

PAD 2008 R&O Statistics

Base Stat

Query: 6205

Type: Qualified

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

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

NUMBER of Sales:	137	MEDIAN:	94	COV:	29.27	95% Median C.I.:	92.31 to 96.09
TOTAL Sales Price:	11,209,636	WGT. MEAN:	90	STD:	27.32	95% Wgt. Mean C.I.:	86.47 to 93.52
TOTAL Adj.Sales Price:	11,218,636	MEAN:	93	AVG.ABS.DEV:	15.83	95% Mean C.I.:	88.78 to 97.93
TOTAL Assessed Value:	10,096,140						
AVG. Adj. Sales Price:	81,887	COD:	16.85	MAX Sales Ratio:	270.62		
AVG. Assessed Value:	73,694	PRD:	103.73	MIN Sales Ratio:	4.64		

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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	23	93.93	86.90	90.17	22.89	96.38	4.64	177.47	80.35 to 98.56	63,103	56,898
10/01/05 TO 12/31/05	11	89.11	107.26	94.06	30.20	114.03	67.10	270.62	78.23 to 115.76	72,352	68,054
01/01/06 TO 03/31/06	13	92.60	93.11	87.26	16.86	106.71	54.99	120.12	70.95 to 116.58	92,644	80,838
04/01/06 TO 06/30/06	19	93.60	94.63	93.32	14.39	101.41	43.05	193.14	83.12 to 99.44	65,778	61,384
07/01/06 TO 09/30/06	24	94.31	92.46	86.90	11.77	106.40	54.58	135.33	85.32 to 99.10	91,100	79,162
10/01/06 TO 12/31/06	18	90.37	87.66	85.03	13.35	103.09	64.23	111.60	77.71 to 97.03	107,580	91,476
01/01/07 TO 03/31/07	11	101.18	99.17	101.51	9.68	97.69	69.30	123.93	86.21 to 109.52	85,854	87,152
04/01/07 TO 06/30/07	18	95.45	95.24	90.80	16.49	104.89	55.82	144.78	79.63 to 103.09	80,552	73,140
<u>Study Years</u>											
07/01/05 TO 06/30/06	66	93.47	93.74	90.92	20.37	103.11	4.64	270.62	89.11 to 97.23	71,233	64,764
07/01/06 TO 06/30/07	71	94.49	92.99	89.33	13.56	104.10	54.58	144.78	89.80 to 98.27	91,791	81,995
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	74	93.72	91.97	87.63	13.74	104.94	43.05	193.14	91.14 to 95.71	88,878	77,887
<u>ALL</u>											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EAGLE RIDGE 1ST	1	94.00	94.00	94.00			94.00	94.00	N/A	57,500	54,050
EAGLE RIDGE SUB	1	94.13	94.13	94.13			94.13	94.13	N/A	40,900	38,500
NORFOLK	4	99.84	97.47	96.93	11.00	100.55	80.66	109.52	N/A	114,812	111,285
PILGER	20	88.36	99.24	86.47	32.95	114.76	26.44	270.62	74.36 to 96.13	38,302	33,121
RURAL	16	88.20	84.81	82.58	16.60	102.70	54.99	116.62	67.55 to 97.41	151,750	125,310
SB VALLEY	1	129.48	129.48	129.48			129.48	129.48	N/A	25,000	32,370
STANTON	47	94.40	92.73	88.99	14.90	104.21	43.05	177.47	83.47 to 98.38	73,960	65,816
WAGNER'S SUB	1	54.58	54.58	54.58			54.58	54.58	N/A	150,000	81,870
WILLERS COVE V	1	79.68	79.68	79.68			79.68	79.68	N/A	18,500	14,740
WP	3	92.50	96.37	95.50	5.39	100.91	90.82	105.78	N/A	97,800	93,398
WP 02	1	135.33	135.33	135.33			135.33	135.33	N/A	58,500	79,170
WP 03	5	103.40	104.04	103.21	9.12	100.80	86.21	120.12	N/A	74,700	77,099
WP 04	5	97.03	95.94	95.91	4.45	100.03	87.61	102.69	N/A	77,517	74,347
WP 05	8	88.85	89.62	89.27	7.26	100.39	81.40	104.74	81.40 to 104.74	85,618	76,430
WP 06	4	92.13	91.83	91.78	1.69	100.05	89.11	93.94	N/A	77,800	71,407
WP 07	2	103.43	103.43	103.32	1.63	100.10	101.74	105.11	N/A	84,350	87,152
WP 08	3	103.15	101.26	101.47	3.76	99.79	94.49	106.13	N/A	83,166	84,391
WP 09	7	98.67	99.46	99.07	10.61	100.39	82.49	123.93	82.49 to 123.93	89,364	88,529
WP 10	3	98.27	99.82	98.83	7.47	101.00	89.59	111.60	N/A	126,300	124,825
WP ROY O - 04	1	21.77	21.77	21.77			21.77	21.77	N/A	15,500	3,375
WP ROY-O	1	4.64	4.64	4.64			4.64	4.64	N/A	28,000	1,300
WP WB	1	101.18	101.18	101.18			101.18	101.18	N/A	110,000	111,300
WP WB 02	1	104.83	104.83	104.83			104.83	104.83	N/A	112,000	117,415
ALL											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	67	94.03	94.68	88.53	19.85	106.94	26.44	270.62	83.12 to 97.23	63,316	56,056
2	51	93.94	93.95	94.87	13.68	99.03	4.64	135.33	92.31 to 101.18	84,451	80,121
3	19	92.88	87.08	84.44	14.79	103.13	54.99	116.62	70.95 to 97.41	140,495	118,638
ALL											
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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	130	93.94	94.92	90.25	15.47	105.17	43.05	270.62	92.37 to 97.03	84,801	76,534
2	7	79.68	64.31	75.47	47.47	85.21	4.64	129.48	4.64 to 129.48	27,771	20,959
____ALL____											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	135	93.90	92.94	89.94	16.67	103.34	4.64	270.62	91.44 to 95.71	82,945	74,599
06											
07	2	121.25	121.25	120.36	15.34	100.74	102.64	139.85	N/A	10,500	12,637
____ALL____											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	1	97.41	97.41	97.41			97.41	97.41	N/A	110,000	107,150
19-0058	2	88.14	88.14	85.65	12.70	102.91	76.95	99.33	N/A	96,117	82,325
19-0059											
20-0030	26	87.27	95.52	84.32	28.41	113.28	26.44	270.62	74.36 to 95.71	51,075	43,065
59-0001											
59-0002	55	93.94	93.81	94.11	14.02	99.68	4.64	135.33	92.31 to 101.57	95,318	89,705
84-0003	53	94.03	91.93	86.77	15.19	105.95	43.05	177.47	83.47 to 98.20	81,998	71,148
90-0595											
NonValid School											
____ALL____											
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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	10	86.84	69.59	84.08	39.69	82.76	4.64	129.48	21.77 to 102.64	33,340	28,033	
Prior TO 1860	2	65.77	65.77	64.41	17.01	102.11	54.58	76.95	N/A	133,750	86,142	
1860 TO 1899	8	95.88	111.91	90.38	33.29	123.83	67.10	270.62	67.10 to 270.62	44,037	39,800	
1900 TO 1919	30	84.53	89.63	84.98	19.72	105.47	55.82	193.14	79.63 to 94.03	61,273	52,068	
1920 TO 1939	8	94.54	92.31	85.91	9.37	107.46	54.99	116.58	54.99 to 116.58	64,937	55,785	
1940 TO 1949	2	139.93	139.93	129.85	26.83	107.76	102.38	177.47	N/A	20,500	26,620	
1950 TO 1959	7	89.80	87.46	88.51	8.12	98.81	74.34	99.10	74.34 to 99.10	54,985	48,670	
1960 TO 1969	9	99.44	107.25	101.80	13.39	105.35	86.21	139.85	90.82 to 135.33	70,566	71,836	
1970 TO 1979	29	92.91	93.26	90.59	11.10	102.95	69.30	120.12	85.32 to 99.93	103,823	94,051	
1980 TO 1989	11	93.83	94.39	94.28	4.76	100.11	81.41	115.76	89.11 to 98.20	97,109	91,556	
1990 TO 1994	6	102.45	99.48	99.50	5.19	99.98	82.49	106.13	82.49 to 106.13	93,191	92,726	
1995 TO 1999	10	101.38	101.92	101.14	7.99	100.77	89.59	123.93	89.77 to 111.60	103,350	104,524	
2000 TO Present	5	77.71	84.60	80.01	21.24	105.74	64.41	109.08	N/A	235,000	188,022	
ALL	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	2	148.53	148.53	128.84	82.20	115.28	26.44	270.62	N/A	7,750	9,985	
Total \$												
1 TO 9999	2	148.53	148.53	128.84	82.20	115.28	26.44	270.62	N/A	7,750	9,985	
10000 TO 29999	17	102.38	97.15	93.30	32.24	104.12	4.64	193.14	69.30 to 129.48	18,264	17,041	
30000 TO 59999	28	94.02	91.89	93.08	12.98	98.72	65.20	144.78	80.97 to 94.99	43,998	40,954	
60000 TO 99999	50	94.22	95.20	95.12	10.92	100.08	64.23	123.93	91.44 to 99.44	78,631	74,796	
100000 TO 149999	31	92.60	90.48	90.39	10.89	100.10	54.99	111.60	87.45 to 98.38	117,737	106,420	
150000 TO 249999	6	85.29	83.19	84.66	18.10	98.26	54.58	109.08	54.58 to 109.08	187,208	158,499	
250000 TO 499999	3	66.97	67.88	67.98	3.91	99.85	64.41	72.26	N/A	318,666	216,628	
ALL	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694	

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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 \$ _____											
1 TO 4999	4	24.11	23.98	18.18	44.68	131.90	4.64	43.05	N/A	15,625	2,840
Total \$ _____											
1 TO 9999	4	24.11	23.98	18.18	44.68	131.90	4.64	43.05	N/A	15,625	2,840
10000 TO 29999	21	96.13	109.01	95.80	29.89	113.79	67.10	270.62	80.35 to 103.15	22,661	21,709
30000 TO 59999	26	93.80	89.27	86.92	12.09	102.70	64.23	129.48	79.63 to 94.99	50,684	44,054
60000 TO 99999	57	93.35	94.36	91.81	12.89	102.77	54.58	144.78	89.80 to 98.63	86,179	79,123
100000 TO 149999	22	98.24	95.99	94.61	6.98	101.47	70.95	115.76	92.60 to 100.02	124,009	117,320
150000 TO 249999	6	74.99	80.62	76.51	17.00	105.38	64.41	109.52	64.41 to 109.52	248,666	190,248
250000 TO 499999	1	109.08	109.08	109.08			109.08	109.08	N/A	230,000	250,885
ALL _____											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	86.84	70.24	76.74	40.45	91.53	4.64	129.48	21.77 to 106.60	22,540	17,297
20	68	93.47	97.19	91.84	17.04	105.83	55.82	270.62	89.11 to 96.13	64,428	59,172
30	57	94.99	92.92	89.37	12.79	103.97	54.58	144.78	91.14 to 98.27	106,335	95,028
40	2	90.67	90.67	87.63	20.30	103.47	72.26	109.08	N/A	275,500	241,412
ALL _____											
	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	61.37	61.65	73.88	61.39	83.44	4.64	129.48	4.64 to 129.48	25,550	18,877
100	4	104.62	104.60	100.72	17.80	103.85	69.30	139.85	N/A	11,500	11,582
101	57	93.60	94.01	92.82	13.65	101.28	54.58	193.14	89.80 to 97.37	85,028	78,922
102	9	93.90	103.32	83.11	24.83	124.32	64.41	177.47	72.26 to 144.78	116,660	96,952
103	2	92.29	92.29	93.13	6.59	99.10	86.21	98.38	N/A	100,250	93,365
104	31	93.93	93.24	82.90	19.88	112.47	54.99	270.62	79.63 to 97.41	84,212	69,812
111	24	95.49	97.41	97.28	8.49	100.14	81.40	123.93	91.44 to 102.69	86,180	83,836
307	2	88.14	88.14	85.65	12.70	102.91	76.95	99.33	N/A	96,117	82,325
ALL _____											
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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	86.84	70.24	76.74	40.45	91.53	4.64	129.48	21.77 to 106.60	22,540	17,297
20	24	93.59	107.67	94.56	22.05	113.87	74.34	270.62	89.11 to 102.69	66,424	62,808
30	67	94.06	94.49	93.64	14.77	100.91	54.58	144.78	89.80 to 99.60	73,341	68,673
40	25	94.08	90.96	88.28	9.00	103.03	66.18	115.27	88.95 to 97.41	104,729	92,457
50	10	78.66	78.91	76.50	14.44	103.14	54.99	99.93	64.41 to 94.40	163,695	125,232
60	1	109.08	109.08	109.08			109.08	109.08	N/A	230,000	250,885
ALL	137	93.93	93.35	89.99	16.85	103.73	4.64	270.62	92.31 to 96.09	81,887	73,694