

PAD 2008 R&O Statistics

Query: 6255

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	69	COV:	18.86	95% Median C.I.:	65.53 to 74.96	(! : Derived)
(AgLand) TOTAL Sales Price:	8,517,930	WGT. MEAN:	68	STD:	13.42	95% Wgt. Mean C.I.:	64.25 to 72.56	
(AgLand) TOTAL Adj.Sales Price:	8,451,430	MEAN:	71	AVG.ABS.DEV:	9.67	95% Mean C.I.:	67.20 to 75.13	
(AgLand) TOTAL Assessed Value:	5,781,137							
AVG. Adj. Sales Price:	192,077	COD:	13.98	MAX Sales Ratio:	122.72			
AVG. Assessed Value:	131,389	PRD:	104.03	MIN Sales Ratio:	49.94			

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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	1	75.32	75.32	75.32			75.32	75.32	N/A	95,000	71,556
10/01/04 TO 12/31/04	4	76.29	78.35	76.21	13.93	102.81	62.22	98.58	N/A	172,262	131,274
01/01/05 TO 03/31/05	4	83.78	81.56	79.20	9.28	102.98	69.26	89.42	N/A	261,586	207,177
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	83.61	83.61	83.61			83.61	83.61	N/A	250,000	209,022
10/01/05 TO 12/31/05	4	68.97	70.08	68.13	8.75	102.86	62.56	79.80	N/A	156,130	106,372
01/01/06 TO 03/31/06	8	74.82	72.66	70.89	8.75	102.50	57.91	84.83	57.91 to 84.83	154,880	109,788
04/01/06 TO 06/30/06	1	68.78	68.78	68.78			68.78	68.78	N/A	120,000	82,537
07/01/06 TO 09/30/06	1	68.65	68.65	68.65			68.65	68.65	N/A	190,560	130,810
10/01/06 TO 12/31/06	7	64.03	72.17	63.79	20.69	113.14	52.52	122.72	52.52 to 122.72	272,101	173,569
01/01/07 TO 03/31/07	9	62.55	61.59	59.48	12.96	103.56	49.94	81.05	50.94 to 69.05	177,508	105,573
04/01/07 TO 06/30/07	4	68.13	68.51	66.87	6.58	102.46	60.71	77.08	N/A	173,656	116,116
<u>Study Years</u>											
07/01/04 TO 06/30/05	9	78.31	79.44	77.87	10.87	102.01	62.22	98.58	69.26 to 89.42	203,377	158,373
07/01/05 TO 06/30/06	14	73.93	72.43	71.43	9.26	101.40	57.91	84.83	62.56 to 79.80	159,540	113,953
07/01/06 TO 06/30/07	21	65.80	66.77	62.92	14.08	106.13	49.94	122.72	59.64 to 69.05	208,927	131,448
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	9	78.31	76.68	76.18	10.26	100.67	62.56	89.42	65.53 to 89.25	213,429	162,580
01/01/06 TO 12/31/06	17	72.00	71.99	66.78	13.67	107.81	52.52	122.72	59.64 to 77.45	203,194	135,684
<u>ALL</u>											
	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2339	2	68.60	68.60	68.12	6.66	100.71	64.03	73.17	N/A	199,000	135,550
2341	2	68.97	68.97	69.51	13.53	99.23	59.64	78.31	N/A	314,972	218,935
2343	3	65.53	69.15	67.24	8.55	102.85	62.56	79.37	N/A	185,166	124,505
2413	3	69.05	71.70	74.25	6.32	96.56	66.47	79.57	N/A	137,116	101,809
2415	9	69.26	74.53	69.78	15.94	106.80	52.52	98.58	62.55 to 89.42	237,578	165,791
2417	2	69.87	69.87	65.82	16.00	106.15	58.69	81.05	N/A	228,542	150,428
2419	4	58.89	61.54	60.57	13.93	101.60	50.94	77.45	N/A	156,725	94,932
2421	3	68.78	66.13	65.39	3.97	101.13	60.71	68.91	N/A	200,541	131,143
2625	2	70.38	70.38	68.74	6.51	102.38	65.80	74.96	N/A	171,055	117,591
2627	4	81.71	75.26	75.98	10.96	99.06	52.81	84.83	N/A	155,629	118,245
2629	3	72.42	65.68	56.78	11.39	115.67	49.94	74.68	N/A	203,082	115,317
2633	3	77.08	90.60	89.54	21.93	101.18	72.00	122.72	N/A	84,386	75,562
2713	2	67.22	67.22	68.34	7.45	98.37	62.22	72.23	N/A	302,500	206,731
2715	2	66.61	66.61	66.15	13.07	100.70	57.91	75.32	N/A	100,390	66,409
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	25	72.00	70.45	67.35	14.45	104.59	49.94	122.72	62.04 to 75.32	175,879	118,458
3	16	68.85	71.98	69.23	12.82	103.98	52.52	98.58	62.56 to 79.37	219,415	151,901
4	3	73.17	72.75	71.58	7.75	101.63	64.03	81.05	N/A	181,261	129,753
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389
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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	2	61.38	61.38	61.41	1.08	99.95	60.71	62.04	N/A	270,275	165,970
06-0017	1	59.64	59.64	59.64			59.64	59.64	N/A	297,000	177,130
39-0010	2	68.85	68.85	68.87	0.09	99.97	68.78	68.91	N/A	172,812	119,007
61-0049	4	70.38	68.50	67.79	9.44	101.05	57.91	75.32	N/A	135,722	92,000
63-0001	21	72.23	69.37	67.65	12.84	102.53	49.94	89.42	62.22 to 77.45	196,826	133,159
63-0030	14	74.54	77.17	72.13	16.23	106.98	52.52	122.72	65.53 to 89.25	185,143	133,549
72-0075											
NonValid School											
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	72.42	72.42	72.42			72.42	72.42	N/A	48,997	35,486
50.01 TO 100.00	11	69.05	73.90	71.59	14.29	103.23	55.74	122.72	62.56 to 79.37	118,378	84,746
100.01 TO 180.00	25	68.91	70.62	68.66	14.68	102.85	49.94	98.58	62.55 to 77.08	196,793	135,115
180.01 TO 330.00	7	69.26	68.62	65.84	12.41	104.23	52.52	83.61	52.52 to 83.61	311,489	205,079
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	66.03	66.03	61.45	9.68	107.45	59.64	72.42	N/A	172,998	106,308
DRY-N/A	10	66.57	66.71	64.65	12.81	103.18	52.52	89.25	52.81 to 75.32	209,849	135,661
GRASS	12	68.72	67.42	67.06	6.31	100.55	57.91	77.08	62.22 to 73.17	175,745	117,846
GRASS-N/A	7	81.05	79.94	79.74	11.83	100.25	50.94	98.58	50.94 to 98.58	140,403	111,955
IRRGTD	1	62.56	62.56	62.56			62.56	62.56	N/A	239,500	149,840
IRRGTD-N/A	12	76.07	75.07	69.67	15.47	107.74	49.94	122.72	62.04 to 79.57	222,973	155,351
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	65.82	64.95	62.01	11.03	104.75	55.74	72.42	N/A	125,499	77,819
DRY-N/A	8	66.57	67.41	64.76	12.95	104.10	52.52	89.25	52.52 to 89.25	242,811	157,244
GRASS	13	68.78	68.76	67.80	7.62	101.42	57.91	84.83	62.22 to 73.21	169,303	114,784
GRASS-N/A	6	80.43	79.13	79.21	13.13	99.89	50.94	98.58	50.94 to 98.58	148,470	117,608
IRRGTD	6	65.74	66.86	64.42	13.20	103.79	49.94	79.37	49.94 to 79.37	273,144	175,948
IRRGTD-N/A	7	77.45	80.32	75.09	16.05	106.97	58.69	122.72	58.69 to 122.72	182,330	136,909
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	64.91	65.16	62.16	12.64	104.82	52.52	89.25	52.81 to 72.42	197,949	123,042
DRY-N/A	2	73.78	73.78	72.86	2.09	101.25	72.23	75.32	N/A	232,500	169,405
GRASS	17	69.05	70.55	69.49	11.41	101.54	50.94	98.58	62.22 to 77.08	163,278	113,454
GRASS-N/A	2	84.61	84.61	85.16	5.68	99.36	79.80	89.42	N/A	158,012	134,556
IRRGTD	11	68.91	72.94	67.37	17.93	108.26	49.94	122.72	58.69 to 79.57	233,789	157,511
IRRGTD-N/A	2	80.53	80.53	81.93	3.82	98.29	77.45	83.61	N/A	171,750	140,718
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	72.42	72.42	72.42			72.42	72.42	N/A	48,997	35,486
60000 TO 99999	7	75.32	79.22	78.81	17.22	100.52	55.74	122.72	55.74 to 122.72	85,601	67,460
100000 TO 149999	11	74.68	71.17	71.32	9.30	99.79	52.81	81.05	57.91 to 79.80	120,058	85,625
150000 TO 249999	15	68.65	71.63	70.94	13.45	100.97	50.94	98.58	62.56 to 79.57	201,009	142,597
250000 TO 499999	9	62.04	66.05	65.40	13.33	100.98	49.94	83.61	58.69 to 78.31	320,382	209,542
500000 +	1	52.52	52.52	52.52			52.52	52.52	N/A	584,000	306,690
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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
Low \$ _____	_____										
Total \$ _____	_____										
30000 TO 59999	4	69.24	66.66	65.74	8.02	101.39	55.74	72.42	N/A	72,636	47,752
60000 TO 99999	14	74.82	73.80	71.45	14.34	103.30	50.94	122.72	57.91 to 79.37	111,238	79,475
100000 TO 149999	9	68.65	70.06	69.03	8.51	101.50	62.55	81.05	62.56 to 79.80	188,563	130,160
150000 TO 249999	14	67.35	71.26	68.28	16.92	104.37	49.94	98.58	59.64 to 89.25	258,537	176,524
250000 TO 499999	3	72.23	67.69	64.86	11.90	104.36	52.52	78.31	N/A	428,981	278,228
ALL	44	69.16	71.16	68.40	13.98	104.03	49.94	122.72	65.53 to 74.96	192,077	131,389

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6255

What If ID: 5464

Desc: New Whatif for Query ID: 6255

<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>
Area (market)	1	Total	Decrease	5.130	A	1