

PAD 2010 R&O Statistics

Query: 7807

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	33	MEDIAN:	106	COV:	55.92	95% Median C.I.:	86.01 to 126.80
TOTAL Sales Price:	1,282,175	WGT. MEAN:	95	STD:	66.23	95% Wgt. Mean C.I.:	73.01 to 116.20
TOTAL Adj.Sales Price:	1,257,175	MEAN:	118	AVG.ABS.DEV:	42.61	95% Mean C.I.:	95.85 to 141.04
TOTAL Assessed Value:	1,189,320						
AVG. Adj. Sales Price:	38,096	COD:	40.06	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	36,040	PRD:	125.20	MIN Sales Ratio:	28.13		

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DATE OF SALE *

RANGE	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	4	109.42	104.85	87.74	28.86	119.49	63.12	137.44	N/A	39,193	34,390
10/01/06 TO 12/31/06	4	96.27	98.04	88.11	21.23	111.28	70.05	129.60	N/A	27,450	24,186
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	4	111.59	115.76	116.33	12.34	99.50	97.39	142.46	N/A	25,500	29,665
07/01/07 TO 09/30/07	2	88.74	88.74	88.66	3.07	100.08	86.01	91.46	N/A	36,000	31,917
10/01/07 TO 12/31/07	2	128.61	128.61	171.67	78.13	74.92	28.13	229.09	N/A	35,000	60,085
01/01/08 TO 03/31/08	2	77.58	77.58	93.65	37.12	82.84	48.78	106.38	N/A	128,375	120,217
04/01/08 TO 06/30/08	4	108.40	163.09	124.69	69.40	130.79	67.50	368.06	N/A	23,125	28,835
07/01/08 TO 09/30/08	1	126.80	126.80	126.80			126.80	126.80	N/A	2,500	3,170
10/01/08 TO 12/31/08	3	101.53	105.06	64.20	40.19	163.63	45.62	168.02	N/A	90,000	57,781
01/01/09 TO 03/31/09	3	195.17	159.52	137.97	20.61	115.61	81.35	202.03	N/A	12,666	17,476
04/01/09 TO 06/30/09	4	96.99	117.84	77.87	43.70	151.32	54.50	222.86	N/A	21,712	16,907
<u>Study Years</u>											
07/01/06 TO 06/30/07	12	106.98	106.22	95.76	20.50	110.91	63.12	142.46	83.42 to 135.41	30,714	29,413
07/01/07 TO 06/30/08	10	98.92	124.22	109.88	60.50	113.05	28.13	368.06	48.78 to 229.09	49,125	53,978
07/01/08 TO 06/30/09	11	101.53	126.53	74.64	48.30	169.53	45.62	222.86	54.50 to 202.03	36,122	26,961
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	8	101.99	112.21	124.04	35.75	90.46	28.13	229.09	28.13 to 229.09	30,500	37,833
01/01/08 TO 12/31/08	10	107.31	124.95	85.61	47.52	145.95	45.62	368.06	48.78 to 168.02	62,175	53,229
<u>ALL</u>											
	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	19	97.39	101.79	87.28	28.83	116.62	45.62	202.03	70.05 to 108.56	51,753	45,171
02	4	132.12	187.22	163.93	49.60	114.21	116.58	368.06	N/A	11,750	19,261
03	3	222.86	179.32	168.46	21.40	106.45	86.01	229.09	N/A	29,116	49,050
04	2	162.39	162.39	165.36	20.19	98.20	129.60	195.17	N/A	2,750	4,547
05	5	81.35	72.62	72.96	28.64	99.53	28.13	101.53	N/A	26,800	19,554
<u>ALL</u>											
	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

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	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040
<u>ALL</u>											
	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

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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											
03	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040
04											
-----ALL-----	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

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	4	162.39	168.61	156.23	24.88	107.92	126.80	222.86	N/A	2,087	3,261
5000 TO 9999	2	252.75	252.75	245.97	45.62	102.76	137.44	368.06	N/A	8,500	20,907
-----Total \$-----											
1 TO 9999	6	166.31	196.66	216.41	39.31	90.87	126.80	368.06	126.80 to 368.06	4,225	9,143
10000 TO 29999	12	102.91	111.76	112.65	32.75	99.21	28.13	202.03	81.35 to 142.46	20,897	23,540
30000 TO 59999	12	88.74	96.02	97.21	31.64	98.77	48.78	229.09	63.12 to 107.36	40,504	39,375
60000 TO 99999	1	83.42	83.42	83.42			83.42	83.42	N/A	85,000	70,910
150000 TO 249999	2	76.00	76.00	75.26	39.97	100.99	45.62	106.38	N/A	205,000	154,280
-----ALL-----	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	225.98	225.98	229.05	1.38	98.66	222.86	229.09	N/A	25,175	57,662
311	1	195.17	195.17	195.17			195.17	195.17	N/A	3,000	5,855
340	2	227.04	227.04	136.16	62.12	166.75	86.01	368.06	N/A	22,500	30,635
349	2	36.88	36.88	44.10	23.72	83.62	28.13	45.62	N/A	115,000	50,715
352	1	106.38	106.38	106.38			106.38	106.38	N/A	200,000	212,755
353	11	116.58	123.66	109.27	22.15	113.17	83.42	202.03	85.17 to 168.02	26,545	29,005
406	6	102.47	100.80	97.69	26.94	103.18	54.50	142.46	54.50 to 142.46	25,545	24,955
444	1	108.56	108.56	108.56			108.56	108.56	N/A	42,500	46,140
492	1	97.39	97.39	97.39			97.39	97.39	N/A	11,500	11,200
526	1	81.35	81.35	81.35			81.35	81.35	N/A	20,000	16,270
528	1	63.12	63.12	63.12			63.12	63.12	N/A	42,500	26,825
530	1	101.53	101.53	101.53			101.53	101.53	N/A	35,000	35,535
532	2	80.76	80.76	80.00	13.26	100.94	70.05	91.46	N/A	37,650	30,120
554	1	48.78	48.78	48.78			48.78	48.78	N/A	56,750	27,680
-----ALL-----	33	106.38	118.44	94.60	40.06	125.20	28.13	368.06	86.01 to 126.80	38,096	36,040

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 7807

What If ID: 6452 SUB STAT

Desc: New Whatif for Query ID: 7807

<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>
Status: Improved,	1	Imprvmnt	Decrease	0.000	A	1