

Type: Qualified

Query: 6249

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

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

NUMBER of Sales:	1208	MEDIAN:	95	COV:	33.84	95% Median C.I.:	93.88 to 96.19
TOTAL Sales Price:	119,583,337	WGT. MEAN:	94	STD:	34.29	95% Wgt. Mean C.I.:	93.01 to 94.97
TOTAL Adj.Sales Price:	119,601,837	MEAN:	101	AVG.ABS.DEV:	18.42	95% Mean C.I.:	99.41 to 103.28
TOTAL Assessed Value:	112,417,228						
AVG. Adj. Sales Price:	99,008	COD:	19.40	MAX Sales Ratio:	451.20		
AVG. Assessed Value:	93,060	PRD:	107.82	MIN Sales Ratio:	16.19		

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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	177	95.54	98.88	94.19	15.25	104.98	52.94	269.70	93.19 to 98.43	98,630	92,905
10/01/05 TO 12/31/05	149	95.33	101.23	94.23	18.68	107.44	62.61	346.00	91.75 to 98.78	96,175	90,622
01/01/06 TO 03/31/06	131	95.94	97.76	95.26	14.38	102.63	44.90	167.49	93.12 to 100.61	103,385	98,484
04/01/06 TO 06/30/06	165	93.67	97.58	93.70	15.82	104.14	16.19	355.36	90.71 to 96.20	106,844	100,110
07/01/06 TO 09/30/06	141	91.23	98.80	91.10	20.32	108.46	52.61	281.56	88.35 to 94.54	107,205	97,664
10/01/06 TO 12/31/06	132	98.84	106.15	98.58	21.02	107.68	44.00	254.02	94.28 to 103.11	84,450	83,248
01/01/07 TO 03/31/07	129	97.18	105.66	94.98	22.99	111.25	23.13	333.25	93.49 to 100.00	94,755	89,995
04/01/07 TO 06/30/07	184	94.01	105.20	91.89	25.36	114.49	36.16	451.20	91.75 to 97.06	98,665	90,662
<u>Study Years</u>											
07/01/05 TO 06/30/06	622	94.92	98.86	94.29	16.09	104.85	16.19	355.36	93.68 to 96.20	101,222	95,444
07/01/06 TO 06/30/07	586	95.06	103.98	93.66	22.89	111.01	23.13	451.20	93.26 to 97.10	96,657	90,530
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	569	94.39	99.91	94.33	18.08	105.92	16.19	355.36	93.15 to 96.32	100,942	95,217
<u>ALL</u>											
	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	48	98.04	99.19	95.53	18.98	103.84	16.19	186.70	90.60 to 103.10	77,501	74,034
MADISON	78	100.12	106.72	96.09	25.60	111.06	23.13	355.36	93.15 to 107.05	45,151	43,385
MEADOW GROVE	32	99.00	104.71	90.91	32.94	115.18	36.16	207.91	77.57 to 120.98	33,043	30,038
NEWMAN GROVE	37	98.49	130.34	89.71	53.53	145.28	50.82	451.20	88.71 to 116.20	31,516	28,274
NORFOLK	879	94.39	100.02	94.43	16.17	105.93	48.23	340.77	93.40 to 95.45	107,316	101,334
RURAL	103	96.00	95.67	91.35	19.41	104.73	46.25	229.17	89.76 to 101.25	139,410	127,350
TILDEN	31	97.20	109.41	88.62	31.47	123.46	44.90	346.00	83.43 to 105.91	46,659	41,350
<u>ALL</u>											
	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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	1104	94.92	101.88	94.36	19.40	107.98	16.19	451.20	93.87 to 96.19	94,936	89,577
2	55	96.00	94.98	93.48	17.05	101.60	52.94	199.38	84.49 to 101.36	154,377	144,315
3	49	95.42	96.41	88.66	21.82	108.75	46.25	229.17	86.27 to 107.17	128,603	114,013
<u>ALL</u>											
	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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TOTAL Assessed Value:	112,417,228						
AVG. Adj. Sales Price:	99,008	COD:	19.40	MAX Sales Ratio:	451.20		
AVG. Assessed Value:	93,060	PRD:	107.82	MIN Sales Ratio:	16.19		

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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	1156	94.77	101.40	93.91	18.92	107.98	36.16	451.20	93.77 to 96.09	101,252	95,082
2	50	97.97	100.07	97.61	30.50	102.52	16.19	408.88	89.10 to 102.28	48,952	47,783
3	2	103.82	103.82	106.16	12.98	97.79	90.34	117.30	N/A	53,250	56,532
ALL	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1200	94.86	101.23	93.96	19.35	107.74	16.19	451.20	93.78 to 96.09	99,465	93,455
06											
07	8	108.52	118.70	111.15	22.02	106.79	75.50	193.77	75.50 to 193.77	30,406	33,796
ALL	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	84	100.12	105.80	95.79	24.73	110.45	23.13	355.36	93.15 to 105.32	49,108	47,038
59-0002	942	94.39	99.58	94.04	16.38	105.89	46.25	340.77	93.38 to 95.35	110,961	104,346
59-0005	75	97.94	97.94	93.58	18.51	104.66	16.19	186.70	90.60 to 103.11	89,740	83,978
59-0013	39	98.49	128.23	91.61	51.94	139.97	50.82	451.20	85.66 to 116.20	33,143	30,363
59-0080	68	98.51	108.61	91.84	32.36	118.26	36.16	346.00	87.53 to 106.55	43,062	39,547
71-0067											
NonValid School											
ALL	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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TOTAL Assessed Value:	112,417,228						
AVG. Adj. Sales Price:	99,008	COD:	19.40	MAX Sales Ratio:	451.20		
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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	109	92.93	103.42	94.97	29.04	108.90	16.19	408.88	89.10 to 98.90	81,306	77,218
Prior TO 1860	1	107.96	107.96	107.96			107.96	107.96	N/A	114,900	124,047
1860 TO 1899	46	97.86	113.36	92.84	33.80	122.11	52.61	355.36	91.87 to 110.22	39,559	36,727
1900 TO 1919	211	100.65	110.45	98.75	26.83	111.85	36.16	451.20	96.52 to 104.03	52,436	51,780
1920 TO 1939	146	97.03	105.07	93.30	25.14	112.61	51.86	340.77	93.06 to 101.48	67,194	62,692
1940 TO 1949	32	100.36	107.02	99.39	22.24	107.67	67.74	209.25	87.05 to 110.56	62,145	61,768
1950 TO 1959	101	95.81	101.34	97.46	14.71	103.98	57.28	281.56	93.34 to 99.13	71,012	69,205
1960 TO 1969	126	92.04	96.38	93.90	12.76	102.65	64.72	194.83	90.02 to 96.00	91,869	86,262
1970 TO 1979	175	94.39	96.86	93.98	13.69	103.06	44.90	193.77	92.69 to 97.49	120,705	113,434
1980 TO 1989	74	92.93	96.03	94.07	9.89	102.09	77.54	164.56	90.53 to 96.09	140,440	132,107
1990 TO 1994	40	93.76	92.66	91.50	8.75	101.26	46.25	110.79	90.12 to 97.64	221,937	203,079
1995 TO 1999	61	93.78	93.63	92.53	8.88	101.19	67.33	111.57	89.61 to 97.86	181,726	168,159
2000 TO Present	86	91.75	91.93	90.77	10.52	101.28	69.12	128.43	87.55 to 94.48	182,730	165,871
ALL	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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	16	119.49	177.51	175.73	71.96	101.01	23.13	451.20	103.58 to 229.17	2,337	4,107
5000 TO 9999	16	110.18	134.45	135.43	57.61	99.28	16.19	340.77	71.50 to 193.77	6,893	9,336
Total \$											
1 TO 9999	32	118.59	155.98	145.64	63.01	107.10	16.19	451.20	99.37 to 178.10	4,615	6,722
10000 TO 29999	107	123.78	137.94	132.41	35.67	104.18	44.00	355.36	110.54 to 141.65	19,878	26,319
30000 TO 59999	236	103.81	107.61	106.04	19.48	101.47	36.16	254.02	101.46 to 108.23	44,823	47,532
60000 TO 99999	339	93.04	94.46	94.41	12.80	100.05	52.61	199.38	90.76 to 94.47	79,493	75,051
100000 TO 149999	277	91.43	91.78	91.51	10.87	100.30	44.90	164.30	89.55 to 93.23	120,954	110,687
150000 TO 249999	173	92.19	92.44	92.38	9.31	100.07	50.82	126.28	90.30 to 94.43	185,655	171,503
250000 TO 499999	44	89.87	87.26	87.43	10.38	99.81	46.25	110.48	82.33 to 92.71	322,226	281,713
ALL	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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TOTAL Assessed Value:	112,417,228						
AVG. Adj. Sales Price:	99,008	COD:	19.40	MAX Sales Ratio:	451.20		
AVG. Assessed Value:	93,060	PRD:	107.82	MIN Sales Ratio:	16.19		

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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
<u>Low \$</u>											
1 TO 4999	18	102.09	111.22	81.51	45.08	136.45	16.19	346.00	71.50 to 116.20	3,411	2,780
5000 TO 9999	10	110.18	142.03	86.74	73.90	163.75	44.00	451.20	48.23 to 229.17	8,250	7,155
<u>Total \$</u>											
1 TO 9999	28	102.09	122.23	84.51	57.46	144.63	16.19	451.20	71.50 to 120.98	5,139	4,343
10000 TO 29999	100	102.19	118.84	98.64	38.30	120.47	36.16	408.88	95.88 to 113.46	21,790	21,494
30000 TO 59999	274	100.31	106.63	98.10	23.03	108.70	52.61	355.36	97.18 to 102.48	48,039	47,124
60000 TO 99999	368	93.08	97.95	92.99	16.60	105.33	44.90	333.25	90.71 to 94.62	84,610	78,683
100000 TO 149999	254	93.47	95.77	93.97	10.67	101.91	67.86	199.38	91.62 to 95.35	127,593	119,900
150000 TO 249999	155	94.95	95.74	93.62	10.91	102.27	46.25	194.83	91.98 to 97.24	196,977	184,407
250000 TO 499999	28	92.85	92.50	91.61	8.75	100.96	69.90	110.48	90.75 to 97.66	341,217	312,602
500000 +	1	100.61	100.61	100.61			100.61	100.61	N/A	485,000	487,956
<u>ALL</u>	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	71	92.61	103.70	94.62	24.62	109.60	48.76	408.88	89.10 to 99.37	89,401	84,589
0	39	89.12	101.50	94.23	38.47	107.72	16.19	279.29	80.33 to 103.58	65,265	61,498
10	4	97.73	94.53	94.36	9.96	100.18	75.50	107.17	N/A	30,062	28,366
15	1	193.77	193.77	193.77			193.77	193.77	N/A	7,000	13,564
20	113	99.87	115.90	98.10	33.71	118.15	55.87	451.20	93.15 to 105.13	42,770	41,956
25	132	95.49	101.93	93.78	20.89	108.69	36.16	281.56	91.96 to 99.14	60,899	57,113
30	755	95.34	99.87	94.28	16.52	105.93	44.90	355.36	94.23 to 96.69	100,971	95,194
35	32	91.97	89.49	89.59	9.55	99.89	50.82	106.54	89.61 to 95.66	200,076	179,242
40	56	92.62	93.01	91.77	8.05	101.34	72.60	110.68	90.75 to 95.54	233,852	214,613
45	2	105.28	105.28	105.28	0.00	100.00	105.28	105.28	N/A	325,000	342,166
50	3	97.66	97.41	97.54	2.27	99.87	93.97	100.61	N/A	442,666	431,757
<u>ALL</u>	1208	94.94	101.34	93.99	19.40	107.82	16.19	451.20	93.88 to 96.19	99,008	93,060

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	97	92.24	102.26	95.56	26.70	107.01	23.13	408.88	88.38 to 97.18	84,901	81,133
0	12	91.50	89.56	84.80	27.11	105.61	16.19	175.40	69.75 to 105.03	62,825	53,276
100	5	101.37	99.02	101.37	14.71	97.69	75.50	117.96	N/A	27,100	27,470
101	844	94.83	100.51	93.63	17.59	107.35	36.16	355.36	93.68 to 96.50	100,730	94,318
102	64	95.07	100.23	94.13	19.00	106.48	56.99	293.71	90.37 to 99.68	130,534	122,872
103	5	89.31	92.92	89.32	11.27	104.03	78.75	119.02	N/A	144,520	129,079
104	121	95.54	108.84	95.17	28.99	114.37	53.05	451.20	91.96 to 100.98	81,706	77,756
106	6	102.17	134.92	91.75	48.17	147.06	69.12	346.00	69.12 to 346.00	86,750	79,589
111	33	96.09	97.03	95.79	9.79	101.30	71.75	139.02	90.89 to 99.66	111,751	107,044
301	16	99.37	97.23	97.96	8.29	99.25	72.82	117.16	95.35 to 104.36	122,462	119,964
302	2	97.25	97.25	94.01	11.86	103.44	85.71	108.78	N/A	62,475	58,734
305	1	101.96	101.96	101.96			101.96	101.96	N/A	48,000	48,943
307	1	84.29	84.29	84.29			84.29	84.29	N/A	64,000	53,948
308	1	106.33	106.33	106.33			106.33	106.33	N/A	92,500	98,356
<u>ALL</u>	<u>1208</u>	<u>94.94</u>	<u>101.34</u>	<u>93.99</u>	<u>19.40</u>	<u>107.82</u>	<u>16.19</u>	<u>451.20</u>	<u>93.88 to 96.19</u>	<u>99,008</u>	<u>93,060</u>

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	107	92.24	101.69	94.31	27.82	107.83	16.19	408.88	88.38 to 98.76	81,664	77,015
0	3	93.87	146.86	105.73	75.24	138.90	67.42	279.29	N/A	51,583	54,539
10	2	138.93	138.93	117.47	39.48	118.27	84.08	193.77	N/A	11,500	13,508
20	24	112.63	138.29	108.77	42.61	127.15	65.27	340.77	94.09 to 157.55	38,027	41,361
25	9	108.39	108.56	102.29	13.02	106.13	79.45	144.35	82.43 to 127.44	41,955	42,916
30	917	95.93	101.49	94.59	18.64	107.29	36.16	451.20	94.39 to 97.18	88,178	83,406
35	6	82.87	84.84	85.39	7.39	99.35	74.94	100.44	74.94 to 100.44	104,941	89,609
40	139	92.19	92.55	91.67	9.71	100.96	46.25	126.28	90.44 to 94.72	197,240	180,801
50	1	92.71	92.71	92.71			92.71	92.71	N/A	490,000	454,278
<u>ALL</u>	<u>1208</u>	<u>94.94</u>	<u>101.34</u>	<u>93.99</u>	<u>19.40</u>	<u>107.82</u>	<u>16.19</u>	<u>451.20</u>	<u>93.88 to 96.19</u>	<u>99,008</u>	<u>93,060</u>

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6249

What If ID: 5384

Desc: New Whatif for Query ID: 6249

<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>
Locations: Urban, Suburban	2	Total	Decrease	4.710	A	1
