

PAD 2008 R&O Statistics

Query: 6304

Type: Qualified

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

NUMBER of Sales:	11	MEDIAN:	91	COV:	16.12	95% Median C.I.:	78.28 to 100.37	(!: Derived)
TOTAL Sales Price:	1,568,390	WGT. MEAN:	93	STD:	14.25	95% Wgt. Mean C.I.:	85.18 to 100.71	
TOTAL Adj.Sales Price:	1,563,390	MEAN:	88	AVG.ABS.DEV:	10.32	95% Mean C.I.:	78.83 to 97.97	
TOTAL Assessed Value:	1,453,074							
AVG. Adj. Sales Price:	142,126	COD:	11.28	MAX Sales Ratio:	105.41			
AVG. Assessed Value:	132,097	PRD:	95.11	MIN Sales Ratio:	54.24			

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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	1	83.58	83.58	83.58			83.58	83.58	N/A	184,409	154,121
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	3	81.42	78.68	93.08	18.89	84.53	54.24	100.37	N/A	210,833	196,237
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	93.13	93.13	88.66	7.41	105.04	86.22	100.03	N/A	106,250	94,197
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	91.44	91.44	91.44			91.44	91.44	N/A	84,250	77,042
01/01/07 TO 03/31/07	1	96.17	96.17	96.17			96.17	96.17	N/A	4,731	4,550
04/01/07 TO 06/30/07	3	95.25	92.98	98.93	9.49	93.98	78.28	105.41	N/A	148,333	146,751
<u>Study Years</u>											
07/01/04 TO 06/30/05	1	83.58	83.58	83.58			83.58	83.58	N/A	184,409	154,121
07/01/05 TO 06/30/06	5	86.22	84.46	91.97	15.02	91.83	54.24	100.37	N/A	169,000	155,421
07/01/06 TO 06/30/07	5	95.25	93.31	97.73	6.69	95.48	78.28	105.41	N/A	106,796	104,369
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	81.42	78.68	93.08	18.89	84.53	54.24	100.37	N/A	210,833	196,237
01/01/06 TO 12/31/06	3	91.44	92.56	89.45	5.03	103.48	86.22	100.03	N/A	98,916	88,479
<u>ALL</u>											
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097
<u>ALL</u>											
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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	4	88.80	88.97	84.97	10.28	104.72	78.28	100.03	N/A	50,057	42,533
2	2	68.91	68.91	78.08	21.29	88.25	54.24	83.58	N/A	113,454	88,587
3	5	95.25	95.74	97.32	5.90	98.38	86.22	105.41	N/A	227,250	221,153
<u>ALL</u>											
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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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
2	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097
ALL	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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	2	68.91	68.91	78.08	21.29	88.25	54.24	83.58	N/A	113,454	88,587
13-0022											
13-0032											
13-0056	1	91.44	91.44	91.44			91.44	91.44	N/A	84,250	77,042
13-0097											
55-0145	3	96.17	92.54	85.63	6.45	108.07	81.42	100.03	N/A	60,743	52,014
66-0027											
66-0111											
78-0001	5	95.25	93.11	97.46	8.67	95.53	78.28	105.41	N/A	214,000	208,563
NonValid School											
ALL	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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	10	93.35	89.10	94.08	11.08	94.71	54.24	105.41	78.28 to 100.37	142,339	133,909
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	81.42	81.42	81.42			81.42	81.42	N/A	140,000	113,982
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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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	1	96.17	96.17	96.17			96.17	96.17	N/A	4,731	4,550	
Total \$ _____												
1 TO 9999	1	96.17	96.17	96.17			96.17	96.17	N/A	4,731	4,550	
10000 TO 29999	1	78.28	78.28	78.28			78.28	78.28	N/A	18,000	14,091	
30000 TO 59999	2	77.14	77.14	75.71	29.68	101.89	54.24	100.03	N/A	40,000	30,282	
60000 TO 99999	1	91.44	91.44	91.44			91.44	91.44	N/A	84,250	77,042	
100000 TO 149999	1	81.42	81.42	81.42			81.42	81.42	N/A	140,000	113,982	
150000 TO 249999	4	90.74	92.62	92.98	8.50	99.61	83.58	105.41	N/A	196,602	182,792	
250000 TO 499999	1	100.37	100.37	100.37			100.37	100.37	N/A	450,000	451,675	
ALL _____												
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097	

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	1	96.17	96.17	96.17			96.17	96.17	N/A	4,731	4,550	
Total \$ _____												
1 TO 9999	1	96.17	96.17	96.17			96.17	96.17	N/A	4,731	4,550	
10000 TO 29999	2	66.26	66.26	61.40	18.14	107.92	54.24	78.28	N/A	30,250	18,572	
30000 TO 59999	1	100.03	100.03	100.03			100.03	100.03	N/A	37,500	37,510	
60000 TO 99999	1	91.44	91.44	91.44			91.44	91.44	N/A	84,250	77,042	
100000 TO 149999	1	81.42	81.42	81.42			81.42	81.42	N/A	140,000	113,982	
150000 TO 249999	4	90.74	92.62	92.98	8.50	99.61	83.58	105.41	N/A	196,602	182,792	
250000 TO 499999	1	100.37	100.37	100.37			100.37	100.37	N/A	450,000	451,675	
ALL _____												
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	10	93.35	89.10	94.08	11.08	94.71	54.24	105.41	78.28 to 100.37	142,339	133,909	
10	1	81.42	81.42	81.42			81.42	81.42	N/A	140,000	113,982	
ALL _____												
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097	

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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)	10	93.35	89.10	94.08	11.08	94.71	54.24	105.41	78.28 to 100.37	142,339	133,909
528	1	81.42	81.42	81.42			81.42	81.42	N/A	140,000	113,982
____ALL____	____	____	____	____	____	____	____	____	____	____	____
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

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	9	91.44	87.31	90.64	12.07	96.33	54.24	105.41	78.28 to 100.03	104,265	94,501
04	2	93.30	93.30	96.41	7.58	96.77	86.22	100.37	N/A	312,500	301,280
____ALL____	____	____	____	____	____	____	____	____	____	____	____
	11	91.44	88.40	92.94	11.28	95.11	54.24	105.41	78.28 to 100.37	142,126	132,097

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6304

What If ID: 5459 SUB STAT

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	Imprvmnt	Increase	0.000	A	1