

PAD 2010 R&O Statistics

Query: 7827

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

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

NUMBER of Sales:	156	MEDIAN:	96	COV:	26.80	95% Median C.I.:	94.81 to 99.31
TOTAL Sales Price:	46,545,289	WGT. MEAN:	88	STD:	25.19	95% Wgt. Mean C.I.:	82.55 to 92.86
TOTAL Adj.Sales Price:	46,480,289	MEAN:	94	AVG.ABS.DEV:	18.10	95% Mean C.I.:	90.02 to 97.93
TOTAL Assessed Value:	40,766,333						
AVG. Adj. Sales Price:	297,950	COD:	18.80	MAX Sales Ratio:	201.37		
AVG. Assessed Value:	261,322	PRD:	107.15	MIN Sales Ratio:	20.15		

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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>											
07/01/06 TO 09/30/06	14	84.15	80.59	72.51	25.18	111.14	20.15	134.65	58.96 to 100.92	256,332	185,857
10/01/06 TO 12/31/06	11	99.34	97.14	95.63	9.22	101.58	60.35	112.54	83.67 to 112.47	306,563	293,162
01/01/07 TO 03/31/07	9	95.51	93.05	86.50	22.87	107.57	45.75	145.54	69.19 to 120.00	157,677	136,396
04/01/07 TO 06/30/07	17	100.84	103.71	98.53	14.83	105.26	62.78	158.57	87.22 to 116.81	335,779	330,838
07/01/07 TO 09/30/07	17	93.88	98.11	85.63	20.37	114.57	54.92	201.37	80.10 to 104.27	274,375	234,956
10/01/07 TO 12/31/07	16	95.68	90.12	88.99	14.36	101.27	59.07	120.65	72.81 to 102.50	279,522	248,757
01/01/08 TO 03/31/08	19	95.66	90.50	78.12	22.54	115.85	55.24	153.40	65.86 to 100.73	413,429	322,968
04/01/08 TO 06/30/08	11	99.94	92.09	93.38	19.78	98.61	44.85	122.84	56.20 to 117.54	212,490	198,427
07/01/08 TO 09/30/08	12	96.43	96.17	86.49	16.17	111.19	65.46	138.34	71.65 to 112.57	399,703	345,710
10/01/08 TO 12/31/08	11	100.40	104.72	99.06	16.11	105.72	53.24	135.06	92.45 to 133.92	301,281	298,436
01/01/09 TO 03/31/09	10	88.44	88.51	77.14	16.40	114.75	48.85	114.79	72.10 to 112.20	226,650	174,834
04/01/09 TO 06/30/09	9	98.18	92.20	97.35	20.81	94.71	30.61	130.71	53.70 to 119.70	298,416	290,507
<u>Study Years</u>											
07/01/06 TO 06/30/07	51	97.98	94.07	89.99	18.16	104.52	20.15	158.57	89.18 to 100.84	276,239	248,600
07/01/07 TO 06/30/08	63	95.15	92.73	84.29	19.77	110.01	44.85	201.37	84.97 to 99.21	306,814	258,626
07/01/08 TO 06/30/09	42	97.52	95.74	90.29	17.59	106.03	30.61	138.34	92.74 to 100.40	311,018	280,815
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	59	95.51	96.79	91.16	18.11	106.17	45.75	201.37	89.81 to 100.84	275,662	251,291
01/01/08 TO 12/31/08	53	96.86	95.06	86.05	19.68	110.47	44.85	153.40	92.45 to 100.73	345,341	297,177
<u>ALL</u>											
	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	135	96.02	94.03	87.44	18.07	107.55	20.15	201.37	94.57 to 99.24	327,084	285,990
05	17	92.74	89.21	82.74	26.15	107.82	45.75	148.24	59.07 to 114.79	71,994	59,569
15	4	101.71	112.34	104.08	11.48	107.93	100.40	145.54	N/A	275,000	286,228
<u>ALL</u>											
	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

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	137	96.02	93.84	88.55	17.51	105.97	44.85	158.57	94.18 to 99.31	305,355	270,385
2	18	97.45	93.01	79.88	27.63	116.43	20.15	201.37	67.82 to 112.20	256,866	205,194
3	1	130.71	130.71	130.71			130.71	130.71	N/A	23,000	30,064
<u>ALL</u>											
	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

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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
02	23	96.00	98.81	82.35	15.63	119.99	63.71	153.96	87.31 to 107.09	373,890	307,910
03	133	96.54	93.14	88.92	19.29	104.75	20.15	201.37	93.88 to 99.51	284,818	253,266
04											
ALL	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

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	1	201.37	201.37	201.37			201.37	201.37	N/A	9,000	18,123
Total \$											
1 TO 9999	1	201.37	201.37	201.37			201.37	201.37	N/A	9,000	18,123
10000 TO 29999	9	92.74	94.44	95.87	32.31	98.51	53.70	148.24	59.07 to 130.71	19,888	19,068
30000 TO 59999	16	97.29	98.65	93.04	24.38	106.03	58.96	158.57	64.14 to 120.65	45,984	42,784
60000 TO 99999	23	99.21	92.93	88.78	18.41	104.68	30.61	153.96	87.94 to 105.31	77,496	68,802
100000 TO 149999	25	96.86	96.50	91.19	12.04	105.82	49.41	145.54	89.81 to 100.73	117,860	107,478
150000 TO 249999	27	97.66	95.59	91.70	18.38	104.24	63.67	153.40	79.86 to 109.62	189,146	173,443
250000 TO 499999	28	95.08	88.50	84.09	16.83	105.24	45.75	138.34	79.94 to 98.86	329,845	277,383
500000 +	27	98.18	89.71	87.49	15.40	102.53	20.15	122.40	83.55 to 100.40	980,926	858,256
ALL	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	94.49	89.13	77.70	29.60	114.72	20.15	201.37	65.46 to 99.42	266,071	206,726
300	1	104.27	104.27	104.27			104.27	104.27	N/A	95,500	99,578
304	2	90.18	90.18	85.09	11.00	105.97	80.26	100.09	N/A	264,500	225,068
319	1	100.40	100.40	100.40			100.40	100.40	N/A	595,000	597,384
323	1	100.00	100.00	100.00			100.00	100.00	N/A	35,400	35,400
326	8	108.48	103.94	108.05	12.22	96.20	53.70	134.65	53.70 to 134.65	83,500	90,220
336	1	100.73	100.73	100.73			100.73	100.73	N/A	105,000	105,770
341	3	85.58	83.79	87.75	13.27	95.49	65.86	99.94	N/A	1,041,666	914,065
344	21	98.54	96.58	94.61	13.69	102.08	45.75	135.06	87.94 to 103.66	396,274	374,915
350	5	94.18	88.27	88.51	18.38	99.73	55.24	117.54	N/A	228,000	201,796
352	23	96.00	98.81	82.35	15.63	119.99	63.71	153.96	87.31 to 107.09	373,890	307,910
353	17	96.00	98.33	87.30	16.93	112.63	63.78	122.40	79.87 to 118.96	242,305	211,542
379	1	158.57	158.57	158.57			158.57	158.57	N/A	40,000	63,426
384	2	77.76	77.76	67.95	19.26	114.43	62.78	92.74	N/A	57,950	39,379
386	1	103.36	103.36	103.36			103.36	103.36	N/A	380,000	392,786
391	1	58.96	58.96	58.96			58.96	58.96	N/A	50,000	29,481
406	9	89.18	89.79	88.96	11.25	100.93	60.90	106.42	80.77 to 102.66	166,380	148,011
407	2	84.17	84.17	84.81	5.12	99.24	79.86	88.48	N/A	252,500	214,152
412	1	99.99	99.99	99.99			99.99	99.99	N/A	1,600,000	1,599,798
419	1	48.85	48.85	48.85			48.85	48.85	N/A	600,000	293,096
426	1	56.20	56.20	56.20			56.20	56.20	N/A	62,500	35,126
442	3	60.35	67.35	71.29	28.73	94.48	44.85	96.86	N/A	76,333	54,415
444	3	95.88	98.90	81.18	21.07	121.82	70.11	130.71	N/A	352,305	286,010
471	1	95.66	95.66	95.66			95.66	95.66	N/A	75,000	71,744
472	1	100.84	100.84	100.84			100.84	100.84	N/A	2,100,000	2,117,719
494	1	102.82	102.82	102.82			102.82	102.82	N/A	175,722	180,684
528	20	96.01	94.96	90.90	20.02	104.47	54.92	153.40	80.10 to 104.79	188,687	171,512
531	1	83.55	83.55	83.55			83.55	83.55	N/A	500,000	417,745
ALL	156	96.30	93.98	87.71	18.80	107.15	20.15	201.37	94.81 to 99.31	297,950	261,322

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 7827

What If ID: 6379

Desc: New Whatif for Query ID: 7827

<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>
Occupancy Code	352	Total	Increase	12.280	A	1
Occupancy Code	353	Total	Increase	20.850	B	1
Occupancy Code	528	Total	Increase	5.380	C	1