2.61	99.72	93.22	103.00	93.22 to 103.00	203,183	198,994
10/01/06 TO 12/31/06	5	92.49	93.96	96.55	4.90	97.32	87.78	103.95	N/A	142,250	137,339
01/01/07 TO 03/31/07	7	82.98	80.12	75.58	22.70	106.01	27.93	106.93	27.93 to 106.93	179,018	135,306
04/01/07 TO 06/30/07	7	100.01	148.88	111.47	66.96	133.56	57.66	492.42	57.66 to 492.42	105,785	117,921
Study Years											
07/01/04 TO 06/30/05	25	99.00	102.07	92.47	11.43	110.38	56.38	157.19	96.00 to 102.82	125,763	116,296
07/01/05 TO 06/30/06	22	97.35	89.32	77.00	15.91	116.00	50.87	116.44	80.34 to 104.57	302,352	232,810
07/01/06 TO 06/30/07	25	96.38	106.35	93.10	27.44	114.23	27.93	492.42	89.54 to 100.01	156,959	146,130
Calendar Yrs											
01/01/05 TO 12/31/05	19	95.35	91.80	88.25	16.83	104.02	56.38	156.57	83.12 to 101.67	144,005	127,091
01/01/06 TO 12/31/06	26	97.35	94.45	80.23	8.87	117.72	50.87	116.44	92.49 to 103.00	293,119	235,183
ALL											
	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257
ALL											
	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

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	57	97.43	101.48	86.34	20.24	117.54	27.93	492.42	93.22 to 100.17	150,965	130,337
2	3	87.75	81.36	89.18	16.11	91.23	56.96	99.37	N/A	128,969	115,011
3	12	99.34	95.58	82.66	9.84	115.63	50.87	110.68	90.53 to 105.39	393,991	325,689
ALL											
	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

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TOTAL Adj.Sales Price:	13,719,837	MEAN:	100	AVG.ABS.DEV:	18.00	95% Mean C.I.:	87.89 to 111.43	
TOTAL Assessed Value:	11,682,516							
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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	60	97.82	100.97	83.29	19.96	121.23	27.93	492.42	95.35 to 100.17	198,769	165,552
2	11	96.02	92.61	97.38	11.51	95.10	56.96	110.68	82.20 to 105.39	142,126	138,401
3	1	98.53	98.53	98.53			98.53	98.53	N/A	230,300	226,921
ALL	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0001	28	94.25	102.85	81.71	33.56	125.86	27.93	492.42	84.98 to 100.93	220,782	180,411
13-0022	3	99.99	101.31	100.38	1.73	100.93	99.37	104.57	N/A	103,000	103,392
13-0032	5	89.54	91.02	90.79	5.68	100.25	82.30	103.00	N/A	119,400	108,404
13-0056	8	97.46	96.39	95.22	3.70	101.23	82.98	104.16	82.98 to 104.16	226,518	215,694
13-0097	4	99.00	113.00	99.07	14.94	114.05	97.42	156.57	N/A	47,000	46,564
55-0145	7	101.67	101.80	100.05	5.95	101.75	83.12	118.79	83.12 to 118.79	113,187	113,238
66-0027	4	101.63	100.41	99.98	8.75	100.44	84.82	113.57	N/A	27,077	27,071
66-0111	1	96.00	96.00	96.00			96.00	96.00	N/A	28,000	26,880
78-0001	12	98.43	91.96	79.37	13.62	115.86	50.87	110.68	82.20 to 105.39	308,595	244,929
NonValid School											
ALL	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

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	97.28	93.82	98.26	9.19	95.49	56.96	110.68	84.98 to 105.03	141,477	139,011
Prior TO 1860	1	104.16	104.16	104.16			104.16	104.16	N/A	104,500	108,842
1860 TO 1899	4	95.25	96.15	96.36	6.75	99.79	86.22	107.90	N/A	112,750	108,645
1900 TO 1919	8	87.29	76.32	65.03	20.39	117.36	27.93	98.21	27.93 to 98.21	92,812	60,354
1920 TO 1939	3	113.57	119.89	91.48	19.67	131.06	89.54	156.57	N/A	47,000	42,994
1940 TO 1949	8	98.11	99.17	97.80	8.76	101.40	82.30	118.79	82.30 to 118.79	98,437	96,269
1950 TO 1959	4	60.97	68.94	63.26	18.32	108.97	56.38	97.42	N/A	193,902	122,662
1960 TO 1969	8	100.33	95.08	80.12	8.96	118.68	59.26	105.21	59.26 to 105.21	169,913	136,127
1970 TO 1979	8	101.27	105.73	99.26	11.73	106.52	83.12	157.19	83.12 to 157.19	183,622	182,262
1980 TO 1989	5	104.57	182.69	122.09	78.19	149.63	96.38	492.42	N/A	110,920	135,425
1990 TO 1994	3	82.98	86.75	81.41	6.67	106.57	80.34	96.94	N/A	818,966	666,697
1995 TO 1999	3	98.66	99.99	99.89	1.46	100.10	98.49	102.82	N/A	345,000	344,637
2000 TO Present	3	99.99	84.62	57.03	17.38	148.37	50.87	103.00	N/A	620,750	354,021
ALL	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

PAD 2008 R&O Statistics

Query: 6304

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TOTAL Adj.Sales Price:	13,719,837	MEAN:	100	AVG.ABS.DEV:	18.00	95% Mean C.I.:	87.89 to 111.43	
TOTAL Assessed Value:	11,682,516							
AVG. Adj. Sales Price:	190,553	COD:	18.40	MAX Sales Ratio:	492.42			
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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	113.57	123.71	120.04	16.31	103.05	100.99	156.57	N/A	3,577	4,294	
Total \$ _____												
1 TO 9999	3	113.57	123.71	120.04	16.31	103.05	100.99	156.57	N/A	3,577	4,294	
10000 TO 29999	7	96.00	152.86	144.51	77.63	105.77	59.15	492.42	59.15 to 492.42	21,571	31,173	
30000 TO 59999	10	99.00	89.85	91.04	12.52	98.69	56.96	105.03	57.66 to 104.57	41,950	38,191	
60000 TO 99999	13	96.85	98.66	98.12	6.14	100.55	86.22	118.79	92.49 to 105.05	80,127	78,620	
100000 TO 149999	11	97.43	96.44	95.81	6.73	100.65	82.30	111.96	83.12 to 104.16	125,590	120,330	
150000 TO 249999	18	98.95	92.16	92.48	12.96	99.65	27.93	116.44	89.76 to 103.64	192,149	177,703	
250000 TO 499999	6	97.98	90.78	89.14	13.55	101.84	56.38	105.39	56.38 to 105.39	383,601	341,939	
500000 +	4	69.80	72.28	70.10	24.67	103.12	50.87	98.66	N/A	1,238,787	868,373	
ALL												
	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257	

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	113.57	123.71	120.04	16.31	103.05	100.99	156.57	N/A	3,577	4,294	
Total \$ _____												
1 TO 9999	3	113.57	123.71	120.04	16.31	103.05	100.99	156.57	N/A	3,577	4,294	
10000 TO 29999	10	84.90	87.62	82.16	22.92	106.65	56.96	157.19	57.66 to 99.00	26,550	21,812	
30000 TO 59999	6	101.30	99.98	99.48	3.73	100.50	88.69	105.03	88.69 to 105.03	47,500	47,253	
60000 TO 99999	17	96.85	115.53	89.52	34.95	129.05	27.93	492.42	87.78 to 105.05	90,538	81,054	
100000 TO 149999	12	97.35	93.62	92.17	9.16	101.58	62.79	111.96	83.12 to 103.00	134,458	123,924	
150000 TO 249999	13	100.01	99.28	99.64	5.18	99.65	87.75	110.68	90.53 to 105.21	193,783	193,078	
250000 TO 499999	8	97.98	90.04	84.73	17.46	106.27	56.38	116.44	56.38 to 116.44	402,076	340,675	
500000 +	3	80.34	76.62	71.84	19.83	106.66	50.87	98.66	N/A	1,423,383	1,022,516	
ALL												
	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257	

PAD 2008 R&O Statistics

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COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	96.94	90.93	92.15	11.97	98.67	27.93	110.68	84.98 to 102.36	165,983	152,955
10	11	103.64	141.39	104.02	51.33	135.93	57.66	492.42	83.12 to 157.19	125,054	130,080
15	6	98.11	90.54	65.13	12.80	139.01	50.87	106.93	50.87 to 106.93	381,191	248,285
20	27	97.43	94.40	85.26	10.16	110.73	59.15	118.79	92.49 to 101.67	195,214	166,435
25	2	102.60	102.60	103.62	2.54	99.02	99.99	105.21	N/A	165,500	171,485
30	7	88.69	85.05	78.29	16.71	108.63	56.38	116.44	56.38 to 116.44	185,944	145,577
ALL	72	97.82	99.66	85.15	18.40	117.04	27.93	492.42	95.76 to 99.99	190,553	162,257

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	96.02	93.46	98.22	9.82	95.15	56.96	110.68	84.98 to 105.03	134,645	132,248
297	3	103.00	120.06	105.11	18.51	114.22	99.99	157.19	N/A	80,333	84,438
303	2	78.96	78.96	78.44	24.95	100.66	59.26	98.66	N/A	667,500	523,618
329	1	99.37	99.37	99.37			99.37	99.37	N/A	160,000	158,999
344	4	61.42	67.43	52.74	20.21	127.84	50.87	96.00	N/A	461,437	243,368
346	1	100.17	100.17	100.17			100.17	100.17	N/A	183,579	183,900
349	1	88.69	88.69	88.69			88.69	88.69	N/A	55,000	48,779
350	2	102.38	102.38	102.98	5.40	99.41	96.85	107.90	N/A	79,250	81,613
351	4	102.75	91.77	75.83	12.77	121.02	56.38	105.21	N/A	195,527	148,271
352	3	97.43	88.13	84.55	14.15	104.23	62.79	104.16	N/A	143,166	121,044
353	9	92.49	100.49	92.77	15.58	108.33	82.30	156.57	84.82 to 118.79	74,166	68,802
386	3	98.49	95.04	90.80	6.99	104.67	82.98	103.64	N/A	211,166	191,733
405	1	97.42	97.42	97.42			97.42	97.42	N/A	100,000	97,416
406	6	103.35	105.44	106.62	5.82	98.89	96.94	116.44	96.94 to 116.44	105,666	112,662
419	1	102.82	102.82	102.82			102.82	102.82	N/A	310,000	318,750
426	1	89.54	89.54	89.54			89.54	89.54	N/A	135,000	120,880
442	3	96.38	98.22	96.78	4.09	101.48	93.22	105.05	N/A	92,803	89,816
458	1	93.14	93.14	93.14			93.14	93.14	N/A	400,000	372,550
484	1	89.76	89.76	89.76			89.76	89.76	N/A	170,000	152,590
494	1	27.93	27.93	27.93			27.93	27.93	N/A	225,000	62,847
499	1	492.42	492.42	492.42			492.42	492.42	N/A	20,000	98,483
528	7	99.00	93.67	98.65	12.18	94.95	57.66	111.96	57.66 to 111.96	98,771	97,437
544	1	103.95	103.95	103.95			103.95	103.95	N/A	300,000	311,863
598	1	80.34	80.34	80.34			80.34	80.34	N/A	1,983,900	1,593,930
841	1	98.53	98.53	98.53			98.53	98.53	N/A	230,300	226,921
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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
02											
03	70	97.82	99.71	84.38	18.71	118.16	27.93	492.42	95.76 to 99.99	187,069	157,854
04	2	97.96	97.96	101.23	7.58	96.77	90.53	105.39	N/A	312,500	316,344
<u>ALL</u>	<u>72</u>	<u>97.82</u>	<u>99.66</u>	<u>85.15</u>	<u>18.40</u>	<u>117.04</u>	<u>27.93</u>	<u>492.42</u>	<u>95.76 to 99.99</u>	<u>190,553</u>	<u>162,257</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6304

What If ID: 5456

Desc: New Whatif for Query ID: 6304

<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,	2	Land	Increase	5.000	A	1