

Type: Qualified

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

(!: AVTot=0)  
(!: Derived)

NUMBER of Sales:	255	<b>MEDIAN:</b>	<b>98</b>	COV:	28.40	95% Median C.I.:	97.42 to 99.04
TOTAL Sales Price:	11,138,356	WGT. MEAN:	97	STD:	29.05	95% Wgt. Mean C.I.:	94.16 to 98.96
TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.51	95% Mean C.I.:	98.73 to 105.86
TOTAL Assessed Value:	10,909,508						
AVG. Adj. Sales Price:	44,307	COD:	15.82	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,782	PRD:	105.94	MIN Sales Ratio:	13.07		

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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	50	97.50	100.32	93.02	16.37	107.84	34.67	188.35	95.84 to 99.92	54,583	50,773
10/01/05 TO 12/31/05	28	98.84	106.77	102.74	18.66	103.92	13.07	193.00	96.06 to 104.79	34,878	35,835
01/01/06 TO 03/31/06	24	99.94	100.06	98.37	10.76	101.71	43.63	145.67	95.42 to 105.05	54,791	53,898
04/01/06 TO 06/30/06	32	97.94	104.57	99.55	14.78	105.04	60.25	280.60	95.05 to 100.10	49,697	49,475
07/01/06 TO 09/30/06	33	96.22	99.91	92.40	15.13	108.13	63.87	203.41	91.09 to 100.38	45,654	42,184
10/01/06 TO 12/31/06	25	98.61	107.10	89.95	23.57	119.07	21.50	254.82	92.13 to 101.30	37,129	33,397
01/01/07 TO 03/31/07	29	98.06	99.64	97.93	14.56	101.74	23.87	168.33	94.55 to 100.08	29,546	28,934
04/01/07 TO 06/30/07	34	99.21	101.98	102.07	12.73	99.91	56.00	162.92	96.76 to 104.15	41,046	41,898
<u>Study Years</u>											
07/01/05 TO 06/30/06	134	98.07	102.64	97.09	15.54	105.71	13.07	280.60	97.33 to 99.14	49,336	47,901
07/01/06 TO 06/30/07	121	98.06	101.91	95.81	16.13	106.37	21.50	254.82	96.56 to 99.68	38,737	37,112
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	114	97.94	102.83	95.57	16.05	107.59	21.50	280.60	96.33 to 99.58	46,843	44,770
<u>ALL</u>											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	7	100.84	109.37	103.68	14.86	105.49	91.78	165.36	91.78 to 165.36	45,821	47,508
DILLER	14	97.47	105.11	97.79	19.21	107.48	67.20	203.41	86.06 to 99.74	36,469	35,665
ENDICOTT	6	101.62	101.88	101.59	27.06	100.28	23.87	155.50	23.87 to 155.50	23,960	24,340
FAIRBURY	175	98.13	103.18	97.08	14.02	106.29	21.50	280.60	97.29 to 98.88	41,607	40,392
HARBINE	3	90.54	86.32	93.96	12.41	91.87	67.35	101.06	N/A	32,433	30,473
JANSEN	6	94.79	100.26	80.73	47.79	124.20	13.07	193.00	13.07 to 193.00	18,050	14,571
PLYMOUTH	13	98.60	103.89	100.42	14.59	103.46	56.00	181.53	95.20 to 102.02	52,469	52,687
REYNOLDS	3	102.47	99.84	99.98	4.25	99.86	92.00	105.05	N/A	6,333	6,332
RURAL	22	96.00	92.69	92.23	19.49	100.50	43.63	126.99	79.43 to 112.33	90,640	83,600
STEELE CITY	6	96.58	104.83	99.91	12.93	104.93	90.30	153.29	90.30 to 153.29	23,521	23,499
<u>ALL</u>											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

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	233	98.06	103.20	97.49	15.51	105.86	13.07	280.60	97.51 to 98.88	39,932	38,928
2	2	74.57	74.57	102.23	41.49	72.94	43.63	105.50	N/A	94,500	96,605
3	20	96.00	94.51	91.19	18.22	103.64	63.87	126.99	83.62 to 112.33	90,254	82,299
<u>ALL</u>											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**PAD 2008 R&O Statistics**

Query: 6245

Type: Qualified

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

(!: AVTot=0)  
(!: Derived)

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AVG. Adj. Sales Price:	44,307	COD:	15.82	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,782	PRD:	105.94	MIN Sales Ratio:	13.07		

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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	240	98.20	103.28	96.67	14.10	106.84	34.67	280.60	97.53 to 99.11	46,831	45,272
2	15	87.81	86.42	74.98	46.38	115.26	13.07	193.00	43.63 to 109.10	3,917	2,937
____ALL____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782
06											
07											
____ALL____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**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	23	97.09	103.14	93.91	17.49	109.84	64.84	203.41	92.06 to 99.58	36,682	34,447
48-0008	208	98.04	101.55	95.71	15.55	106.11	13.07	280.60	97.17 to 98.88	43,578	41,707
48-0300	16	99.29	106.51	104.57	15.35	101.85	56.00	181.53	96.54 to 115.09	58,537	61,213
48-0303	8	104.37	110.61	101.95	16.62	108.49	85.36	165.36	85.36 to 165.36	56,718	57,822
NonValid School											
____ALL____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

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TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.51	95% Mean C.I.:	98.73 to 105.86
TOTAL Assessed Value:	10,909,508						
AVG. Adj. Sales Price:	44,307	COD:	15.82	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,782	PRD:	105.94	MIN Sales Ratio:	13.07		

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**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	26	91.44	83.05	92.61	33.61	89.68	13.07	193.00	63.87 to 101.22	26,423	24,471
Prior TO 1860											
1860 TO 1899	28	98.13	104.55	99.19	14.39	105.40	66.67	188.35	92.78 to 103.22	23,383	23,194
1900 TO 1919	78	99.18	108.58	98.28	16.71	110.48	58.00	254.82	97.56 to 100.57	31,313	30,775
1920 TO 1939	57	96.76	100.58	94.62	11.00	106.31	65.42	176.97	95.54 to 98.02	43,004	40,689
1940 TO 1949	6	93.26	93.12	88.71	6.76	104.97	83.62	104.10	83.62 to 104.10	63,900	56,684
1950 TO 1959	12	100.24	115.49	99.34	19.73	116.26	79.43	280.60	98.60 to 112.50	53,666	53,311
1960 TO 1969	12	97.74	97.10	96.37	9.24	100.75	78.19	127.77	86.06 to 106.35	78,641	75,787
1970 TO 1979	23	100.33	105.92	97.75	13.64	108.36	65.26	203.41	97.29 to 103.23	81,393	79,560
1980 TO 1989	6	97.71	94.86	99.72	10.11	95.13	67.35	113.80	67.35 to 113.80	51,916	51,772
1990 TO 1994	1	99.68	99.68	99.68			99.68	99.68	N/A	9,000	8,971
1995 TO 1999	2	99.97	99.97	98.99	1.97	101.00	98.01	101.94	N/A	96,000	95,030
2000 TO Present	4	98.02	95.18	95.47	7.02	99.70	79.18	105.50	N/A	176,807	168,793
ALL	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**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	20	92.13	101.95	105.90	39.33	96.27	21.50	193.00	67.35 to 124.81	1,885	1,996
5000 TO 9999	38	99.45	107.53	107.35	27.64	100.17	13.07	254.82	94.03 to 110.02	7,067	7,587
Total \$											
1 TO 9999	58	98.13	105.61	107.17	31.31	98.54	13.07	254.82	92.02 to 105.05	5,280	5,659
10000 TO 29999	62	101.21	111.11	107.24	21.77	103.61	43.63	280.60	97.56 to 113.77	17,786	19,074
30000 TO 59999	70	97.99	98.07	97.96	4.64	100.11	60.25	126.99	97.03 to 98.79	42,737	41,866
60000 TO 99999	41	97.51	98.23	98.13	5.42	100.10	82.37	127.77	95.51 to 100.33	77,064	75,626
100000 TO 149999	13	96.76	92.14	92.29	9.18	99.84	64.84	112.33	79.43 to 99.54	127,759	117,909
150000 TO 249999	10	97.52	88.87	87.82	11.87	101.20	65.26	105.50	65.42 to 102.76	178,772	156,997
250000 TO 499999	1	91.36	91.36	91.36			91.36	91.36	N/A	289,438	264,442
ALL	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

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TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.51	95% Mean C.I.:	98.73 to 105.86
TOTAL Assessed Value:	10,909,508						
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AVG. Assessed Value:	42,782	PRD:	105.94	MIN Sales Ratio:	13.07		

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**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	26	86.73	84.02	68.73	37.48	122.25	13.07	193.00	64.22 to 93.10	3,142	2,159
5000 TO 9999	28	99.80	108.52	103.99	17.69	104.36	66.67	169.56	96.44 to 110.02	6,998	7,277
Total \$ _____											
1 TO 9999	54	96.32	96.72	93.61	27.22	103.32	13.07	193.00	90.68 to 99.92	5,141	4,813
10000 TO 29999	69	101.19	112.48	104.46	21.62	107.67	58.00	254.82	97.53 to 111.41	18,393	19,214
30000 TO 59999	71	98.22	102.29	99.41	8.06	102.90	82.37	280.60	97.17 to 99.27	43,688	43,432
60000 TO 99999	42	97.58	96.77	95.50	6.84	101.33	64.84	127.77	95.51 to 98.88	83,515	79,757
100000 TO 149999	11	96.76	91.16	88.72	10.60	102.75	65.26	112.33	65.42 to 101.39	148,988	132,183
150000 TO 249999	8	97.69	96.28	95.55	4.99	100.77	79.20	105.50	79.20 to 105.50	187,895	179,528
ALL _____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	91.44	86.86	92.67	34.76	93.73	13.07	193.00	64.22 to 101.22	24,589	22,788
10	4	86.97	111.18	129.53	41.52	85.83	67.35	203.41	N/A	4,875	6,314
20	42	97.77	101.58	97.91	10.65	103.75	65.61	165.36	94.03 to 100.10	25,130	24,605
30	172	98.53	105.01	96.75	14.12	108.54	58.00	280.60	97.65 to 99.55	49,317	47,713
40	8	99.58	100.06	99.44	2.91	100.62	96.12	106.35	96.12 to 106.35	106,658	106,057
60	1	79.20	79.20	79.20			79.20	79.20	N/A	199,000	157,600
ALL _____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	91.53	88.62	92.16	32.74	96.15	13.07	193.00	67.20 to 99.11	26,507	24,430
101	157	98.61	105.30	98.35	13.74	107.07	58.00	280.60	97.85 to 99.92	40,096	39,434
102	14	98.51	117.38	100.93	23.02	116.30	82.37	254.82	95.54 to 126.05	63,035	63,621
103	4	100.44	94.65	89.41	14.62	105.87	65.42	112.33	N/A	113,625	101,590
104	40	97.21	98.15	92.72	9.89	105.85	60.25	181.53	95.20 to 99.67	55,081	51,073
106	5	96.76	97.29	97.37	3.59	99.92	89.69	105.89	N/A	90,828	88,440
111	2	97.13	97.13	96.94	1.08	100.19	96.08	98.18	N/A	67,000	64,952
ALL _____											
	255	98.06	102.29	96.56	15.82	105.94	13.07	280.60	97.42 to 99.04	44,307	42,782

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	91.53	87.78	95.19	34.35	92.21	13.07	193.00	64.22 to 105.05	27,012	25,712
10	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
15	4	103.11	116.31	110.49	22.18	105.26	90.68	168.33	N/A	4,750	5,248
20	47	99.87	108.12	103.55	17.01	104.42	66.67	203.41	96.44 to 102.47	16,450	17,034
25	4	96.71	97.57	96.94	3.53	100.66	92.78	104.10	N/A	23,975	23,241
30	159	98.22	103.34	96.32	12.78	107.29	58.00	280.60	97.42 to 99.10	53,350	51,386
35	4	101.58	106.08	101.67	15.36	104.33	83.31	137.86	N/A	84,543	85,957
40	7	97.03	92.68	91.19	6.20	101.64	79.18	101.15	79.18 to 101.15	115,000	104,868
<u>ALL</u>	<u>255</u>	<u>98.06</u>	<u>102.29</u>	<u>96.56</u>	<u>15.82</u>	<u>105.94</u>	<u>13.07</u>	<u>280.60</u>	<u>97.42 to 99.04</u>	<u>44,307</u>	<u>42,782</u>

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

Query: 6245

What If ID: 5383

Desc: New Whatif for Query ID: 6245

<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>
Assessor Location	Rural	Total	Increase	9.080	A	1

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