

**PAD 2008 R&O Statistics**

Query: 6303

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	960	<b>MEDIAN:</b>	<b>98</b>	COV:	17.00	95% Median C.I.:	97.45 to 98.29
TOTAL Sales Price:	134,370,279	WGT. MEAN:	95	STD:	16.60	95% Wgt. Mean C.I.:	93.57 to 96.00
TOTAL Adj.Sales Price:	134,343,529	MEAN:	98	AVG.ABS.DEV:	9.89	95% Mean C.I.:	96.60 to 98.70
TOTAL Assessed Value:	127,339,946						
AVG. Adj. Sales Price:	139,941	COD:	10.10	MAX Sales Ratio:	198.17		
AVG. Assessed Value:	132,645	PRD:	103.02	MIN Sales Ratio:	42.68		

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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	188	98.10	98.20	96.04	9.63	102.25	57.20	186.58	97.20 to 98.98	146,302	140,503
10/01/05 TO 12/31/05	109	97.67	96.66	95.18	7.57	101.55	64.04	140.76	96.21 to 99.14	145,558	138,545
01/01/06 TO 03/31/06	102	97.23	96.12	92.24	8.83	104.21	47.22	138.37	96.20 to 98.83	153,038	141,165
04/01/06 TO 06/30/06	122	97.93	95.89	94.85	8.33	101.10	63.60	195.49	96.49 to 98.48	137,603	130,514
07/01/06 TO 09/30/06	130	98.44	100.90	94.37	12.27	106.91	42.68	198.17	97.20 to 99.95	140,219	132,331
10/01/06 TO 12/31/06	93	98.17	95.68	92.99	11.28	102.89	59.29	140.98	96.45 to 99.08	140,429	130,590
01/01/07 TO 03/31/07	72	99.00	98.22	98.03	10.01	100.20	60.45	162.12	97.65 to 100.00	123,416	120,978
04/01/07 TO 06/30/07	144	96.36	98.30	94.80	12.20	103.69	50.88	177.87	95.11 to 97.58	127,782	121,136
<u>Study Years</u>											
07/01/05 TO 06/30/06	521	97.81	96.93	94.81	8.74	102.23	47.22	195.49	97.26 to 98.47	145,428	137,884
07/01/06 TO 06/30/07	439	98.02	98.50	94.75	11.72	103.95	42.68	198.17	97.09 to 98.67	133,428	126,428
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	447	98.02	97.36	93.69	10.21	103.91	42.68	198.17	97.26 to 98.55	142,474	133,489
<u>ALL</u>											
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
RES	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645
<u>ALL</u>											
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	466	97.86	98.22	96.27	7.71	102.03	59.29	186.58	97.34 to 98.34	102,746	98,911
2	113	97.63	98.46	95.97	11.16	102.60	62.50	195.49	95.83 to 98.88	184,764	177,320
3	381	98.11	96.71	93.33	12.70	103.62	42.68	198.17	96.83 to 99.04	172,140	160,656
<u>ALL</u>											
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	828	97.64	96.86	94.71	8.98	102.27	42.68	195.49	97.20 to 98.12	152,975	144,878
2	112	100.00	103.95	96.65	17.78	107.56	50.88	198.17	98.78 to 100.56	40,651	39,289
3	20	96.00	94.96	95.31	10.43	99.64	70.68	126.27	89.36 to 100.65	156,348	149,010
<u>ALL</u>											
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

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TOTAL Assessed Value:	127,339,946						
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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	933	97.91	97.61	94.75	9.99	103.01	42.68	198.17	97.45 to 98.25	142,323	134,855
06											
07	27	98.48	99.05	97.67	14.06	101.41	66.58	183.64	92.93 to 102.88	57,614	56,274
ALL	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

**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	388	98.75	99.46	97.73	6.25	101.77	62.50	166.13	98.25 to 99.19	133,378	130,351
13-0022	47	97.58	96.28	82.23	13.62	117.08	42.68	183.64	95.87 to 99.17	147,751	121,499
13-0032	77	94.32	94.97	90.88	12.60	104.50	62.50	153.33	89.78 to 98.05	143,163	130,112
13-0056	232	98.43	99.51	97.41	13.19	102.16	50.88	198.17	96.35 to 99.55	148,955	145,091
13-0097	51	96.88	93.43	89.26	10.98	104.67	57.20	145.41	93.36 to 98.85	135,804	121,222
55-0145	95	90.42	92.16	89.90	10.16	102.52	60.45	137.18	87.88 to 94.61	136,443	122,655
66-0027	6	97.04	93.35	90.15	5.36	103.55	73.24	99.31	73.24 to 99.31	74,850	67,477
66-0111	18	98.35	94.44	94.90	8.59	99.52	56.24	109.12	93.57 to 101.31	154,272	146,405
78-0001	46	95.77	96.72	93.47	16.48	103.48	57.36	186.58	89.28 to 98.08	151,149	141,273
NonValid School											
ALL	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

**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	141	100.00	103.38	91.30	19.85	113.22	42.68	198.17	98.08 to 100.79	61,956	56,568
Prior TO 1860	3	92.93	92.91	90.65	4.00	102.50	87.33	98.48	N/A	123,000	111,495
1860 TO 1899	86	97.41	96.04	90.38	9.31	106.26	57.20	186.58	96.04 to 98.98	102,586	92,720
1900 TO 1919	90	97.45	97.24	93.51	13.17	103.99	57.36	164.68	93.60 to 98.83	105,833	98,963
1920 TO 1939	31	93.13	95.23	90.18	13.59	105.60	69.70	154.85	86.39 to 99.47	109,101	98,389
1940 TO 1949	28	97.55	97.25	94.95	5.76	102.42	73.24	132.49	96.37 to 99.50	101,804	96,666
1950 TO 1959	53	98.10	97.38	97.03	3.89	100.36	78.77	121.22	96.95 to 99.12	94,905	92,090
1960 TO 1969	52	98.32	98.01	97.14	6.75	100.90	73.28	158.19	97.05 to 100.05	145,948	141,771
1970 TO 1979	138	97.99	97.30	96.76	8.91	100.56	68.11	183.64	95.96 to 98.74	135,170	130,796
1980 TO 1989	76	99.13	96.91	95.62	8.51	101.34	47.22	124.93	96.25 to 100.52	163,272	156,128
1990 TO 1994	57	96.85	95.93	95.97	6.01	99.96	64.86	113.30	95.47 to 99.38	227,520	218,358
1995 TO 1999	86	97.99	96.72	95.89	8.29	100.87	67.11	127.22	96.35 to 99.63	201,752	193,460
2000 TO Present	119	97.26	95.50	94.30	6.01	101.27	70.68	125.19	96.34 to 98.12	224,014	211,254
ALL	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	12	123.35	132.61	133.81	19.33	99.10	93.30	198.17	109.12 to 158.00	3,091	4,137	
5000 TO 9999	23	99.45	105.11	107.30	23.92	97.96	59.29	166.13	91.35 to 115.25	6,934	7,441	
<u>Total \$</u>												
1 TO 9999	35	109.12	114.54	112.30	23.93	101.99	59.29	198.17	95.04 to 120.12	5,617	6,308	
10000 TO 29999	41	100.00	106.65	104.47	20.30	102.08	50.88	183.64	95.22 to 118.81	19,820	20,706	
30000 TO 59999	75	100.00	103.10	103.09	10.96	100.01	63.17	159.38	99.46 to 101.81	46,294	47,722	
60000 TO 99999	220	98.37	99.19	99.00	8.37	100.20	56.24	186.58	97.58 to 99.05	80,927	80,115	
100000 TO 149999	244	97.13	95.26	95.21	7.58	100.05	63.20	195.49	96.40 to 97.94	124,261	118,306	
150000 TO 249999	234	97.60	95.54	95.43	8.92	100.11	58.15	158.19	96.52 to 98.38	192,084	183,315	
250000 TO 499999	103	95.31	93.02	92.64	9.48	100.41	47.22	126.27	92.78 to 96.95	311,181	288,288	
500000 +	8	77.62	78.43	76.16	19.46	102.98	42.68	104.57	42.68 to 104.57	592,362	451,126	
<u>ALL</u>	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	17	100.56	102.76	94.68	23.19	108.54	59.29	158.00	74.62 to 126.58	4,005	3,792	
5000 TO 9999	15	99.45	109.60	100.39	23.75	109.18	50.88	198.17	92.23 to 115.25	7,226	7,254	
<u>Total \$</u>												
1 TO 9999	32	99.96	105.97	98.18	23.51	107.93	50.88	198.17	93.30 to 114.81	5,515	5,415	
10000 TO 29999	42	101.56	109.21	101.06	22.72	108.07	62.50	183.64	98.78 to 118.81	19,176	19,378	
30000 TO 59999	91	99.44	97.24	93.72	12.42	103.76	56.24	154.85	96.71 to 100.00	50,201	47,048	
60000 TO 99999	238	97.68	97.46	95.64	8.11	101.90	63.20	159.38	97.02 to 98.50	86,819	83,038	
100000 TO 149999	243	97.14	95.62	93.77	8.40	101.97	58.15	186.58	96.40 to 98.08	131,862	123,650	
150000 TO 249999	223	97.77	95.73	94.03	7.80	101.81	47.22	164.68	96.83 to 98.59	205,726	193,449	
250000 TO 499999	89	99.04	100.38	96.25	11.55	104.29	42.68	195.49	96.31 to 100.37	326,803	314,556	
500000 +	2	100.41	100.41	100.13	4.14	100.28	96.25	104.57	N/A	562,500	563,254	
<u>ALL</u>	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645	

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<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	142	100.00	103.35	91.45	19.71	113.00	42.68	198.17	98.08 to 100.79	62,702	57,344	
10	3	102.48	104.41	105.13	1.93	99.32	102.41	108.34	N/A	52,666	55,367	
20	148	98.88	100.44	99.35	6.27	101.10	67.11	155.94	98.23 to 99.48	90,948	90,353	
30	425	96.81	95.80	94.39	8.76	101.49	63.60	183.64	96.11 to 97.52	128,114	120,927	
40	227	97.92	95.74	94.58	8.82	101.22	47.22	186.58	96.95 to 98.89	225,952	213,711	
50	14	96.95	96.16	94.39	7.25	101.88	72.26	111.33	90.32 to 104.57	391,551	369,581	
60	1	96.25	96.25	96.25			96.25	96.25	N/A	600,000	577,509	
<u>ALL</u>												
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645	

<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	141	100.00	103.38	91.30	19.85	113.22	42.68	198.17	98.08 to 100.79	61,956	56,568	
100	26	96.84	99.00	95.19	14.90	104.00	66.58	183.64	92.93 to 103.12	54,223	51,613	
101	497	97.47	96.41	95.16	7.58	101.31	47.22	158.19	96.95 to 97.93	155,689	148,155	
102	85	98.83	96.69	95.85	9.27	100.88	57.36	162.90	96.62 to 99.95	214,340	205,447	
103	26	98.94	99.97	101.14	7.73	98.85	78.51	142.64	96.35 to 100.35	134,720	136,252	
104	117	97.53	94.56	90.90	9.04	104.03	57.20	139.36	95.99 to 98.67	135,520	123,181	
106	11	99.49	113.67	101.44	23.85	112.05	72.49	186.58	85.03 to 164.68	144,672	146,757	
111	38	98.69	97.57	95.63	6.58	102.02	72.27	132.96	96.40 to 100.12	130,789	125,079	
302	2	84.69	84.69	84.69	2.68	100.00	82.42	86.96	N/A	135,000	114,329	
304	15	98.25	98.56	98.81	2.57	99.75	93.33	106.23	95.69 to 100.57	146,151	144,410	
305	2	95.48	95.48	95.20	3.38	100.29	92.25	98.71	N/A	109,450	104,199	
<u>ALL</u>												
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	141	100.00	103.38	91.30	19.85	113.22	42.68	198.17	98.08 to 100.79	61,956	56,568	
10	3	100.52	115.14	113.16	15.23	101.75	99.48	145.41	N/A	78,666	89,017	
20	28	101.62	107.98	106.06	16.22	101.81	57.36	183.64	97.69 to 110.82	65,354	69,315	
30	400	98.30	98.20	96.69	7.40	101.56	68.11	164.68	97.48 to 98.88	178,858	172,931	
40	359	97.14	94.55	93.07	8.27	101.59	47.22	186.58	96.49 to 97.94	131,841	122,704	
50	27	91.18	89.18	85.95	9.91	103.75	57.20	117.02	82.71 to 96.04	147,856	127,085	
60	2	82.90	82.90	74.26	16.55	111.64	69.18	96.62	N/A	337,465	250,587	
<u>ALL</u>												
	960	97.91	97.65	94.79	10.10	103.02	42.68	198.17	97.45 to 98.29	139,941	132,645	

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 6303

What If ID: 5461

Desc: New Whatif for Query ID: 6303

<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,	3	Total	Increase	7.820	A	1