

PAD 2008 R&O Statistics

Query: 6526

Type: Qualified

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

NUMBER of Sales:	33	MEDIAN:	85	COV:	88.76	95% Median C.I.:	69.38 to 99.96	(! : Derived)
TOTAL Sales Price:	3,289,818	WGT. MEAN:	84	STD:	97.86	95% Wgt. Mean C.I.:	74.79 to 92.25	
TOTAL Adj.Sales Price:	3,289,818	MEAN:	110	AVG.ABS.DEV:	45.79	95% Mean C.I.:	76.86 to 143.64	
TOTAL Assessed Value:	2,747,732							
AVG. Adj. Sales Price:	99,691	COD:	54.11	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	83,264	PRD:	132.00	MIN Sales Ratio:	23.97			

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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	3	99.13	122.00	96.01	37.46	127.07	77.73	189.13	N/A	84,333	80,966
10/01/05 TO 12/31/05	2	83.59	83.59	83.19	17.71	100.47	68.78	98.39	N/A	112,000	93,173
01/01/06 TO 03/31/06	6	153.03	226.03	93.46	83.92	241.83	44.57	554.55	44.57 to 554.55	61,736	57,701
04/01/06 TO 06/30/06	3	84.62	75.68	75.31	12.38	100.50	55.49	86.93	N/A	149,666	112,709
07/01/06 TO 09/30/06	4	85.81	87.94	82.93	26.01	106.04	63.50	116.63	N/A	97,725	81,045
10/01/06 TO 12/31/06	9	77.26	83.74	85.38	22.94	98.08	50.38	118.74	65.71 to 103.79	130,388	111,326
01/01/07 TO 03/31/07	3	69.38	70.90	73.70	6.02	96.20	65.40	77.92	N/A	53,333	39,308
04/01/07 TO 06/30/07	3	71.11	67.94	70.67	39.74	96.14	23.97	108.75	N/A	89,666	63,367
Study Years											
07/01/05 TO 06/30/06	14	97.63	151.17	85.90	79.48	175.99	44.57	554.55	68.78 to 189.13	92,601	79,541
07/01/06 TO 06/30/07	19	73.47	80.10	81.98	25.53	97.71	23.97	118.74	65.71 to 103.79	104,915	86,007
Calendar Yrs											
01/01/06 TO 12/31/06	22	91.20	122.21	84.34	60.38	144.90	44.57	554.55	67.73 to 116.63	108,355	91,384
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
RURAL RES1	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
3	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	23	77.92	83.73	81.86	24.40	102.29	44.57	154.71	68.78 to 98.39	116,369	95,256	
2	9	108.75	177.33	85.76	103.30	206.76	23.97	554.55	65.71 to 354.10	57,046	48,924	
3	1	116.63	116.63	116.63			116.63	116.63	N/A	99,900	116,512	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

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TOTAL Adj.Sales Price:	3,289,818	MEAN:	110	AVG.ABS.DEV:	45.79	95% Mean C.I.:	76.86 to 143.64	
TOTAL Assessed Value:	2,747,732							
AVG. Adj. Sales Price:	99,691	COD:	54.11	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	83,264	PRD:	132.00	MIN Sales Ratio:	23.97			

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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	29	84.62	113.54	82.38	53.55	137.82	44.57	554.55	69.38 to 99.96	104,704	86,254
06	1	23.97	23.97	23.97			23.97	23.97	N/A	18,500	4,435
07	3	116.63	107.24	102.98	29.82	104.13	50.38	154.71	N/A	78,300	80,636
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	13	86.93	112.74	92.18	57.47	122.31	23.97	354.10	65.40 to 151.35	72,807	67,113
07-0010	20	81.27	108.63	80.03	52.87	135.75	44.57	554.55	69.38 to 99.96	117,165	93,762
62-0021											
62-0063											
NonValid School											
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264

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	112.69	169.31	112.28	92.15	150.79	23.97	554.55	63.50 to 354.10	26,131	29,341
Prior TO 1860											
1860 TO 1899	1	55.49	55.49	55.49			55.49	55.49	N/A	159,000	88,228
1900 TO 1919	3	77.73	83.08	72.45	15.46	114.68	67.73	103.79	N/A	121,666	88,143
1920 TO 1939	2	61.25	61.25	56.64	27.23	108.13	44.57	77.92	N/A	131,250	74,338
1940 TO 1949	2	100.39	100.39	98.32	3.49	102.10	96.88	103.89	N/A	75,500	74,232
1950 TO 1959	2	69.08	69.08	68.92	0.43	100.23	68.78	69.38	N/A	75,000	51,691
1960 TO 1969	1	99.96	99.96	99.96			99.96	99.96	N/A	70,000	69,974
1970 TO 1979	2	71.18	71.18	71.48	3.22	99.57	68.88	73.47	N/A	185,000	132,240
1980 TO 1989	4	80.94	91.74	84.34	34.50	108.77	50.38	154.71	N/A	99,125	83,606
1990 TO 1994	2	84.75	84.75	79.87	16.09	106.11	71.11	98.39	N/A	169,750	135,582
1995 TO 1999	2	91.20	91.20	91.73	4.68	99.43	86.93	95.47	N/A	222,500	204,093
2000 TO Present	2	108.94	108.94	110.28	9.00	98.78	99.13	118.74	N/A	160,000	176,451
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264

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TOTAL Adj.Sales Price:	3,289,818	MEAN:	110	AVG.ABS.DEV:	45.79	95% Mean C.I.:	76.86 to 143.64	
TOTAL Assessed Value:	2,747,732							
AVG. Adj. Sales Price:	99,691	COD:	54.11	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	83,264	PRD:	132.00	MIN Sales Ratio:	23.97			

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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	1	554.55	554.55	554.55			554.55	554.55	N/A	4,418	24,500	
5000 TO 9999	1	354.10	354.10	354.10			354.10	354.10	N/A	5,000	17,705	
Total \$ _____												
1 TO 9999	2	454.33	454.33	448.13	22.06	101.38	354.10	554.55	N/A	4,709	21,102	
10000 TO 29999	6	106.27	106.75	105.46	40.46	101.23	23.97	189.13	23.97 to 189.13	17,833	18,806	
30000 TO 59999	5	69.38	91.82	99.03	36.75	92.71	65.40	154.71	N/A	37,200	36,840	
60000 TO 99999	5	84.62	85.90	86.66	20.87	99.13	50.38	116.63	N/A	87,980	76,240	
100000 TO 149999	5	96.88	88.18	88.85	10.53	99.24	68.78	99.13	N/A	116,400	103,426	
150000 TO 249999	9	71.11	73.80	74.12	18.71	99.57	44.57	118.74	55.49 to 86.93	190,611	141,275	
250000 TO 499999	1	95.47	95.47	95.47			95.47	95.47	N/A	250,000	238,676	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

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	1	23.97	23.97	23.97			23.97	23.97	N/A	18,500	4,435	
5000 TO 9999	1	63.50	63.50	63.50			63.50	63.50	N/A	15,000	9,525	
Total \$ _____												
1 TO 9999	2	43.74	43.74	41.67	45.19	104.95	23.97	63.50	N/A	16,750	6,980	
10000 TO 29999	9	108.75	184.68	113.70	96.54	162.43	65.40	554.55	65.71 to 354.10	20,324	23,109	
30000 TO 59999	2	77.14	77.14	65.33	34.69	118.08	50.38	103.89	N/A	55,500	36,256	
60000 TO 99999	8	77.83	82.97	73.46	27.41	112.95	44.57	154.71	44.57 to 154.71	107,062	78,649	
100000 TO 149999	6	97.63	92.86	90.20	12.14	102.95	68.88	116.63	68.88 to 116.63	132,233	119,275	
150000 TO 249999	6	80.20	85.58	84.45	18.46	101.33	67.73	118.74	67.73 to 118.74	218,750	184,738	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	10	112.69	169.31	112.28	92.15	150.79	23.97	554.55	63.50 to 354.10	26,131	29,341	
10	5	98.39	89.94	83.94	11.09	107.14	71.11	103.79	N/A	132,800	111,471	
20	9	69.38	76.17	70.25	22.54	108.43	44.57	103.89	55.49 to 99.96	106,388	74,738	
25	2	75.69	75.69	74.85	2.94	101.13	73.47	77.92	N/A	152,500	114,149	
30	6	91.20	101.37	93.51	23.69	108.40	67.73	154.71	67.73 to 154.71	170,333	159,285	
40	1	50.38	50.38	50.38			50.38	50.38	N/A	80,000	40,305	
ALL	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264	

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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)	10	112.69	169.31	112.28	92.15	150.79	23.97	554.55	63.50 to 354.10	26,131	29,341	
100	1	50.38	50.38	50.38			50.38	50.38	N/A	80,000	40,305	
101	18	85.78	88.00	83.25	19.06	105.71	44.57	154.71	73.47 to 99.13	122,361	101,862	
104	4	68.31	77.71	77.81	23.57	99.87	55.49	118.74	N/A	186,500	145,120	
<u>ALL</u>	<u>33</u>	<u>84.62</u>	<u>110.25</u>	<u>83.52</u>	<u>54.11</u>	<u>132.00</u>	<u>23.97</u>	<u>554.55</u>	<u>69.38 to 99.96</u>	<u>99,691</u>	<u>83,264</u>	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	10	112.69	169.31	112.28	92.15	150.79	23.97	554.55	63.50 to 354.10	26,131	29,341	
10	2	86.63	86.63	85.59	19.92	101.22	69.38	103.89	N/A	33,000	28,245	
20	4	73.26	75.49	70.95	18.23	106.39	55.49	99.96	N/A	111,000	78,759	
25	1	103.79	103.79	103.79			103.79	103.79	N/A	20,000	20,757	
30	13	77.26	83.67	80.01	25.70	104.58	44.57	154.71	67.73 to 99.13	157,269	125,824	
40	3	95.47	92.83	93.90	4.81	98.86	84.62	98.39	N/A	151,333	142,104	
<u>ALL</u>	<u>33</u>	<u>84.62</u>	<u>110.25</u>	<u>83.52</u>	<u>54.11</u>	<u>132.00</u>	<u>23.97</u>	<u>554.55</u>	<u>69.38 to 99.96</u>	<u>99,691</u>	<u>83,264</u>	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6526

What If ID: 5480 SUB STAT

Desc: New Whatif for Query ID: 6526

<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 Res1	Imprvmnt	Decrease	0.000	A	1