

PAD 2010 R&O Statistics

Query: 7428

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

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

NUMBER of Sales:	239	MEDIAN:	97	COV:	56.82	95% Median C.I.:	94.81 to 99.41
TOTAL Sales Price:	12,484,197	WGT. MEAN:	92	STD:	63.62	95% Wgt. Mean C.I.:	88.65 to 95.69
TOTAL Adj.Sales Price:	12,559,197	MEAN:	112	AVG.ABS.DEV:	31.64	95% Mean C.I.:	103.90 to 120.03
TOTAL Assessed Value:	11,575,960						
AVG. Adj. Sales Price:	52,548	COD:	32.64	MAX Sales Ratio:	519.11		
AVG. Assessed Value:	48,434	PRD:	121.47	MIN Sales Ratio:	33.10		

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
-----Qrtrs-----												
07/01/07 TO 09/30/07	40	98.67	106.62	95.81	21.29	111.28	40.40	239.31	95.85 to 106.02	61,746	59,157	
10/01/07 TO 12/31/07	25	96.85	96.13	87.19	12.41	110.25	54.29	144.16	91.44 to 101.83	63,856	55,675	
01/01/08 TO 03/31/08	31	99.45	126.04	97.88	42.15	128.77	52.74	357.63	94.60 to 112.97	51,579	50,485	
04/01/08 TO 06/30/08	41	91.52	102.00	84.90	30.90	120.13	43.48	297.43	83.10 to 101.26	51,775	43,959	
07/01/08 TO 09/30/08	12	110.75	142.73	94.14	43.84	151.62	59.08	398.00	98.81 to 172.42	44,375	41,774	
10/01/08 TO 12/31/08	21	95.80	114.10	84.39	36.61	135.20	52.81	484.40	85.19 to 99.36	36,669	30,946	
01/01/09 TO 03/31/09	25	101.08	118.53	96.88	33.34	122.34	62.41	341.03	93.12 to 120.08	49,220	47,685	
04/01/09 TO 06/30/09	44	92.63	112.05	94.14	41.26	119.03	33.10	519.11	80.02 to 103.45	50,867	47,887	
-----Study Years-----												
07/01/07 TO 06/30/08	137	96.92	107.71	91.49	27.43	117.73	40.40	357.63	94.58 to 99.53	56,846	52,011	
07/01/08 TO 06/30/09	102	96.91	117.67	93.28	39.65	126.15	33.10	519.11	93.12 to 102.55	46,776	43,630	
-----Calendar Yrs-----												
01/01/08 TO 12/31/08	105	96.58	116.17	89.93	38.23	129.17	43.48	484.40	93.21 to 100.56	47,850	43,033	
-----ALL-----												
	239	96.92	111.96	92.17	32.64	121.47	33.10	519.11	94.81 to 99.41	52,548	48,434	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	105	96.98	107.59	90.34	29.94	119.09	33.10	484.40	92.35 to 99.99	74,814	67,585	
02	31	96.01	144.77	105.99	68.31	136.58	52.74	519.11	89.26 to 131.13	16,459	17,445	
03	27	99.41	107.31	98.42	19.76	109.03	61.48	216.56	91.17 to 110.71	34,903	34,352	
04	15	96.48	101.57	84.60	22.05	120.05	52.81	180.38	79.82 to 112.58	41,246	34,895	
05	13	96.92	108.79	99.62	18.95	109.21	75.15	192.40	91.52 to 118.04	65,415	65,165	
06	11	98.43	105.48	98.98	14.86	106.56	77.79	178.97	89.29 to 114.90	32,886	32,550	
07	2	166.55	166.55	141.05	33.03	118.07	111.53	221.56	N/A	10,250	14,458	
08	5	102.55	111.65	121.39	28.24	91.98	64.45	156.79	N/A	14,080	17,091	
09	7	96.58	102.53	82.49	25.95	124.30	68.40	181.60	68.40 to 181.60	17,857	14,730	
10	9	98.38	128.57	88.67	59.02	144.99	53.00	324.31	55.92 to 172.42	29,260	25,945	
11	6	79.90	80.30	85.10	17.57	94.36	40.40	104.08	40.40 to 104.08	21,083	17,942	
12	8	94.27	91.48	88.88	14.61	102.92	59.08	127.18	59.08 to 127.18	101,800	90,480	
-----ALL-----												
	239	96.92	111.96	92.17	32.64	121.47	33.10	519.11	94.81 to 99.41	52,548	48,434	

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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	227	96.98	110.69	91.76	30.51	120.62	44.45	519.11	95.05 to 99.41	55,085	50,549
2	12	94.87	136.12	185.22	74.04	73.49	33.10	357.63	43.48 to 275.60	4,558	8,442
-----ALL-----											
	239	96.92	111.96	92.17	32.64	121.47	33.10	519.11	94.81 to 99.41	52,548	48,434

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	229	96.98	112.77	92.22	33.13	122.28	33.10	519.11	95.35 to 99.41	53,449	49,291
06											
07	10	87.27	93.47	90.23	22.97	103.58	64.33	143.46	65.21 to 118.04	31,930	28,811
-----ALL-----											
	239	96.92	111.96	92.17	32.64	121.47	33.10	519.11	94.81 to 99.41	52,548	48,434

SALE PRICE *

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	22	136.15	173.89	179.57	63.22	96.84	40.40	484.40	93.06 to 222.83	2,027	3,640
5000 TO	9999	17	155.68	173.14	175.22	57.94	98.82	33.10	519.11	81.33 to 221.56	7,176	12,574
-----Total \$-----												
1 TO	9999	39	148.80	173.57	176.38	59.17	98.40	33.10	519.11	96.01 to 214.07	4,271	7,534
10000 TO	29999	64	102.19	117.32	114.97	31.36	102.04	52.74	357.63	96.83 to 112.97	18,983	21,824
30000 TO	59999	61	98.43	97.64	98.16	13.56	99.48	56.48	141.27	91.72 to 103.05	42,657	41,871
60000 TO	99999	40	93.23	91.48	91.53	11.43	99.94	46.89	127.18	91.17 to 97.92	77,195	70,657
100000 TO	149999	16	83.79	79.86	79.46	21.14	100.50	44.45	111.10	62.27 to 95.35	126,859	100,808
150000 TO	249999	17	87.75	83.37	83.26	16.50	100.13	54.29	104.36	66.90 to 99.15	174,000	144,875
250000 TO	499999	2	85.82	85.82	85.82	0.11	100.00	85.72	85.91	N/A	250,000	214,541
-----ALL-----												
	239	96.92	111.96	92.17	32.64	121.47	33.10	519.11	94.81 to 99.41	52,548	48,434	

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 7428

What If ID: 6451

Desc: New Whatif for Query ID: 7428

<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>
Valuation Group	02	Total	Decrease	6.250	A	1