

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:	51.59	95% Median C.I.:	96.16 to 100.99	(! : Derived)
TOTAL Sales Price:	14,703,369	WGT. MEAN:	86	STD:	52.13	95% Wgt. Mean C.I.:	76.57 to 95.84	
TOTAL Adj.Sales Price:	13,719,837	MEAN:	101	AVG.ABS.DEV:	18.51	95% Mean C.I.:	89.00 to 113.08	
TOTAL Assessed Value:	11,826,987							
AVG. Adj. Sales Price:	190,553	COD:	18.81	MAX Sales Ratio:	502.71			
AVG. Assessed Value:	164,263	PRD:	117.21	MIN Sales Ratio:	28.24			

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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	11	103.03	107.57	101.81	10.19	105.66	87.75	163.25	96.16 to 116.80	113,589	115,641
10/01/04 TO 12/31/04	2	105.63	105.63	106.90	15.21	98.80	89.56	121.69	N/A	59,750	63,874
01/01/05 TO 03/31/05	9	98.41	98.77	98.53	4.70	100.25	89.18	108.79	92.33 to 105.39	131,722	129,785
04/01/05 TO 06/30/05	3	102.87	106.44	67.03	33.05	158.79	57.22	159.23	N/A	196,536	131,742
07/01/05 TO 09/30/05	5	83.12	78.35	95.29	17.38	82.22	56.96	105.39	N/A	136,700	130,260
10/01/05 TO 12/31/05	2	88.92	88.92	86.46	27.99	102.85	64.03	113.81	N/A	138,750	119,957
01/01/06 TO 03/31/06	11	98.04	94.73	75.06	11.85	126.20	51.99	118.55	80.76 to 106.71	417,996	313,759
04/01/06 TO 06/30/06	4	101.96	93.37	76.22	13.43	122.49	60.81	108.74	N/A	273,200	208,244
07/01/06 TO 09/30/06	6	98.11	98.38	98.63	2.76	99.74	93.39	103.36	93.39 to 103.36	203,183	200,408
10/01/06 TO 12/31/06	5	92.91	94.76	97.90	5.27	96.80	88.22	106.67	N/A	142,250	139,258
01/01/07 TO 03/31/07	7	83.69	80.84	76.43	22.66	105.77	28.24	108.72	28.24 to 108.72	179,018	136,821
04/01/07 TO 06/30/07	7	100.01	151.05	112.34	68.20	134.46	59.66	502.71	59.66 to 502.71	105,785	118,836
<u>Study Years</u>											
07/01/04 TO 06/30/05	25	100.99	104.11	94.24	11.89	110.47	57.22	163.25	98.06 to 104.76	125,763	118,523
07/01/05 TO 06/30/06	22	97.92	90.23	77.81	16.09	115.96	51.99	118.55	80.76 to 105.38	302,352	235,252
07/01/06 TO 06/30/07	25	96.82	107.49	93.99	27.90	114.36	28.24	502.71	90.00 to 100.49	156,959	147,533
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	98.06	93.57	89.71	16.74	104.31	56.96	159.23	83.12 to 105.39	144,005	129,184
01/01/06 TO 12/31/06	26	97.92	95.37	81.13	9.17	117.55	51.99	118.55	92.91 to 103.36	293,119	237,810
<u>ALL</u>											
	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COM	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263
<u>ALL</u>											
	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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	98.41	102.96	87.39	20.54	117.82	28.24	502.71	94.88 to 100.99	150,965	131,922
2	3	87.75	82.58	90.69	17.50	91.06	56.96	103.03	N/A	128,969	116,963
3	12	99.71	96.56	83.68	10.18	115.38	51.99	110.68	90.53 to 108.72	393,991	329,707
<u>ALL</u>											
	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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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	98.44	102.63	84.50	20.47	121.46	28.24	502.71	96.16 to 102.87	198,769	167,960
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	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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	96.31	104.68	82.77	33.51	126.48	28.24	502.71	86.99 to 102.11	220,782	182,733
13-0022	3	103.03	103.37	102.73	2.05	100.62	100.36	106.71	N/A	103,000	105,811
13-0032	5	90.00	91.44	91.20	5.64	100.25	82.69	103.36	N/A	119,400	108,897
13-0056	8	97.68	97.44	96.10	4.20	101.39	83.69	105.38	83.69 to 105.38	226,518	217,691
13-0097	4	100.15	114.39	100.01	15.44	114.38	98.04	159.23	N/A	47,000	47,006
55-0145	7	104.67	103.13	101.44	6.42	101.66	83.12	121.69	83.12 to 121.69	113,187	114,815
66-0027	4	101.85	101.39	100.26	9.46	101.12	85.04	116.80	N/A	27,077	27,149
66-0111	1	96.16	96.16	96.16			96.16	96.16	N/A	28,000	26,925
78-0001	12	99.05	93.01	80.47	13.83	115.59	51.99	110.68	82.20 to 108.72	308,595	248,311
NonValid School											
ALL	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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	97.67	94.50	98.67	9.07	95.77	56.96	110.68	87.75 to 105.03	141,477	139,597
Prior TO 1860	1	105.38	105.38	105.38			105.38	105.38	N/A	104,500	110,120
1860 TO 1899	4	95.60	96.64	96.81	6.74	99.83	86.99	108.37	N/A	112,750	109,147
1900 TO 1919	8	88.69	77.11	65.94	20.14	116.94	28.24	98.47	28.24 to 98.47	92,812	61,196
1920 TO 1939	3	116.80	122.01	92.04	19.76	132.56	90.00	159.23	N/A	47,000	43,260
1940 TO 1949	8	100.26	101.01	99.71	9.13	101.30	82.69	121.69	82.69 to 121.69	98,437	98,153
1950 TO 1959	4	62.52	70.07	64.16	17.35	109.21	57.22	98.04	N/A	193,902	124,408
1960 TO 1969	8	102.86	97.13	82.05	9.63	118.38	60.81	108.79	60.81 to 108.79	169,913	139,418
1970 TO 1979	8	102.50	107.68	100.94	12.66	106.68	83.12	163.25	83.12 to 163.25	183,622	185,351
1980 TO 1989	5	106.71	185.91	123.95	78.66	149.98	96.82	502.71	N/A	110,920	137,488
1990 TO 1994	3	83.69	87.40	81.89	6.76	106.73	80.76	97.74	N/A	818,966	670,640
1995 TO 1999	3	99.40	101.03	100.95	1.89	100.08	99.02	104.67	N/A	345,000	348,281
2000 TO Present	3	100.36	85.24	58.07	17.06	146.79	51.99	103.36	N/A	620,750	360,440
ALL	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

PAD 2008 R&O Statistics

Query: 6304

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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	116.80	125.67	121.69	16.62	103.27	100.99	159.23	N/A	3,577	4,353
Total \$ _____											
1 TO 9999	3	116.80	125.67	121.69	16.62	103.27	100.99	159.23	N/A	3,577	4,353
10000 TO 29999	7	96.16	155.58	146.97	79.62	105.86	61.23	502.71	61.23 to 502.71	21,571	31,703
30000 TO 59999	10	100.15	91.49	92.68	12.44	98.71	56.96	106.71	59.66 to 105.39	41,950	38,881
60000 TO 99999	13	98.08	99.86	99.28	6.49	100.59	86.99	121.69	92.91 to 108.37	80,127	79,549
100000 TO 149999	11	98.06	97.37	96.71	7.28	100.68	82.69	113.81	83.12 to 105.38	125,590	121,460
150000 TO 249999	18	99.27	93.30	93.62	13.42	99.65	28.24	118.55	90.53 to 104.76	192,149	179,896
250000 TO 499999	6	99.78	92.09	90.33	13.52	101.94	57.22	106.67	57.22 to 106.67	383,601	346,524
500000 +	4	70.79	73.24	70.95	23.79	103.23	51.99	99.40	N/A	1,238,787	878,924
ALL											
	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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	3	116.80	125.67	121.69	16.62	103.27	100.99	159.23	N/A	3,577	4,353
Total \$ _____											
1 TO 9999	3	116.80	125.67	121.69	16.62	103.27	100.99	159.23	N/A	3,577	4,353
10000 TO 29999	10	87.11	89.20	83.61	23.16	106.69	56.96	163.25	59.66 to 99.81	26,550	22,197
30000 TO 59999	6	103.57	101.55	101.13	4.02	100.41	89.56	106.71	89.56 to 106.71	47,500	48,037
60000 TO 99999	17	98.04	117.13	90.56	35.48	129.34	28.24	502.71	88.22 to 108.37	90,538	81,993
100000 TO 149999	12	97.93	94.55	93.06	9.62	101.60	63.80	113.81	83.12 to 103.36	134,458	125,126
150000 TO 249999	13	100.99	100.53	100.86	5.64	99.68	87.75	110.68	92.33 to 108.72	193,783	195,446
250000 TO 499999	8	99.78	91.49	86.06	17.37	106.30	57.22	118.55	57.22 to 118.55	402,076	346,046
500000 +	3	80.76	77.38	72.58	19.57	106.62	51.99	99.40	N/A	1,423,383	1,033,048
ALL											
	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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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	97.74	91.75	92.89	12.00	98.77	28.24	110.68	87.75 to 104.00	165,983	154,187
10	11	104.76	144.01	105.12	52.52	137.00	59.66	502.71	83.12 to 163.25	125,054	131,452
15	6	100.56	92.03	66.45	12.94	138.48	51.99	108.72	51.99 to 108.72	381,191	253,319
20	27	98.41	95.62	86.21	10.42	110.91	60.81	121.69	92.91 to 104.67	195,214	168,298
25	2	104.58	104.58	106.22	4.03	98.45	100.36	108.79	N/A	165,500	175,790
30	7	89.56	86.38	79.59	17.17	108.53	57.22	118.55	57.22 to 118.55	185,944	147,985
ALL	72	98.44	101.04	86.20	18.81	117.21	28.24	502.71	96.16 to 100.99	190,553	164,263

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	96.81	94.19	98.69	9.72	95.44	56.96	110.68	87.75 to 105.03	134,645	132,880
297	3	103.36	122.32	105.83	20.28	115.59	100.36	163.25	N/A	80,333	85,016
303	2	80.11	80.11	79.60	24.09	100.63	60.81	99.40	N/A	667,500	531,329
329	1	103.03	103.03	103.03			103.03	103.03	N/A	160,000	164,855
344	4	62.63	68.35	53.80	18.75	127.04	51.99	96.16	N/A	461,437	248,273
346	1	100.99	100.99	100.99			100.99	100.99	N/A	183,579	185,402
349	1	89.56	89.56	89.56			89.56	89.56	N/A	55,000	49,256
350	2	103.23	103.23	103.80	4.98	99.45	98.08	108.37	N/A	79,250	82,258
351	4	104.41	93.71	77.58	13.45	120.79	57.22	108.79	N/A	195,527	151,684
352	3	98.06	89.08	85.48	14.13	104.21	63.80	105.38	N/A	143,166	122,381
353	9	92.91	101.45	93.49	16.05	108.52	82.69	159.23	85.04 to 121.69	74,166	69,335
386	3	99.02	95.82	91.61	7.09	104.60	83.69	104.76	N/A	211,166	193,452
405	1	98.04	98.04	98.04			98.04	98.04	N/A	100,000	98,035
406	6	106.37	107.72	108.61	6.56	99.18	97.74	118.55	97.74 to 118.55	105,666	114,767
419	1	104.67	104.67	104.67			104.67	104.67	N/A	310,000	324,476
426	1	90.00	90.00	90.00			90.00	90.00	N/A	135,000	121,499
442	3	96.82	98.48	97.03	4.08	101.50	93.39	105.23	N/A	92,803	90,042
458	1	94.88	94.88	94.88			94.88	94.88	N/A	400,000	379,537
484	1	92.33	92.33	92.33			92.33	92.33	N/A	170,000	156,959
494	1	28.24	28.24	28.24			28.24	28.24	N/A	225,000	63,530
499	1	502.71	502.71	502.71			502.71	502.71	N/A	20,000	100,541
528	7	99.81	95.56	100.36	12.41	95.21	59.66	113.81	59.66 to 113.81	98,771	99,131
544	1	106.67	106.67	106.67			106.67	106.67	N/A	300,000	320,019
598	1	80.76	80.76	80.76			80.76	80.76	N/A	1,983,900	1,602,280
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	98.44	101.13	85.49	19.13	118.30	28.24	502.71	96.16 to 100.99	187,069	159,918
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>98.44</u>	<u>101.04</u>	<u>86.20</u>	<u>18.81</u>	<u>117.21</u>	<u>28.24</u>	<u>502.71</u>	<u>96.16 to 100.99</u>	<u>190,553</u>	<u>164,263</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6304

What If ID: 5460

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>
All Com	All Com	Land	Increase	5.000	A	1