

**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	<b>MEDIAN:</b>	<b>71</b>	COV:	20.50	95% Median C.I.:	68.32 to 74.63	(! : Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	71	STD:	14.82	95% Wgt. Mean C.I.:	68.32 to 74.27	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	72	AVG.ABS.DEV:	10.94	95% Mean C.I.:	68.98 to 75.60	
(AgLand) TOTAL Assessed Value:	11,109,871							
AVG. Adj. Sales Price:	202,377	COD:	15.46	MAX Sales Ratio:	130.62			
AVG. Assessed Value:	144,284	PRD:	101.40	MIN Sales Ratio:	35.40			

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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	9	80.83	81.76	75.08	14.85	108.90	55.64	130.62	62.59 to 88.33	133,143	99,959
10/01/04 TO 12/31/04	7	75.62	75.37	74.56	8.30	101.09	57.23	93.47	57.23 to 93.47	261,060	194,651
01/01/05 TO 03/31/05	9	84.69	85.61	83.94	13.57	101.99	68.32	105.67	69.05 to 102.35	181,552	152,399
04/01/05 TO 06/30/05	9	81.47	81.08	80.72	9.51	100.45	65.32	94.68	68.73 to 90.90	249,502	201,399
07/01/05 TO 09/30/05	6	73.08	70.14	68.60	18.16	102.24	35.40	96.89	35.40 to 96.89	218,652	149,987
10/01/05 TO 12/31/05	3	73.63	70.14	69.87	5.64	100.39	62.17	74.63	N/A	289,766	202,453
01/01/06 TO 03/31/06	7	70.66	71.17	70.30	8.61	101.25	53.14	81.22	53.14 to 81.22	157,354	110,615
04/01/06 TO 06/30/06	8	57.99	59.28	61.23	10.93	96.81	50.33	70.75	50.33 to 70.75	117,947	72,221
07/01/06 TO 09/30/06	5	54.92	60.49	61.82	12.78	97.84	51.75	74.57	N/A	187,200	115,733
10/01/06 TO 12/31/06	7	65.59	63.44	62.58	6.34	101.38	54.52	70.22	54.52 to 70.22	213,553	133,648
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	56.42	56.42	56.42			56.42	56.42	N/A	176,000	99,299
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	79.58	81.29	78.87	12.84	103.06	55.64	130.62	75.62 to 84.69	203,094	160,187
07/01/05 TO 06/30/06	24	69.19	66.82	67.66	13.65	98.76	35.40	96.89	59.71 to 73.63	176,094	119,140
07/01/06 TO 06/30/07	19	65.49	63.11	62.99	8.80	100.20	51.75	74.57	56.42 to 67.64	234,294	147,585
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	76.78	78.94	77.41	14.32	101.98	35.40	105.67	69.61 to 88.05	224,470	173,758
01/01/06 TO 12/31/06	27	65.59	63.67	64.04	11.60	99.42	50.33	81.22	54.92 to 70.22	165,775	106,158
<u>ALL</u>											
	77	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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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	70.33	74.38	75.16	7.94	98.95	68.32	98.55	68.32 to 98.55	163,058	122,558
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	68.89	71.85	69.58	15.88	103.26	50.33	102.35	59.71 to 84.69	228,879	159,264
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	73.91	71.67	67.30	13.21	106.48	52.70	88.33	55.64 to 81.33	127,333	85,699
4465	4	77.30	85.04	85.33	27.04	99.66	54.92	130.62	N/A	95,250	81,275
4467	5	54.46	60.71	58.26	27.46	104.20	35.40	105.67	N/A	149,912	87,341
4469	4	73.97	73.82	75.17	14.19	98.20	56.42	90.90	N/A	165,778	124,616
ALL	77	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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	69.61	72.47	70.91	9.27	102.20	56.64	98.55	66.74 to 74.63	260,759	184,907
2	40	71.94	72.39	72.20	13.99	100.26	50.33	102.35	65.59 to 76.76	218,300	157,617
3	22	72.00	72.00	69.11	21.58	104.18	35.40	130.62	55.64 to 81.26	133,621	92,344
ALL	77	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284
ALL	77	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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**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	76.25	72.67	71.33	12.88	101.88	52.70	88.33	55.64 to 81.33	137,190	97,862
48-0008	52	70.39	72.41	71.24	16.33	101.65	35.40	130.62	66.73 to 75.99	198,459	141,380
48-0300	10	67.60	71.26	71.16	14.49	100.14	52.48	94.68	56.64 to 93.47	272,973	194,239
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

**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	66.74	65.15	63.46	12.11	102.66	50.33	80.83	50.33 to 80.83	57,368	36,405
50.01 TO 100.00	23	68.45	68.85	68.22	14.42	100.92	35.40	98.55	62.59 to 76.25	123,768	84,439
100.01 TO 180.00	35	74.57	74.06	71.63	13.21	103.40	53.14	105.67	68.73 to 76.78	238,294	170,685
180.01 TO 330.00	10	72.95	77.46	72.96	20.40	106.16	51.75	130.62	55.64 to 90.90	301,131	219,716
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

**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	72.06	71.73	10.76	100.46	54.52	90.48	62.59 to 81.22	215,533	154,604
DRY-N/A	28	70.61	73.41	72.96	14.14	100.62	52.48	105.67	66.74 to 79.22	185,202	135,127
GRASS	12	56.34	63.23	62.54	22.81	101.10	35.40	102.35	52.70 to 70.22	144,253	90,219
GRASS-N/A	12	74.94	77.92	74.01	15.24	105.28	51.75	130.62	65.59 to 81.26	194,984	144,314
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

**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	70.25	70.60	11.08	99.51	52.48	90.48	66.73 to 75.99	194,457	137,278
DRY-N/A	19	75.62	76.54	74.93	13.96	102.15	55.64	105.67	65.32 to 88.05	199,675	149,609
GRASS	16	63.88	68.37	66.16	24.67	103.33	35.40	130.62	53.14 to 73.34	162,690	107,642
GRASS-N/A	8	77.14	74.99	74.40	9.38	100.79	51.75	90.90	51.75 to 90.90	183,476	136,515
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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**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	71.91	73.12	72.48	12.88	100.88	52.48	105.67	68.32 to 76.76	200,493	145,319
DRY-N/A	1	63.54	63.54	63.54			63.54	63.54	N/A	28,000	17,791
GRASS	23	68.45	70.62	69.13	22.12	102.16	35.40	130.62	56.26 to 77.73	173,689	120,065
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

**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	80.83	80.83	81.89	6.18	98.72	73.34	88.33	N/A	42,666	34,937
60000 TO 99999	11	68.45	66.15	66.59	11.09	99.34	50.33	81.33	52.48 to 77.73	79,825	53,155
100000 TO 149999	15	76.25	78.55	77.77	22.91	101.00	35.40	130.62	62.59 to 96.89	117,269	91,198
150000 TO 249999	24	76.08	73.77	73.97	13.37	99.73	53.14	98.55	66.73 to 81.22	192,754	142,576
250000 TO 499999	20	69.44	69.46	69.70	12.18	99.66	51.75	94.68	62.17 to 74.57	318,293	221,842
500000 +	3	65.59	65.00	65.40	8.20	99.39	56.64	72.77	N/A	599,333	391,969
ALL	77	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

**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	68.44	68.44	68.98	7.16	99.21	63.54	73.34	N/A	31,500	21,729
30000 TO 59999	13	66.74	64.51	61.97	16.88	104.10	35.40	88.33	52.48 to 77.73	78,626	48,728
60000 TO 99999	13	69.05	68.01	66.78	11.92	101.85	54.46	81.33	56.42 to 80.52	125,921	84,085
100000 TO 149999	18	76.08	77.63	72.86	19.98	106.54	51.75	130.62	63.16 to 84.69	172,379	125,601
150000 TO 249999	23	73.63	74.45	72.71	11.56	102.40	55.64	98.55	68.32 to 79.22	266,783	193,966
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	70.75	72.29	71.29	15.46	101.40	35.40	130.62	68.32 to 74.63	202,377	144,284

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

Query: 6247

What If ID: 5449

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>
Area (market)	3	Land	Increase	5.280	A	1