

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:	23.00	95% Median C.I.:	92.34 to 97.09
TOTAL Sales Price:	6,500,551	WGT. MEAN:	92	STD:	21.62	95% Wgt. Mean C.I.:	87.90 to 95.50
TOTAL Adj.Sales Price:	6,515,551	MEAN:	94	AVG.ABS.DEV:	14.73	95% Mean C.I.:	90.34 to 97.69
TOTAL Assessed Value:	5,974,774						
AVG. Adj. Sales Price:	48,989	COD:	15.48	MAX Sales Ratio:	186.10		
AVG. Assessed Value:	44,923	PRD:	102.52	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	102.89	104.74	6.06	98.23	94.00	123.63	95.15 to 107.91	38,529	40,355
01/01/06 TO 03/31/06	12	97.30	96.32	96.89	13.59	99.41	64.77	124.95	83.00 to 110.55	43,529	42,176
04/01/06 TO 06/30/06	20	97.25	98.50	97.10	10.92	101.45	73.17	135.78	92.34 to 104.19	48,070	46,673
07/01/06 TO 09/30/06	17	91.24	95.26	86.80	22.55	109.75	64.44	170.31	71.55 to 109.30	52,662	45,710
10/01/06 TO 12/31/06	20	90.06	92.56	93.06	19.94	99.47	41.88	132.99	82.95 to 112.56	67,455	62,772
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	89.93	85.19	86.14	12.29	98.90	43.50	105.67	74.22 to 95.92	55,506	47,811
<u>Study Years</u>											
07/01/05 TO 06/30/06	60	98.51	99.22	98.38	8.57	100.86	64.77	135.78	96.17 to 100.57	44,700	43,975
07/01/06 TO 06/30/07	73	89.04	89.73	87.03	20.32	103.10	37.78	186.10	82.95 to 93.32	52,513	45,701
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	69	93.59	95.60	93.13	17.15	102.65	41.88	170.31	90.40 to 100.15	54,030	50,320
<u>ALL</u>											
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923

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	97.65	97.02	94.30	13.28	102.89	52.21	163.17	92.97 to 100.15	39,036	36,810
GENOA	56	94.36	89.68	87.13	15.95	102.93	37.78	186.10	85.94 to 96.17	54,001	47,050
RURAL	12	94.09	98.70	98.62	19.16	100.09	65.10	170.31	74.18 to 114.30	93,972	92,671
<u>ALL</u>											
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923

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	92.57	88.62	15.35	104.46	37.78	186.10	91.24 to 97.09	42,652	37,797
2	9	96.13	98.55	100.70	10.62	97.87	74.18	124.95	90.40 to 110.55	87,313	87,920
3	9	95.92	107.93	101.47	22.33	106.37	65.10	170.31	88.06 to 132.99	91,633	92,977
<u>ALL</u>											
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923

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	95.22	93.84	91.20	15.77	102.90	37.78	186.10	91.24 to 97.78	51,047	46,554
2	13	94.10	95.60	99.56	12.81	96.02	43.50	127.00	90.40 to 107.91	29,992	29,861
<u>ALL</u>											
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923

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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	94.64	93.56	91.15	15.83	102.65	37.78	186.10	91.24 to 96.63	48,643	44,338
06	2	100.34	100.34	102.18	7.55	98.19	92.76	107.91	N/A	138,250	141,270
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>95.15</u>	<u>94.01</u>	<u>91.70</u>	<u>15.48</u>	<u>102.52</u>	<u>37.78</u>	<u>186.10</u>	<u>92.34 to 97.09</u>	<u>48,989</u>	<u>44,923</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	98.15	95.72	14.00	102.54	52.21	170.31	92.97 to 100.15	40,173	38,454
63-0030	64	93.85	89.72	88.89	16.06	100.94	37.78	186.10	85.94 to 96.03	60,347	53,643
72-0075											
NonValid School											
<u>ALL</u>	<u>133</u>	<u>95.15</u>	<u>94.01</u>	<u>91.70</u>	<u>15.48</u>	<u>102.52</u>	<u>37.78</u>	<u>186.10</u>	<u>92.34 to 97.09</u>	<u>48,989</u>	<u>44,923</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	95.42	95.50	98.04	12.30	97.41	43.50	127.00	90.40 to 105.67	29,992	29,405
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	66	94.63	92.19	89.64	15.40	102.84	37.78	163.17	89.04 to 97.78	38,694	34,685
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	97.51	101.34	95.61	13.88	105.99	70.54	170.31	90.87 to 108.15	63,700	60,905
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	101.18	101.18	107.74	12.97	93.91	88.06	114.30	N/A	219,950	236,977
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>95.15</u>	<u>94.01</u>	<u>91.70</u>	<u>15.48</u>	<u>102.52</u>	<u>37.78</u>	<u>186.10</u>	<u>92.34 to 97.09</u>	<u>48,989</u>	<u>44,923</u>

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AVG. Assessed Value:	44,923	PRD:	102.52	MIN Sales Ratio:	37.78		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	115.86	112.88	111.78	7.32	100.98	92.34	127.00	92.34 to 127.00	3,583	4,005	
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	106.96	105.03	20.36	101.83	43.50	186.10	88.39 to 120.54	6,175	6,485	
10000 TO 29999	23	97.78	98.21	97.77	13.35	100.45	37.78	170.31	95.15 to 101.49	19,765	19,323	
30000 TO 59999	43	92.97	89.10	89.87	16.36	99.14	41.88	132.99	81.50 to 98.45	41,395	37,202	
60000 TO 99999	33	93.32	91.14	90.83	9.82	100.34	58.63	110.55	89.79 to 96.17	73,400	66,667	
100000 TO 149999	8	81.89	79.60	79.18	11.42	100.54	65.10	92.76	65.10 to 92.76	111,562	88,332	
150000 TO 249999	3	97.93	100.66	100.73	4.01	99.92	96.13	107.91	N/A	166,833	168,057	
250000 TO 499999	1	114.30	114.30	114.30			114.30	114.30	N/A	329,900	377,087	
ALL	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	9	105.67	96.50	89.58	20.57	107.73	43.50	127.00	64.77 to 120.54	4,444	3,981	
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	103.66	99.05	20.85	104.66	43.50	186.10	88.39 to 116.52	6,379	6,318	
10000 TO 29999	37	95.15	88.73	83.76	15.99	105.94	37.78	135.78	83.58 to 97.78	24,826	20,794	
30000 TO 59999	36	92.96	93.22	89.47	16.36	104.19	58.63	170.31	85.69 to 98.81	50,434	45,122	
60000 TO 99999	33	93.59	93.48	91.48	9.32	102.19	65.10	124.95	90.87 to 96.33	81,472	74,530	
100000 TO 149999	3	96.13	92.34	93.18	5.19	99.10	82.95	97.93	N/A	150,166	139,923	
150000 TO 249999	1	107.91	107.91	107.91			107.91	107.91	N/A	172,000	185,603	
250000 TO 499999	1	114.30	114.30	114.30			114.30	114.30	N/A	329,900	377,087	
ALL	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	94.05	93.66	91.88	13.02	101.95	43.50	127.00	90.40 to 104.04	32,492	29,852	
20	37	95.15	97.39	89.59	24.09	108.71	37.78	186.10	88.39 to 104.79	24,216	21,695	
30	71	94.64	92.18	90.70	12.05	101.63	58.63	135.78	89.93 to 96.63	60,123	54,531	
40	7	100.10	95.67	99.62	9.43	96.04	65.50	114.30	65.50 to 114.30	109,414	108,996	
ALL	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09	48,989	44,923	

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	95.42	99.32	104.78	13.71	94.79	43.50	127.00	92.34 to 113.89		47,673	49,952
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	92.53	89.10	17.82	103.85	37.78	186.10	88.39 to 96.63		47,386	42,220
102	5	98.90	92.33	90.98	12.92	101.48	62.37	110.55	N/A		61,740	56,173
103	1	98.50	98.50	98.50			98.50	98.50	N/A		65,000	64,025
104	26	94.11	92.91	89.86	12.66	103.39	64.38	132.99	87.29 to 98.81		60,492	54,361
106	3	102.39	93.54	82.58	9.72	113.26	74.18	104.04	N/A		15,990	13,205
<u>ALL</u>												
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09		48,989	44,923

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	94.76	95.21	97.70	12.85	97.45	43.50	127.00	90.40 to 105.67		27,366	26,738
10	1	78.00	78.00	78.00			78.00	78.00	N/A		6,500	5,070
20	10	113.35	109.88	101.82	20.57	107.91	41.88	170.31	80.21 to 135.78		14,300	14,560
30	101	94.08	91.94	89.12	14.88	103.17	37.78	186.10	89.79 to 96.17		53,012	47,243
40	5	102.96	103.54	108.86	6.17	95.12	93.05	114.30	N/A		114,780	124,946
<u>ALL</u>												
	133	95.15	94.01	91.70	15.48	102.52	37.78	186.10	92.34 to 97.09		48,989	44,923

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6253

What If ID: 5471

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>
Locations: Urban, Suburban	2	Total	Increase	13.000	A	1
Locations: Urban, Suburban	3	Total	Increase	17.500	B	1