

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	133	MEDIAN:	95	COV:	22.78	95% Median C.I.:	91.29 to 97.09
TOTAL Sales Price:	6,500,551	WGT. MEAN:	91	STD:	21.33	95% Wgt. Mean C.I.:	87.27 to 95.07
TOTAL Adj.Sales Price:	6,515,551	MEAN:	94	AVG.ABS.DEV:	14.56	95% Mean C.I.:	89.99 to 97.24
TOTAL Assessed Value:	5,940,331						
AVG. Adj. Sales Price:	48,989	COD:	15.36	MAX Sales Ratio:	186.10		
AVG. Assessed Value:	44,664	PRD:	102.68	MIN Sales Ratio:	37.78		

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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	16	98.51	99.56	97.11	3.63	102.52	92.05	127.00	96.03 to 100.57	45,996	44,669
10/01/05 TO 12/31/05	12	99.77	103.46	106.83	6.64	96.85	94.00	123.63	95.15 to 113.49	38,529	41,160
01/01/06 TO 03/31/06	12	97.00	93.19	93.31	12.20	99.88	64.77	120.76	80.00 to 102.39	43,529	40,615
04/01/06 TO 06/30/06	20	97.25	98.64	95.89	10.78	102.87	81.50	135.78	86.96 to 104.19	48,070	46,093
07/01/06 TO 09/30/06	17	93.32	95.99	87.61	22.06	109.56	64.44	172.25	71.55 to 109.30	52,662	46,138
10/01/06 TO 12/31/06	20	90.06	91.69	92.97	18.86	98.62	41.88	124.13	82.95 to 112.56	67,455	62,716
01/01/07 TO 03/31/07	17	80.70	85.93	73.95	26.45	116.20	37.78	186.10	64.38 to 104.39	31,441	23,251
04/01/07 TO 06/30/07	19	89.04	84.14	84.25	12.34	99.87	43.50	105.67	74.22 to 96.52	55,506	46,762
<u>Study Years</u>											
07/01/05 TO 06/30/06	60	98.47	98.76	97.61	8.38	101.18	64.77	135.78	96.17 to 100.15	44,700	43,631
07/01/06 TO 06/30/07	73	88.39	89.38	86.67	20.15	103.13	37.78	186.10	82.95 to 93.32	52,513	45,512
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	69	93.82	95.02	92.48	16.37	102.74	41.88	172.25	89.07 to 100.10	54,030	49,970
<u>ALL</u>											
	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELGRADE	7	89.25	95.64	93.14	20.42	102.68	64.77	135.78	64.77 to 135.78	14,242	13,266
FULLERTON	58	97.46	96.03	92.42	12.67	103.91	52.21	163.17	91.29 to 100.10	39,036	36,075
GENOA	56	93.32	89.10	86.37	16.58	103.16	37.78	186.10	83.27 to 96.03	54,001	46,642
RURAL	12	96.01	101.83	101.37	17.67	100.45	65.84	172.25	86.96 to 115.61	93,972	95,257
<u>ALL</u>											
	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

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	115	94.64	92.69	88.77	15.23	104.41	37.78	186.10	91.24 to 97.09	42,652	37,863
2	9	86.66	92.27	95.03	11.67	97.09	78.01	113.49	80.00 to 110.58	87,313	82,972
3	9	97.02	106.80	101.77	19.89	104.94	65.84	172.25	89.07 to 117.85	91,633	93,255
<u>ALL</u>											
	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	120	94.94	93.50	90.55	15.36	103.26	37.78	186.10	90.87 to 97.09	51,047	46,221
2	13	94.00	94.66	100.98	15.12	93.74	43.50	127.00	83.00 to 113.49	29,992	30,287
<u>ALL</u>											
	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	127	94.62	93.09	90.42	15.60	102.96	37.78	186.10	89.93 to 96.63	48,643	43,983
06	2	103.66	103.66	106.05	9.49	97.74	93.82	113.49	N/A	138,250	146,619
07	4	101.42	105.12	99.86	6.98	105.26	97.09	120.54	N/A	15,325	15,304
<u>ALL</u>	<u>133</u>	<u>94.74</u>	<u>93.61</u>	<u>91.17</u>	<u>15.36</u>	<u>102.68</u>	<u>37.78</u>	<u>186.10</u>	<u>91.29 to 97.09</u>	<u>48,989</u>	<u>44,664</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)											
06-0006	4	90.47	95.37	100.20	26.51	95.18	64.77	135.78	N/A	10,500	10,521
06-0017											
39-0010											
61-0049											
63-0001	65	97.09	97.47	94.62	13.46	103.01	52.21	172.25	92.97 to 100.10	40,173	38,010
63-0030	64	93.32	89.59	88.74	16.26	100.96	37.78	186.10	85.69 to 96.03	60,347	53,555
72-0075											
NonValid School											
<u>ALL</u>	<u>133</u>	<u>94.74</u>	<u>93.61</u>	<u>91.17</u>	<u>15.36</u>	<u>102.68</u>	<u>37.78</u>	<u>186.10</u>	<u>91.29 to 97.09</u>	<u>48,989</u>	<u>44,664</u>

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	17	96.52	95.01	99.38	13.58	95.60	43.50	127.00	83.00 to 105.67	29,992	29,807
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	66	94.69	91.78	89.23	14.38	102.87	37.78	163.17	89.04 to 97.78	38,694	34,525
1920 TO 1939	8	89.57	91.04	87.00	20.50	104.65	60.15	122.07	60.15 to 122.07	41,687	36,267
1940 TO 1949	2	100.73	100.73	100.65	0.15	100.07	100.57	100.88	N/A	36,125	36,360
1950 TO 1959	5	105.66	110.49	86.68	32.69	127.47	65.50	186.10	N/A	55,700	48,281
1960 TO 1969	14	92.15	89.21	88.06	12.15	101.31	58.63	109.30	70.12 to 101.44	73,750	64,946
1970 TO 1979	16	96.22	100.06	92.07	15.54	108.69	70.54	172.25	85.07 to 108.15	63,700	58,646
1980 TO 1989	1	93.59	93.59	93.59			93.59	93.59	N/A	80,000	74,870
1990 TO 1994	1	64.38	64.38	64.38			64.38	64.38	N/A	74,000	47,640
1995 TO 1999	2	102.34	102.34	108.97	12.97	93.92	89.07	115.61	N/A	219,950	239,679
2000 TO Present	1	82.95	82.95	82.95			82.95	82.95	N/A	122,000	101,200
<u>ALL</u>	<u>133</u>	<u>94.74</u>	<u>93.61</u>	<u>91.17</u>	<u>15.36</u>	<u>102.68</u>	<u>37.78</u>	<u>186.10</u>	<u>91.29 to 97.09</u>	<u>48,989</u>	<u>44,664</u>

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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	6	116.52	113.10	112.08	7.47	100.91	92.34	127.00	92.34 to 127.00	3,583	4,016
5000 TO 9999	16	103.12	104.74	103.77	23.69	100.94	43.50	186.10	83.00 to 124.13	7,146	7,416
Total \$ _____											
1 TO 9999	22	104.42	107.02	105.08	20.42	101.84	43.50	186.10	88.39 to 120.54	6,175	6,488
10000 TO 29999	23	97.78	97.89	97.51	13.85	100.38	37.78	172.25	95.15 to 101.49	19,765	19,273
30000 TO 59999	43	91.29	88.46	89.36	15.52	98.99	41.88	123.63	82.96 to 98.45	41,395	36,991
60000 TO 99999	33	93.59	90.93	90.64	9.39	100.32	58.63	109.30	89.79 to 96.33	73,400	66,527
100000 TO 149999	8	81.89	79.95	79.52	11.62	100.55	65.50	93.82	65.50 to 93.82	111,562	88,715
150000 TO 249999	3	86.66	95.07	95.33	10.93	99.73	85.07	113.49	N/A	166,833	159,038
250000 TO 499999	1	115.61	115.61	115.61			115.61	115.61	N/A	329,900	381,387
ALL	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

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	9	105.67	96.65	89.74	20.71	107.70	43.50	127.00	64.77 to 120.54	4,444	3,988
5000 TO 9999	13	103.84	108.62	102.82	20.69	105.64	63.26	186.10	88.39 to 124.13	7,719	7,936
Total \$ _____											
1 TO 9999	22	103.94	103.72	99.09	20.91	104.67	43.50	186.10	88.39 to 117.85	6,379	6,321
10000 TO 29999	37	95.15	88.29	83.33	16.52	105.95	37.78	135.78	82.96 to 97.78	24,826	20,688
30000 TO 59999	36	92.96	93.10	89.55	15.41	103.96	58.63	172.25	86.79 to 98.81	50,434	45,165
60000 TO 99999	33	94.64	92.92	91.13	8.24	101.97	65.50	110.58	91.24 to 97.02	81,472	74,245
100000 TO 149999	3	85.07	84.89	85.04	1.45	99.82	82.95	86.66	N/A	150,166	127,706
150000 TO 249999	1	113.49	113.49	113.49			113.49	113.49	N/A	172,000	195,195
250000 TO 499999	1	115.61	115.61	115.61			115.61	115.61	N/A	329,900	381,387
ALL	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	93.91	93.20	93.04	14.47	100.17	43.50	127.00	83.00 to 104.04	32,492	30,232
20	37	95.49	97.57	90.04	23.94	108.36	37.78	186.10	88.39 to 104.79	24,216	21,804
30	71	93.59	91.44	89.54	11.42	102.12	58.63	135.78	89.07 to 96.63	60,123	53,832
40	7	100.10	95.86	100.18	9.61	95.69	65.50	115.61	65.50 to 115.61	109,414	109,611
ALL	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09	48,989	44,664

PAD 2008 R&O Statistics

Query: 6253

Type: Qualified

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

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

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	19	96.52	98.75	105.86	15.10	93.28	43.50	127.00	86.79 to 113.89		47,673	50,469
100	4	101.42	105.12	99.86	6.98	105.26	97.09	120.54	N/A		15,325	15,304
101	75	93.32	92.29	88.53	17.65	104.24	37.78	186.10	88.39 to 96.33		47,386	41,952
102	5	97.83	89.79	88.05	10.68	101.98	62.37	102.78	N/A		61,740	54,362
103	1	98.50	98.50	98.50			98.50	98.50	N/A		65,000	64,025
104	26	92.82	92.33	88.82	11.70	103.94	64.38	124.13	86.96 to 98.81		60,492	53,732
106	3	102.39	94.81	85.30	8.47	111.15	78.01	104.04	N/A		15,990	13,639
ALL	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09		48,989	44,664

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	95.26	94.69	99.27	14.38	95.39	43.50	127.00	83.00 to 105.67		27,366	27,165
10	1	78.00	78.00	78.00			78.00	78.00	N/A		6,500	5,070
20	10	113.35	110.07	102.17	20.74	107.73	41.88	172.25	80.21 to 135.78		14,300	14,610
30	101	93.59	91.46	88.26	14.39	103.64	37.78	186.10	89.07 to 96.17		53,012	46,786
40	5	102.96	103.80	109.61	6.42	94.70	93.05	115.61	N/A		114,780	125,806
ALL	133	94.74	93.61	91.17	15.36	102.68	37.78	186.10	91.29 to 97.09		48,989	44,664

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6253

What If ID: 5463

Desc: New Whatif for Query ID: 6253

<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	18.840	A	1
