

PAD 2008 R&O Statistics

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:	30.61	95% Median C.I.:	92.50 to 97.37
TOTAL Sales Price:	11,209,636	WGT. MEAN:	91	STD:	28.96	95% Wgt. Mean C.I.:	86.95 to 94.06
TOTAL Adj.Sales Price:	11,218,636	MEAN:	95	AVG.ABS.DEV:	16.15	95% Mean C.I.:	89.76 to 99.45
TOTAL Assessed Value:	10,153,441						
AVG. Adj. Sales Price:	81,887	COD:	17.18	MAX Sales Ratio:	294.03		
AVG. Assessed Value:	74,112	PRD:	104.53	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	88.00	90.74	22.58	96.98	4.64	177.47	80.35 to 98.56	63,103	57,263
10/01/05 TO 12/31/05	11	89.11	110.53	94.86	31.31	116.52	72.90	294.03	79.60 to 115.76	72,352	68,634
01/01/06 TO 03/31/06	13	92.60	93.56	87.65	16.38	106.74	54.99	120.12	71.91 to 116.58	92,644	81,201
04/01/06 TO 06/30/06	19	93.60	95.51	93.51	15.33	102.14	43.05	209.84	83.12 to 99.44	65,778	61,511
07/01/06 TO 09/30/06	24	94.76	94.13	87.50	12.87	107.58	54.58	135.33	85.32 to 103.15	91,100	79,711
10/01/06 TO 12/31/06	18	90.98	88.49	85.57	13.31	103.41	64.23	111.60	77.71 to 99.02	107,580	92,058
01/01/07 TO 03/31/07	11	101.18	99.71	101.61	9.14	98.14	75.29	123.93	86.21 to 109.52	85,854	87,234
04/01/07 TO 06/30/07	18	97.97	96.75	91.54	16.40	105.68	55.82	151.95	80.66 to 103.09	80,552	73,741
<u>Study Years</u>											
07/01/05 TO 06/30/06	66	93.47	95.01	91.38	20.61	103.97	4.64	294.03	90.82 to 97.23	71,233	65,096
07/01/06 TO 06/30/07	71	96.09	94.23	89.87	13.68	104.85	54.58	151.95	89.80 to 100.02	91,791	82,493
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	74	93.93	93.01	88.10	14.20	105.57	43.05	209.84	91.44 to 97.23	88,878	78,303
<u>ALL</u>											
	137	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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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	96.00	107.82	93.95	32.95	114.76	28.73	294.03	80.80 to 104.45	38,302	35,986
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	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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	94.40	97.24	89.88	20.46	108.18	28.73	294.03	86.52 to 99.02	63,316	56,911
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											
	137	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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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	94.05	96.22	90.77	15.83	106.00	43.05	294.03	92.60 to 98.20	84,801	76,973
2	7	79.68	64.63	75.58	47.06	85.52	4.64	129.48	4.64 to 129.48	27,771	20,988
____ALL____											
	137	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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	93.94	94.05	90.43	16.85	104.01	4.64	294.03	92.37 to 97.30	82,945	75,007
06											
07	2	131.74	131.74	130.77	15.35	100.74	111.52	151.95	N/A	10,500	13,731
____ALL____											
	137	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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	90.97	102.12	88.63	29.72	115.22	28.73	294.03	79.68 to 102.21	51,075	45,268
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 *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	86.84	70.70	84.44	40.45	83.73	4.64	129.48	21.77 to 111.52	33,340	28,151
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	115.56	91.45	35.58	126.37	72.90	294.03	72.90 to 294.03	44,037	40,272
1900 TO 1919	30	86.99	91.55	86.25	19.44	106.15	55.82	209.84	80.80 to 94.03	61,273	52,849
1920 TO 1939	8	98.22	95.35	88.05	10.28	108.29	54.99	116.58	54.99 to 116.58	64,937	57,176
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	89.59	90.61	8.34	98.87	74.34	101.70	74.34 to 101.70	54,985	49,822
1960 TO 1969	9	99.44	108.59	101.99	14.74	106.47	86.21	151.95	90.82 to 135.33	70,566	71,971
1970 TO 1979	29	92.91	93.79	90.65	11.22	103.46	70.95	120.12	85.32 to 99.93	103,823	94,114
1980 TO 1989	11	93.83	95.03	94.91	4.08	100.13	88.45	115.76	89.11 to 98.20	97,109	92,164
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	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	161.38	161.38	139.99	82.20	115.28	28.73	294.03	N/A	7,750	10,849
Total \$											
1 TO 9999	2	161.38	161.38	139.99	82.20	115.28	28.73	294.03	N/A	7,750	10,849
10000 TO 29999	17	102.38	100.26	95.38	34.59	105.12	4.64	209.84	75.29 to 129.48	18,264	17,420
30000 TO 59999	28	94.05	93.96	94.95	13.04	98.96	65.20	144.78	81.41 to 99.02	43,998	41,776
60000 TO 99999	50	95.76	95.90	95.79	10.31	100.12	64.23	123.93	92.37 to 101.57	78,631	75,319
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	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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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	25.25	24.55	18.51	44.92	132.65	4.64	43.05	N/A	15,625	2,891
Total \$ _____											
1 TO 9999	4	25.25	24.55	18.51	44.92	132.65	4.64	43.05	N/A	15,625	2,891
10000 TO 29999	21	99.60	113.92	99.42	31.27	114.59	72.90	294.03	80.80 to 111.52	22,661	22,529
30000 TO 59999	26	94.03	91.23	89.02	11.72	102.48	64.23	129.48	83.12 to 97.23	50,684	45,119
60000 TO 99999	57	93.35	94.63	92.06	12.91	102.79	54.58	144.78	89.80 to 99.33	86,179	79,337
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	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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	72.28	77.67	42.27	93.06	4.64	129.48	21.77 to 115.82	22,540	17,507
20	68	93.47	98.45	92.29	17.59	106.68	55.82	294.03	89.11 to 97.03	64,428	59,459
30	57	97.30	94.07	89.96	12.09	104.57	54.58	144.78	92.60 to 99.02	106,335	95,654
40	2	90.67	90.67	87.63	20.30	103.47	72.26	109.08	N/A	275,500	241,412
ALL											
	137	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

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	61.94	73.99	60.93	83.71	4.64	129.48	4.64 to 129.48	25,550	18,903
100	4	113.67	113.65	109.43	17.81	103.85	75.29	151.95	N/A	11,500	12,584
101	57	94.06	95.19	93.39	13.86	101.93	54.58	209.84	89.80 to 99.93	85,028	79,407
102	9	93.90	104.14	83.59	23.95	124.58	64.41	177.47	72.26 to 144.78	116,660	97,520
103	2	92.29	92.29	93.13	6.59	99.10	86.21	98.38	N/A	100,250	93,365
104	31	94.03	95.13	83.68	20.36	113.68	54.99	294.03	82.05 to 98.56	84,212	70,468
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	72.28	77.67	42.27	93.06	4.64	129.48	21.77 to 115.82	22,540	17,507
20	24	93.59	109.34	94.80	23.84	115.34	74.34	294.03	89.11 to 102.69	66,424	62,973
30	67	97.30	95.83	94.37	14.10	101.55	54.58	151.95	89.86 to 101.70	73,341	69,211
40	25	94.99	91.79	88.86	8.68	103.30	66.97	115.27	88.95 to 98.20	104,729	93,064
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	94.00	94.61	90.51	17.18	104.53	4.64	294.03	92.50 to 97.37	81,887	74,112

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6205

What If ID: 5337

Desc: New Whatif for Query ID: 6205

<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	Pilger	Total	Increase	8.650	A	1