

**PAD 2008 R&O Statistics**

Query: 6250

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>96</b>	COV:	41.34	95% Median C.I.:	89.54 to 100.20
TOTAL Sales Price:	42,178,238	WGT. MEAN:	97	STD:	41.44	95% Wgt. Mean C.I.:	88.92 to 104.07
TOTAL Adj.Sales Price:	42,178,238	MEAN:	100	AVG.ABS.DEV:	26.32	95% Mean C.I.:	94.11 to 106.36
TOTAL Assessed Value:	40,699,894						
AVG. Adj. Sales Price:	239,649	COD:	27.56	MAX Sales Ratio:	317.60		
AVG. Assessed Value:	231,249	PRD:	103.88	MIN Sales Ratio:	22.76		

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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	15	92.17	94.38	88.64	15.82	106.47	58.85	143.73	78.39 to 102.87	253,887	225,057
10/01/04 TO 12/31/04	9	76.26	80.62	84.14	14.56	95.81	66.31	118.70	67.66 to 87.37	78,608	66,139
01/01/05 TO 03/31/05	19	92.69	96.86	90.70	20.04	106.79	53.41	190.87	81.18 to 101.92	140,430	127,376
04/01/05 TO 06/30/05	31	98.28	105.48	92.75	28.03	113.73	37.20	298.52	87.53 to 109.88	386,968	358,900
07/01/05 TO 09/30/05	14	101.47	102.53	112.49	21.91	91.14	50.31	156.99	78.74 to 132.32	255,494	287,409
10/01/05 TO 12/31/05	7	100.30	88.46	107.39	27.74	82.38	22.76	137.79	22.76 to 137.79	396,289	425,567
01/01/06 TO 03/31/06	15	93.02	103.77	99.69	34.92	104.10	47.93	201.30	66.65 to 131.04	336,270	335,212
04/01/06 TO 06/30/06	13	99.96	89.04	77.04	18.71	115.58	57.71	124.81	61.97 to 106.32	185,325	142,772
07/01/06 TO 09/30/06	10	103.57	104.84	109.01	29.03	96.17	39.68	219.34	72.58 to 127.28	93,519	101,941
10/01/06 TO 12/31/06	12	101.95	123.56	115.98	43.82	106.54	69.49	256.60	76.57 to 165.63	173,770	201,534
01/01/07 TO 03/31/07	8	92.05	96.76	96.76	20.42	100.01	61.26	155.62	61.26 to 155.62	118,000	114,174
04/01/07 TO 06/30/07	23	96.62	100.69	94.55	33.78	106.50	33.02	317.60	73.63 to 112.16	227,372	214,980
<u>Study Years</u>											
07/01/04 TO 06/30/05	74	92.43	97.99	91.33	23.63	107.30	37.20	298.52	87.32 to 97.30	259,189	236,718
07/01/05 TO 06/30/06	49	100.20	97.32	100.60	25.34	96.74	22.76	201.30	89.54 to 104.61	281,718	283,406
07/01/06 TO 06/30/07	53	96.62	106.06	101.11	34.10	104.90	33.02	317.60	81.31 to 108.66	173,471	175,392
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	71	96.35	100.91	97.78	25.38	103.20	22.76	298.52	88.04 to 101.92	295,988	289,419
01/01/06 TO 12/31/06	50	100.14	104.90	98.55	31.45	106.44	39.68	256.60	82.84 to 106.32	209,474	206,441
<u>ALL</u>											
	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	7	97.30	86.62	85.17	19.49	101.70	53.41	114.46	53.41 to 114.46	30,221	25,738
MADISON	16	97.31	102.34	93.46	26.03	109.49	63.83	165.63	76.30 to 127.28	40,995	38,314
MEADOW GROVE	4	63.53	88.92	95.43	79.47	93.18	37.20	191.44	N/A	10,675	10,187
NEWMAN GROVE	10	91.94	92.97	116.18	30.66	80.03	41.61	137.69	50.31 to 131.04	147,542	171,410
NORFOLK	112	96.13	101.59	95.46	25.78	106.42	45.98	317.60	90.04 to 100.38	289,431	276,294
RURAL	21	90.59	102.89	98.01	33.77	104.97	33.02	298.52	75.10 to 102.11	344,015	337,181
TILDEN	6	97.60	95.54	82.88	28.75	115.27	22.76	157.84	22.76 to 157.84	25,333	20,996
<u>ALL</u>											
	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	163	95.98	100.71	95.64	27.29	105.30	22.76	317.60	90.16 to 100.31	239,306	228,871
2	7	71.05	83.22	93.72	37.04	88.79	33.02	137.79	33.02 to 137.79	267,857	251,047
3	6	87.71	107.29	126.25	26.39	84.99	81.31	201.30	81.31 to 201.30	216,040	272,740
<u>ALL</u>	<u>176</u>	<u>95.51</u>	<u>100.24</u>	<u>96.50</u>	<u>27.56</u>	<u>103.88</u>	<u>22.76</u>	<u>317.60</u>	<u>89.54 to 100.20</u>	<u>239,649</u>	<u>231,249</u>

**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	140	94.47	99.50	96.17	26.58	103.46	22.76	256.60	88.04 to 100.38	280,337	269,607
2	34	96.00	104.59	101.49	31.96	103.05	33.02	317.60	87.37 to 108.66	84,738	86,003
3	2	77.46	77.46	61.59	46.28	125.76	41.61	113.30	N/A	24,955	15,370
<u>ALL</u>	<u>176</u>	<u>95.51</u>	<u>100.24</u>	<u>96.50</u>	<u>27.56</u>	<u>103.88</u>	<u>22.76</u>	<u>317.60</u>	<u>89.54 to 100.20</u>	<u>239,649</u>	<u>231,249</u>

**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	17	101.92	107.58	94.72	28.55	113.58	63.83	191.44	76.30 to 139.94	39,083	37,018
59-0002	131	95.64	102.04	96.00	27.07	106.29	33.02	317.60	89.54 to 100.30	301,554	289,507
59-0005	8	86.94	84.44	79.38	23.13	106.37	53.41	114.46	53.41 to 114.46	41,443	32,899
59-0013	10	91.94	92.97	116.18	30.66	80.03	41.61	137.69	50.31 to 131.04	147,542	171,410
59-0080	10	89.85	83.96	82.59	31.99	101.66	22.76	157.84	37.20 to 108.35	20,320	16,781
71-0067											
NonValid School											
<u>ALL</u>	<u>176</u>	<u>95.51</u>	<u>100.24</u>	<u>96.50</u>	<u>27.56</u>	<u>103.88</u>	<u>22.76</u>	<u>317.60</u>	<u>89.54 to 100.20</u>	<u>239,649</u>	<u>231,249</u>

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TOTAL Adj.Sales Price:	42,178,238	MEAN:	100	AVG.ABS.DEV:	26.32	95% Mean C.I.:	94.11 to 106.36
TOTAL Assessed Value:	40,699,894						
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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	46	96.15	106.63	99.69	35.82	106.96	33.02	317.60	88.12 to 108.66	206,773	206,126
Prior TO 1860	1	131.04	131.04	131.04			131.04	131.04	N/A	5,500	7,207
1860 TO 1899	7	104.94	104.62	117.11	22.66	89.34	72.90	165.63	72.90 to 165.63	35,500	41,572
1900 TO 1919	17	92.17	95.71	89.02	23.11	107.52	47.93	157.84	72.61 to 114.46	45,030	40,085
1920 TO 1939	7	97.30	102.26	108.91	37.22	93.89	22.76	190.87	22.76 to 190.87	109,635	119,401
1940 TO 1949	7	124.81	115.68	159.97	35.34	72.31	50.31	201.30	50.31 to 201.30	106,714	170,714
1950 TO 1959	11	90.16	101.58	117.58	25.87	86.40	69.49	156.99	69.63 to 143.30	150,386	176,819
1960 TO 1969	11	88.04	93.88	82.92	24.96	113.22	57.93	191.44	58.85 to 106.32	174,045	144,315
1970 TO 1979	31	87.37	89.69	92.38	15.99	97.09	53.91	126.46	81.18 to 100.62	255,756	236,266
1980 TO 1989	18	97.45	102.43	92.11	27.74	111.21	60.28	241.51	67.82 to 112.85	533,946	491,806
1990 TO 1994	6	103.43	97.49	102.61	19.33	95.00	41.61	137.69	41.61 to 137.69	303,083	310,998
1995 TO 1999	9	90.55	96.82	90.33	24.00	107.18	61.97	181.83	66.65 to 113.40	647,000	584,454
2000 TO Present	5	95.38	97.97	99.23	12.60	98.74	73.63	130.94	N/A	276,592	274,450
ALL	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

**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	5	90.60	82.40	86.81	18.76	94.92	37.20	102.87	N/A	2,810	2,439
5000 TO 9999	10	100.31	102.77	102.32	25.30	100.44	39.68	191.44	53.41 to 131.04	7,362	7,533
Total \$											
1 TO 9999	15	100.30	95.98	99.83	23.16	96.14	37.20	191.44	81.00 to 104.61	5,845	5,835
10000 TO 29999	19	104.94	116.04	116.26	30.94	99.81	33.02	298.52	87.37 to 133.12	20,730	24,101
30000 TO 59999	28	82.53	89.51	87.77	28.81	101.99	22.76	190.87	76.26 to 102.74	42,469	37,273
60000 TO 99999	26	90.10	106.45	107.41	37.53	99.10	47.93	256.60	79.64 to 122.97	75,147	80,714
100000 TO 149999	19	90.92	103.36	100.69	24.75	102.65	69.19	317.60	81.18 to 103.86	119,579	120,400
150000 TO 249999	24	92.19	100.32	98.63	25.87	101.72	57.71	219.34	81.31 to 112.85	195,607	192,920
250000 TO 499999	26	95.51	97.95	99.84	23.48	98.11	57.93	201.30	78.74 to 103.16	333,825	333,291
500000 +	19	93.02	94.99	93.54	22.36	101.54	45.98	156.99	75.10 to 109.85	1,205,666	1,127,838
ALL	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

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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	7	81.00	72.15	64.98	28.83	111.05	37.20	102.87	37.20 to 102.87	4,321	2,808
5000 TO 9999	9	100.30	88.77	62.26	22.15	142.58	22.76	131.04	33.02 to 113.35	12,102	7,535
<u>Total \$</u>											
1 TO 9999	16	96.79	81.50	62.85	25.58	129.67	22.76	131.04	39.68 to 102.87	8,698	5,467
10000 TO 29999	22	101.58	99.44	87.98	26.51	113.03	41.61	191.44	76.26 to 113.30	23,500	20,675
30000 TO 59999	31	83.60	91.27	83.86	26.94	108.83	47.93	190.87	72.58 to 102.74	51,040	42,801
60000 TO 99999	18	90.48	105.87	94.90	27.53	111.56	69.19	298.52	79.64 to 108.66	82,755	78,537
100000 TO 149999	24	90.25	96.25	87.40	24.83	110.13	57.71	165.63	81.16 to 111.82	137,656	120,305
150000 TO 249999	22	97.32	109.69	98.24	31.71	111.65	57.93	256.60	81.31 to 117.34	201,560	198,018
250000 TO 499999	25	95.64	106.51	92.99	30.20	114.54	45.98	317.60	81.18 to 103.16	349,018	324,547
500000 +	18	104.28	112.71	100.33	23.91	112.34	60.28	201.30	90.92 to 120.87	1,221,481	1,225,534
<u>ALL</u>	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	88	98.11	104.87	100.80	30.72	104.04	33.02	317.60	90.04 to 104.61	181,059	182,499
10	29	87.72	90.68	83.25	27.77	108.93	22.76	201.30	67.82 to 101.92	264,343	220,059
15	4	79.96	83.58	83.92	6.05	99.59	78.74	95.64	N/A	325,500	273,146
20	53	96.35	99.34	99.44	23.15	99.90	41.61	241.51	87.32 to 102.87	322,040	320,232
30	2	91.86	91.86	92.54	1.86	99.27	90.16	93.57	N/A	104,450	96,658
<u>ALL</u>	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	42	96.00	99.73	96.73	31.97	103.10	33.02	317.60	86.93 to 104.61	161,672	156,390
300	27	96.62	106.07	96.12	19.91	110.36	78.74	219.34	88.80 to 102.03	265,633	255,320
305	1	201.30	201.30	201.30			201.30	201.30	N/A	450,000	905,829
325	3	79.16	75.13	66.56	12.01	112.87	58.85	87.37	N/A	129,333	86,088
326	4	116.96	103.87	87.04	27.04	119.33	41.61	139.94	N/A	17,750	15,450
334	1	109.85	109.85	109.85			109.85	109.85	N/A	850,000	933,755
336	1	101.92	101.92	101.92			101.92	101.92	N/A	22,410	22,841
340	1	60.28	60.28	60.28			60.28	60.28	N/A	2,860,000	1,723,894
341	2	125.01	125.01	106.18	25.59	117.73	93.02	156.99	N/A	1,580,000	1,677,683
343	4	123.50	148.17	116.09	41.93	127.63	89.09	256.60	N/A	326,750	379,336
344	18	90.29	103.21	99.97	34.45	103.24	53.91	241.51	71.05 to 124.81	192,846	192,793
349	1	77.07	77.07	77.07			77.07	77.07	N/A	200,000	154,138
350	3	102.39	104.72	102.60	5.59	102.06	97.30	114.46	N/A	180,016	184,694
351	1	47.93	47.93	47.93			47.93	47.93	N/A	79,000	37,868
352	2	91.86	91.86	92.54	1.86	99.27	90.16	93.57	N/A	104,450	96,658
353	21	90.55	97.59	106.35	28.08	91.76	22.76	190.87	75.83 to 113.35	233,634	248,480
384	1	90.92	90.92	90.92			90.92	90.92	N/A	100,000	90,915
389	2	75.26	75.26	83.82	33.15	89.78	50.31	100.20	N/A	67,000	56,158
391	1	103.16	103.16	103.16			103.16	103.16	N/A	250,000	257,890
405	1	84.65	84.65	84.65			84.65	84.65	N/A	180,000	152,366
406	6	81.38	83.25	81.04	9.09	102.72	72.61	102.74	72.61 to 102.74	141,416	114,602
407	1	109.22	109.22	109.22			109.22	109.22	N/A	1,525,000	1,665,533
410	3	112.85	102.89	109.17	14.96	94.24	72.58	123.23	N/A	103,833	113,358
412	1	61.97	61.97	61.97			61.97	61.97	N/A	1,186,000	734,915
419	1	127.28	127.28	127.28			127.28	127.28	N/A	17,100	21,765
420	1	191.44	191.44	191.44			191.44	191.44	N/A	8,500	16,272
421	2	113.35	113.35	113.37	0.04	99.98	113.30	113.40	N/A	21,955	24,890
423	1	66.65	66.65	66.65			66.65	66.65	N/A	250,000	166,623
442	4	64.22	67.02	65.11	6.97	102.93	61.26	78.39	N/A	65,000	42,322
455	1	57.93	57.93	57.93			57.93	57.93	N/A	300,000	173,775
470	1	67.66	67.66	67.66			67.66	67.66	N/A	45,000	30,446
472	1	67.82	67.82	67.82			67.82	67.82	N/A	52,000	35,268
483	2	99.77	99.77	107.79	23.25	92.56	76.57	122.97	N/A	53,500	57,666
494	1	99.60	99.60	99.60			99.60	99.60	N/A	45,000	44,821
497	1	79.64	79.64	79.64			79.64	79.64	N/A	75,000	59,728
498	1	103.86	103.86	103.86			103.86	103.86	N/A	110,899	115,175
518	1	99.96	99.96	99.96			99.96	99.96	N/A	209,318	209,244
522	1	102.83	102.83	102.83			102.83	102.83	N/A	25,000	25,708

**PAD 2008 R&O Statistics**

Query: 6250

Type: Qualified

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

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

NUMBER of Sales:	176	<b>MEDIAN:</b>	<b>96</b>	COV:	41.34	95% Median C.I.:	89.54 to 100.20
TOTAL Sales Price:	42,178,238	WGT. MEAN:	97	STD:	41.44	95% Wgt. Mean C.I.:	88.92 to 104.07
TOTAL Adj.Sales Price:	42,178,238	MEAN:	100	AVG.ABS.DEV:	26.32	95% Mean C.I.:	94.11 to 106.36
TOTAL Assessed Value:	40,699,894						
AVG. Adj. Sales Price:	239,649	COD:	27.56	MAX Sales Ratio:	317.60		
AVG. Assessed Value:	231,249	PRD:	103.88	MIN Sales Ratio:	22.76		

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527	1	58.16	58.16	58.16			58.16	58.16	N/A	58,000	33,733
529	2	122.31	122.31	130.71	12.66	93.58	106.83	137.79	N/A	100,500	131,359
531	2	121.28	121.28	109.72	13.53	110.54	104.87	137.69	N/A	287,500	315,440
533	1	87.06	87.06	87.06			87.06	87.06	N/A	25,000	21,765
556	1	83.60	83.60	83.60			83.60	83.60	N/A	59,240	49,526
589	1	90.59	90.59	90.59			90.59	90.59	N/A	2,400,000	2,174,160
597	1	127.78	127.78	127.78			127.78	127.78	N/A	300,000	383,327
<u>ALL</u>											
	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	29	96.62	106.15	100.22	19.78	105.92	78.74	219.34	89.54 to 102.03	278,974	279,596
03	143	93.02	99.21	95.63	30.21	103.75	22.76	317.60	87.37 to 100.31	226,237	216,347
04	4	95.32	93.90	95.27	13.01	98.56	75.10	109.85	N/A	434,000	413,461
<u>ALL</u>											
	176	95.51	100.24	96.50	27.56	103.88	22.76	317.60	89.54 to 100.20	239,649	231,249

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

Query: 6250

What If ID: 5465

Desc: New Whatif for Query ID: 6250

<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>
All Com	All Com	Land	Decrease	7.460	A	1