

PAD 2008 R&O Statistics

Query: 6247

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	72	COV:	21.40	95% Median C.I.:	69.59 to 75.62	(!: Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	73	STD:	15.96	95% Wgt. Mean C.I.:	69.84 to 76.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	75	AVG.ABS.DEV:	10.61	95% Mean C.I.:	71.03 to 78.16	
(AgLand) TOTAL Assessed Value:	11,374,148							
AVG. Adj. Sales Price:	202,377	COD:	14.72	MAX Sales Ratio:	137.70			
AVG. Assessed Value:	147,716	PRD:	102.19	MIN Sales Ratio:	45.24			

Printed: 04/18/2008 10:06:38

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	9	76.78	78.08	71.66	14.30	108.97	52.85	124.07	59.45 to 83.90	133,143	95,410
10/01/04 TO 12/31/04	7	74.03	74.82	74.39	8.11	100.57	57.23	93.47	57.23 to 93.47	261,060	194,206
01/01/05 TO 03/31/05	9	84.69	88.54	85.91	18.00	103.07	68.32	137.70	69.05 to 100.37	181,552	155,965
04/01/05 TO 06/30/05	9	81.47	80.57	80.22	8.89	100.44	65.32	94.68	68.73 to 90.48	249,502	200,147
07/01/05 TO 09/30/05	6	73.08	77.35	72.48	23.54	106.72	45.24	130.35	45.24 to 130.35	218,652	158,486
10/01/05 TO 12/31/05	3	74.63	77.30	77.52	4.47	99.71	73.63	83.63	N/A	289,766	224,635
01/01/06 TO 03/31/06	7	70.56	72.76	73.51	5.60	98.98	67.12	81.22	67.12 to 81.22	157,354	115,670
04/01/06 TO 06/30/06	8	67.53	68.19	67.73	10.99	100.68	52.48	92.08	52.48 to 92.08	117,947	79,885
07/01/06 TO 09/30/06	5	66.74	62.45	63.37	12.83	98.54	49.16	74.57	N/A	187,200	118,626
10/01/06 TO 12/31/06	7	65.59	66.23	64.67	10.59	102.41	54.52	89.72	54.52 to 89.72	213,553	138,107
01/01/07 TO 03/31/07	6	66.11	66.03	64.54	6.46	102.31	56.64	73.13	56.64 to 73.13	307,455	198,435
04/01/07 TO 06/30/07	1	72.09	72.09	72.09			72.09	72.09	N/A	176,000	126,887
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	76.98	80.84	78.54	14.22	102.93	52.85	137.70	74.03 to 83.90	203,094	159,504
07/01/05 TO 06/30/06	24	70.66	72.95	72.73	12.75	100.31	45.24	130.35	67.34 to 76.54	176,094	128,066
07/01/06 TO 06/30/07	19	65.95	65.48	64.64	9.92	101.30	49.16	89.72	59.06 to 71.05	234,294	151,441
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	79.22	82.15	79.69	15.88	103.09	45.24	137.70	70.20 to 86.35	224,470	178,883
01/01/06 TO 12/31/06	27	67.64	67.80	67.22	10.62	100.87	49.16	92.08	63.54 to 70.75	165,775	111,432
<u>ALL</u>											
	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

PAD 2008 R&O Statistics

Query: 6247

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	72	COV:	21.40	95% Median C.I.:	69.59 to 75.62	(! : Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	73	STD:	15.96	95% Wgt. Mean C.I.:	69.84 to 76.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	75	AVG.ABS.DEV:	10.61	95% Mean C.I.:	71.03 to 78.16	
(AgLand) TOTAL Assessed Value:	11,374,148							
AVG. Adj. Sales Price:	202,377	COD:	14.72	MAX Sales Ratio:	137.70			
AVG. Assessed Value:	147,716	PRD:	102.19	MIN Sales Ratio:	45.24			

Printed: 04/18/2008 10:06:38

GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
4153	1	72.77	72.77	72.77			72.77	72.77	N/A	616,000	448,290
4155	8	72.84	77.33	76.76	10.83	100.75	68.32	98.55	68.32 to 98.55	163,058	125,157
4157	2	78.22	78.22	75.69	15.68	103.34	65.95	90.48	N/A	252,000	190,733
4159	4	66.11	65.72	64.79	7.05	101.44	56.64	74.03	N/A	371,731	240,846
4217	4	84.29	78.93	86.82	14.75	90.92	52.48	94.68	N/A	202,497	175,799
4219	2	82.02	82.02	78.72	13.97	104.18	70.56	93.47	N/A	233,000	183,426
4221	14	71.12	80.85	75.83	19.62	106.62	59.71	137.70	66.73 to 84.69	228,879	173,560
4223	2	73.38	73.38	73.36	0.34	100.03	73.13	73.63	N/A	302,000	221,541
4393	5	79.22	79.28	78.80	2.94	100.61	75.99	82.93	N/A	217,610	171,478
4395	4	64.57	68.06	71.71	7.29	94.91	63.16	79.94	N/A	166,000	119,033
4397	7	61.13	63.06	62.50	9.04	100.90	54.52	76.54	54.52 to 76.54	226,624	141,640
4399	2	76.51	76.51	76.58	0.33	99.90	76.25	76.76	N/A	154,646	118,426
4463	9	70.20	69.99	65.13	10.48	107.46	52.85	83.90	59.45 to 77.25	127,333	82,937
4465	4	73.42	80.77	81.05	27.04	99.66	52.17	124.07	N/A	95,250	77,199
4467	5	69.59	67.25	63.61	22.38	105.73	45.24	100.37	N/A	149,912	95,356
4469	4	80.09	80.50	81.87	9.41	98.33	72.09	89.72	N/A	165,778	135,720
____ALL____											
	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	15	71.05	74.05	71.44	10.94	103.65	56.64	98.55	66.74 to 75.62	260,759	186,293
2	40	73.38	75.54	74.49	14.83	101.40	52.48	137.70	67.71 to 76.78	218,300	162,620
3	22	71.99	73.24	70.58	16.54	103.76	45.24	124.07	67.12 to 77.25	133,621	94,313
____ALL____											
	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716
____ALL____											
	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

PAD 2008 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	72	COV:	21.40	95% Median C.I.:	69.59 to 75.62	(! : Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	73	STD:	15.96	95% Wgt. Mean C.I.:	69.84 to 76.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	75	AVG.ABS.DEV:	10.61	95% Mean C.I.:	71.03 to 78.16	
(AgLand) TOTAL Assessed Value:	11,374,148							
AVG. Adj. Sales Price:	202,377	COD:	14.72	MAX Sales Ratio:	137.70			
AVG. Assessed Value:	147,716	PRD:	102.19	MIN Sales Ratio:	45.24			

Printed: 04/18/2008 10:06:38

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	13	75.03	71.30	69.76	11.65	102.21	52.17	88.05	59.45 to 80.52	137,190	95,700
48-0008	52	71.99	75.70	73.87	15.42	102.48	45.24	137.70	69.05 to 76.54	198,459	146,603
48-0300	10	70.38	73.62	71.92	17.27	102.36	52.48	94.68	56.64 to 93.47	272,973	196,318
48-0303	2	71.91	71.91	72.47	1.20	99.23	71.05	72.77	N/A	375,000	271,748
NonValid School											
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	7	67.71	66.53	65.94	6.85	100.89	52.48	76.78	52.48 to 76.78	57,368	37,826
50.01 TO 100.00	23	69.61	70.66	69.69	12.79	101.40	45.24	98.55	65.95 to 76.25	123,768	86,254
100.01 TO 180.00	35	74.63	77.62	73.88	14.14	105.05	54.52	137.70	70.75 to 77.18	238,294	176,061
180.01 TO 330.00	10	74.08	77.56	73.77	18.72	105.13	49.16	124.07	52.85 to 88.05	301,131	222,157
330.01 TO 650.00	2	80.14	80.14	75.44	18.15	106.22	65.59	94.68	N/A	491,605	370,886
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	72.77	71.40	71.49	10.36	99.88	54.52	90.48	59.45 to 77.25	215,533	154,074
DRY-N/A	28	69.63	72.61	72.40	14.10	100.29	52.17	100.37	66.74 to 79.22	185,202	134,081
GRASS	12	71.99	83.24	82.41	24.58	101.00	45.24	137.70	67.71 to 92.08	144,253	118,882
GRASS-N/A	12	73.48	75.48	72.24	13.64	104.48	49.16	124.07	65.59 to 77.18	194,984	140,863
IRRGTD	1	65.49	65.49	65.49			65.49	65.49	N/A	450,000	294,698
IRRGTD-N/A	7	74.63	75.22	71.82	11.23	104.74	56.64	98.55	56.64 to 98.55	316,070	226,990
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	70.66	69.71	70.35	10.96	99.08	52.17	90.48	66.73 to 75.99	194,457	136,807
DRY-N/A	19	75.62	75.50	74.24	13.99	101.69	52.85	100.37	65.32 to 83.90	199,675	148,240
GRASS	16	71.69	82.73	79.08	24.35	104.62	45.24	137.70	67.34 to 92.08	162,690	128,650
GRASS-N/A	8	74.43	72.60	72.12	8.29	100.68	49.16	86.35	49.16 to 86.35	183,476	132,317
IRRGTD	5	65.95	72.25	67.64	15.48	106.82	56.64	98.55	N/A	348,744	235,882
IRRGTD-N/A	3	76.78	76.92	76.65	2.57	100.35	74.03	79.94	N/A	306,258	234,740
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

PAD 2008 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	72	COV:	21.40	95% Median C.I.:	69.59 to 75.62	(!: Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	73	STD:	15.96	95% Wgt. Mean C.I.:	69.84 to 76.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	75	AVG.ABS.DEV:	10.61	95% Mean C.I.:	71.03 to 78.16	
(AgLand) TOTAL Assessed Value:	11,374,148							
AVG. Adj. Sales Price:	202,377	COD:	14.72	MAX Sales Ratio:	137.70			
AVG. Assessed Value:	147,716	PRD:	102.19	MIN Sales Ratio:	45.24			

Printed: 04/18/2008 10:06:38

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	44	70.90	72.35	72.05	12.82	100.42	52.17	100.37	67.64 to 76.76	200,493	144,449
DRY-N/A	1	63.54	63.54	63.54			63.54	63.54	N/A	28,000	17,791
GRASS	23	73.13	79.78	76.70	19.69	104.02	45.24	137.70	69.59 to 83.63	173,689	133,219
GRASS-N/A	1	69.61	69.61	69.61			69.61	69.61	N/A	76,000	52,903
IRRGTD	8	74.33	74.00	70.75	11.40	104.60	56.64	98.55	56.64 to 98.55	332,811	235,454
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	63.54	63.54	63.54			63.54	63.54	N/A	28,000	17,791
30000 TO 59999	3	76.78	76.78	77.78	6.18	98.72	69.66	83.90	N/A	42,666	33,185
60000 TO 99999	11	68.77	70.15	70.65	8.34	99.28	52.48	92.08	65.59 to 77.25	79,825	56,398
100000 TO 149999	15	76.25	83.14	82.25	26.13	101.09	45.24	137.70	67.12 to 100.37	117,269	96,450
150000 TO 249999	24	76.08	76.28	76.25	10.75	100.04	57.23	98.55	69.59 to 81.47	192,754	146,966
250000 TO 499999	20	71.85	70.26	70.48	12.48	99.70	49.16	94.68	65.32 to 74.63	318,293	224,327
500000 +	3	65.59	65.00	65.40	8.20	99.39	56.64	72.77	N/A	599,333	391,969
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	66.60	66.60	66.94	4.59	99.49	63.54	69.66	N/A	31,500	21,086
30000 TO 59999	13	68.77	67.70	66.16	9.07	102.32	45.24	83.90	65.59 to 73.83	78,626	52,021
60000 TO 99999	13	71.05	70.85	69.97	10.91	101.25	52.17	92.08	59.45 to 77.25	125,921	88,110
100000 TO 149999	18	76.08	82.53	76.91	23.42	107.31	49.16	137.70	66.73 to 89.72	172,379	132,573
150000 TO 249999	23	74.57	75.06	73.44	11.18	102.21	52.85	98.55	68.73 to 81.22	266,783	195,920
250000 TO 499999	8	73.40	74.65	72.27	12.98	103.29	56.64	94.68	56.64 to 94.68	452,766	327,222
ALL	77	72.09	74.59	72.99	14.72	102.19	45.24	137.70	69.59 to 75.62	202,377	147,716

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6247

What If ID: 5403

Desc: New Whatif for Query ID: 6247

<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>
Majority Land Use > 95%	Grass	Total	Increase	34.530	A	1
