

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	133	MEDIAN:	94	COV:	22.57	95% Median C.I.:	89.80 to 97.09
TOTAL Sales Price:	6,500,551	WGT. MEAN:	90	STD:	20.97	95% Wgt. Mean C.I.:	86.49 to 93.24
TOTAL Adj.Sales Price:	6,515,551	MEAN:	93	AVG.ABS.DEV:	14.58	95% Mean C.I.:	89.37 to 96.49
TOTAL Assessed Value:	5,855,303						
AVG. Adj. Sales Price:	48,989	COD:	15.50	MAX Sales Ratio:	186.10		
AVG. Assessed Value:	44,024	PRD:	103.41	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	102.03	103.60	5.20	98.49	94.00	123.63	95.15 to 105.04	38,529	39,915
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	98.31	95.52	11.12	102.93	80.49	135.78	86.79 to 104.19	48,070	45,915
07/01/06 TO 09/30/06	17	88.39	93.78	84.98	23.12	110.35	60.95	163.17	71.55 to 109.30	52,662	44,753
10/01/06 TO 12/31/06	20	90.06	90.93	90.33	18.75	100.66	41.88	124.13	82.44 to 107.01	67,455	60,933
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	83.38	83.55	11.49	99.80	43.50	105.67	74.22 to 91.29	55,506	46,377
<u>Study Years</u>											
07/01/05 TO 06/30/06	60	98.47	98.37	96.92	8.20	101.49	64.77	135.78	96.17 to 100.15	44,700	43,323
07/01/06 TO 06/30/07	73	87.66	88.46	84.93	19.82	104.16	37.78	186.10	82.44 to 89.93	52,513	44,601
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	69	93.32	94.16	90.80	16.64	103.70	41.88	163.17	87.07 to 100.10	54,030	49,060
<u>ALL</u>											
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024

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	88.86	94.25	93.83	17.67	100.45	60.95	159.44	80.49 to 107.01	93,972	88,172
<u>ALL</u>											
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024

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	92.63	88.70	15.29	104.43	37.78	186.10	91.24 to 97.09	42,652	37,832
2	9	86.66	89.89	92.25	10.42	97.44	72.21	110.58	80.00 to 105.04	87,313	80,548
3	9	89.80	99.79	94.54	20.93	105.55	60.95	159.44	82.44 to 113.18	91,633	86,627
<u>ALL</u>											
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024

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	94.63	93.00	89.54	15.51	103.87	37.78	186.10	89.80 to 97.09	51,047	45,708
2	13	92.34	92.25	94.98	14.58	97.13	43.50	127.00	83.00 to 105.67	29,992	28,485
<u>ALL</u>											
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024

Type: Qualified

Query: 6253

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

(!: AVTot=0)

(!: Derived)

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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	93.59	92.50	89.40	15.78	103.47	37.78	186.10	89.33 to 96.33	48,643	43,485
06	2	95.94	95.94	98.16	9.49	97.73	86.84	105.04	N/A	138,250	135,712
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>94.08</u>	<u>92.93</u>	<u>89.87</u>	<u>15.50</u>	<u>103.41</u>	<u>37.78</u>	<u>186.10</u>	<u>89.80 to 97.09</u>	<u>48,989</u>	<u>44,024</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	96.92	93.68	13.35	103.45	52.21	163.17	91.24 to 100.10	40,173	37,636
63-0030	64	92.19	88.73	87.17	16.62	101.78	37.78	186.10	82.95 to 95.34	60,347	52,607
72-0075											
NonValid School											
<u>ALL</u>	<u>133</u>	<u>94.08</u>	<u>92.93</u>	<u>89.87</u>	<u>15.50</u>	<u>103.41</u>	<u>37.78</u>	<u>186.10</u>	<u>89.80 to 97.09</u>	<u>48,989</u>	<u>44,024</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	94.00	92.82	94.40	13.95	98.32	43.50	127.00	83.00 to 105.04	29,992	28,313
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	66	94.35	91.39	88.42	14.74	103.37	37.78	163.17	88.39 to 97.78	38,694	34,212
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	99.26	91.74	14.71	108.20	70.54	159.44	85.07 to 108.15	63,700	58,438
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	94.72	94.72	100.86	12.97	93.91	82.44	107.01	N/A	219,950	221,851
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>94.08</u>	<u>92.93</u>	<u>89.87</u>	<u>15.50</u>	<u>103.41</u>	<u>37.78</u>	<u>186.10</u>	<u>89.80 to 97.09</u>	<u>48,989</u>	<u>44,024</u>

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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	112.14	111.64	110.12	8.27	101.38	92.34	127.00	92.34 to 127.00	3,583	3,946	
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	106.62	104.77	20.04	101.76	43.50	186.10	88.39 to 120.54	6,175	6,469	
10000 TO 29999	23	97.78	97.02	96.52	13.60	100.52	37.78	159.44	94.08 to 101.49	19,765	19,077	
30000 TO 59999	43	91.29	88.17	89.05	15.83	99.01	41.88	123.63	81.50 to 98.45	41,395	36,863	
60000 TO 99999	33	93.05	90.50	90.16	9.53	100.37	58.63	109.30	89.04 to 96.17	73,400	66,180	
100000 TO 149999	8	81.63	77.64	77.26	10.32	100.50	60.95	92.05	60.95 to 92.05	111,562	86,188	
150000 TO 249999	3	86.66	92.26	92.43	7.68	99.82	85.07	105.04	N/A	166,833	154,198	
250000 TO 499999	1	107.01	107.01	107.01			107.01	107.01	N/A	329,900	353,018	
ALL	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024	

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	95.68	88.69	19.79	107.88	43.50	127.00	64.77 to 120.54	4,444	3,941	
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	103.32	98.79	20.52	104.59	43.50	186.10	88.39 to 115.19	6,379	6,302	
10000 TO 29999	37	94.08	87.94	82.99	16.97	105.97	37.78	135.78	82.96 to 97.78	24,826	20,603	
30000 TO 59999	36	92.96	92.57	89.17	15.22	103.81	58.63	159.44	85.69 to 98.81	50,434	44,974	
60000 TO 99999	33	93.32	91.93	89.95	9.10	102.20	60.95	110.58	89.79 to 96.33	81,472	73,286	
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	105.04	105.04	105.04			105.04	105.04	N/A	172,000	180,675	
250000 TO 499999	1	107.01	107.01	107.01			107.01	107.01	N/A	329,900	353,018	
ALL	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	92.66	91.13	88.70	14.41	102.74	43.50	127.00	83.00 to 104.04	32,492	28,822	
20	37	95.15	97.03	89.07	23.85	108.94	37.78	186.10	88.39 to 104.79	24,216	21,570	
30	71	93.32	91.08	89.01	11.72	102.33	58.63	135.78	89.04 to 96.33	60,123	53,514	
40	7	100.10	94.63	96.48	8.39	98.09	65.50	107.01	65.50 to 107.01	109,414	105,558	
ALL	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09	48,989	44,024	

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	94.64	96.64	100.15	14.65	96.50	43.50	127.00	86.79 to 109.08		47,673	47,743
100	4	101.42	105.12	99.86	6.98	105.26	97.09	120.54	N/A		15,325	15,304
101	75	93.05	91.94	88.08	17.65	104.37	37.78	186.10	87.66 to 96.33		47,386	41,739
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	91.67	91.61	87.85	12.21	104.28	60.95	124.13	85.69 to 98.81		60,492	53,142
106	3	102.39	92.88	81.19	10.36	114.40	72.21	104.04	N/A		15,990	12,982
<u>ALL</u>												
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09		48,989	44,024

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	16	93.17	92.37	93.47	14.55	98.82	43.50	127.00	83.00 to 105.04		27,366	25,578
10	1	78.00	78.00	78.00			78.00	78.00	N/A		6,500	5,070
20	10	113.35	108.79	99.84	19.61	108.96	41.88	159.44	80.21 to 135.78		14,300	14,277
30	101	92.97	91.14	87.73	14.71	103.89	37.78	186.10	88.39 to 96.03		53,012	46,510
40	5	102.96	102.08	104.66	4.75	97.53	93.05	108.94	N/A		114,780	120,132
<u>ALL</u>												
	133	94.08	92.93	89.87	15.50	103.41	37.78	186.10	89.80 to 97.09		48,989	44,024

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6253

What If ID: 5462

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	10.000	A	1