

**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)

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>96</b>	COV:	22.85	95% Median C.I.:	90.80 to 114.30
TOTAL Sales Price:	1,610,520	WGT. MEAN:	101	STD:	23.60	95% Wgt. Mean C.I.:	91.60 to 110.58
TOTAL Adj.Sales Price:	1,610,520	MEAN:	103	AVG.ABS.DEV:	15.83	95% Mean C.I.:	91.51 to 114.98
TOTAL Assessed Value:	1,628,081						
AVG. Adj. Sales Price:	89,473	COD:	16.48	MAX Sales Ratio:	170.31		
AVG. Assessed Value:	90,448	PRD:	102.13	MIN Sales Ratio:	65.10		

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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
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	112.22	112.22	108.14	3.84	103.77	107.91	116.52	N/A	88,400	95,598
01/01/06 TO 03/31/06	3	110.55	108.63	113.54	10.42	95.68	90.40	124.95	N/A	47,783	54,255
04/01/06 TO 06/30/06	1	96.13	96.13	96.13			96.13	96.13	N/A	173,500	166,782
07/01/06 TO 09/30/06	5	90.80	98.63	87.28	27.27	113.00	65.10	170.31	N/A	70,894	61,876
10/01/06 TO 12/31/06	3	114.30	111.78	109.50	13.10	102.08	88.06	132.99	N/A	157,633	172,613
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	4	95.67	95.84	96.76	1.13	99.05	94.10	97.93	N/A	72,375	70,029
____Study Years____	_____										
07/01/05 TO 06/30/06	6	109.23	107.74	105.49	8.79	102.14	90.40	124.95	90.40 to 124.95	82,275	86,790
07/01/06 TO 06/30/07	12	94.76	100.99	99.15	17.75	101.86	65.10	170.31	88.06 to 114.30	93,072	92,278
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	12	94.44	104.21	101.10	21.88	103.08	65.10	170.31	88.06 to 124.95	95,351	96,397
____ALL____	_____										
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
FULLERTON	4	117.75	116.16	107.61	10.88	107.94	96.13	132.99	N/A	83,050	89,369
GENOA	3	94.10	94.14	96.67	2.67	97.39	90.40	97.93	N/A	68,550	66,265
RURAL	11	95.42	101.03	99.92	18.49	101.11	65.10	170.31	74.18 to 116.52	97,515	97,437
____ALL____	_____										
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
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
____ALL____	_____										
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	12	97.03	105.10	101.20	20.68	103.86	65.10	170.31	88.06 to 124.95	105,172	106,432
2	6	94.76	99.52	100.70	7.49	98.83	90.40	116.52	90.40 to 116.52	58,075	58,481
____ALL____	_____										
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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	16	96.03	103.60	100.86	17.55	102.72	65.10	170.31	90.40 to 116.52	83,376	84,096
06	2	100.34	100.34	102.18	7.55	98.19	92.76	107.91	N/A	138,250	141,270
07											
ALL	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

**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											
06-0017											
39-0010											
61-0049											
63-0001	8	109.23	116.13	107.96	17.00	107.57	90.80	170.31	90.80 to 170.31	77,712	83,900
63-0030	10	93.43	92.93	96.77	11.59	96.03	65.10	116.52	74.18 to 114.30	98,882	95,687
72-0075											
NonValid School											
ALL	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

**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	7	94.10	95.90	98.34	9.49	97.51	74.18	116.52	74.18 to 116.52	54,631	53,726
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	103.24	103.39	95.73	18.84	107.99	65.10	132.99	65.10 to 132.99	72,283	69,198
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	97.93	121.46	102.36	25.25	118.66	96.13	170.31	N/A	118,166	120,949
1980 TO 1989											
1990 TO 1994											
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											
ALL	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448

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<b>SALE PRICE *</b>											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	1	116.52	116.52	116.52			116.52	116.52	N/A	4,800	5,593	
Total \$ _____												
1 TO 9999	1	116.52	116.52	116.52			116.52	116.52	N/A	4,800	5,593	
10000 TO 29999	3	95.42	118.71	126.32	27.92	93.98	90.40	170.31	N/A	20,050	25,327	
30000 TO 59999	4	109.53	106.56	108.91	20.47	97.84	74.18	132.99	N/A	38,617	42,059	
60000 TO 99999	3	95.92	99.09	98.76	6.86	100.33	90.80	110.55	N/A	77,066	76,114	
100000 TO 149999	3	88.06	81.97	81.54	10.47	100.53	65.10	92.76	N/A	109,833	89,556	
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 _____												
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448	

<b>ASSESSED VALUE *</b>											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	1	116.52	116.52	116.52			116.52	116.52	N/A	4,800	5,593	
Total \$ _____												
1 TO 9999	1	116.52	116.52	116.52			116.52	116.52	N/A	4,800	5,593	
10000 TO 29999	4	92.25	88.53	86.98	6.76	101.78	74.18	95.42	N/A	25,280	21,988	
30000 TO 59999	2	151.65	151.65	149.43	12.30	101.48	132.99	170.31	N/A	29,500	44,083	
60000 TO 99999	7	92.76	95.45	91.86	13.47	103.91	65.10	124.95	65.10 to 124.95	87,885	80,730	
100000 TO 149999	2	97.03	97.03	96.98	0.93	100.05	96.13	97.93	N/A	164,250	159,284	
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 _____												
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	94.10	95.90	98.34	9.49	97.51	74.18	116.52	74.18 to 116.52	54,631	53,726	
20	2	130.56	130.56	111.27	30.45	117.34	90.80	170.31	N/A	50,500	56,189	
30	8	97.03	101.45	95.65	15.62	106.07	65.10	132.99	65.10 to 132.99	99,650	95,316	
40	1	114.30	114.30	114.30			114.30	114.30	N/A	329,900	377,087	
ALL _____												
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448	

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	95.42	101.63	107.32	9.20	94.70	90.40	116.52	90.40 to 116.52	96,907	103,996	
101	5	97.93	114.41	102.05	23.77	112.11	88.06	170.31	N/A	84,100	85,826	
102	1	110.55	110.55	110.55			110.55	110.55	N/A	71,200	78,710	
104	4	96.03	97.54	90.30	17.73	108.01	65.10	132.99	N/A	101,625	91,766	
106	1	74.18	74.18	74.18			74.18	74.18	N/A	33,970	25,199	
<u>ALL</u>												
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	94.10	95.90	98.34	9.49	97.51	74.18	116.52	74.18 to 116.52	54,631	53,726	
20	1	170.31	170.31	170.31			170.31	170.31	N/A	26,000	44,280	
30	9	96.13	100.27	95.23	14.63	105.29	65.10	132.99	88.06 to 124.95	96,911	92,292	
40	1	114.30	114.30	114.30			114.30	114.30	N/A	329,900	377,087	
<u>ALL</u>												
	18	96.03	103.24	101.09	16.48	102.13	65.10	170.31	90.80 to 114.30	89,473	90,448	

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

Query: 6253

What If ID: 5471 SUB STAT

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