

PAD 2010 R&O Statistics

Query: 7379

Type: Qualified

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

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

NUMBER of Sales:	36	MEDIAN:	93	COV:	43.32	95% Median C.I.:	78.04 to 100.46
TOTAL Sales Price:	27,719,052	WGT. MEAN:	89	STD:	41.91	95% Wgt. Mean C.I.:	83.61 to 95.16
TOTAL Adj.Sales Price:	27,719,052	MEAN:	97	AVG.ABS.DEV:	24.22	95% Mean C.I.:	83.06 to 110.44
TOTAL Assessed Value:	24,777,235						
AVG. Adj. Sales Price:	769,973	COD:	26.01	MAX Sales Ratio:	300.35		
AVG. Assessed Value:	688,256	PRD:	108.23	MIN Sales Ratio:	45.89		

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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	4	96.51	94.15	95.21	6.01	98.89	81.69	101.88	N/A	2,209,375	2,103,465
10/01/06 TO 12/31/06	6	87.90	87.69	89.08	8.17	98.43	76.43	104.20	76.43 to 104.20	2,056,445	1,831,881
01/01/07 TO 03/31/07	5	96.54	99.58	104.60	16.45	95.20	70.73	129.42	N/A	120,870	126,430
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	3	51.80	73.21	69.17	42.19	105.85	51.14	116.70	N/A	222,333	153,785
10/01/07 TO 12/31/07	5	119.35	148.00	137.45	37.22	107.67	99.51	300.35	N/A	114,000	156,696
01/01/08 TO 03/31/08	3	78.04	74.08	68.39	22.39	108.31	45.89	98.30	N/A	530,677	362,931
04/01/08 TO 06/30/08	3	72.16	72.02	73.04	3.60	98.60	68.05	75.84	N/A	248,666	181,615
07/01/08 TO 09/30/08	1	100.46	100.46	100.46			100.46	100.46	N/A	26,000	26,120
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	2	98.85	98.85	106.90	22.16	92.47	76.94	120.76	N/A	292,500	312,695
04/01/09 TO 06/30/09	4	99.87	96.55	69.04	36.10	139.84	51.56	134.88	N/A	438,125	302,487
<u>Study Years</u>											
07/01/06 TO 06/30/07	15	91.26	93.37	92.00	11.89	101.50	70.73	129.42	81.69 to 101.88	1,452,034	1,335,820
07/01/07 TO 06/30/08	14	88.17	99.85	80.52	41.48	124.01	45.89	300.35	51.80 to 119.35	255,359	205,605
07/01/08 TO 06/30/09	7	100.46	97.76	78.76	26.74	124.13	51.56	134.88	51.56 to 134.88	337,642	265,922
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	13	99.75	112.12	101.94	33.77	109.99	51.14	300.35	70.73 to 121.04	141,642	144,383
01/01/08 TO 12/31/08	7	75.84	76.96	70.21	17.08	109.62	45.89	100.46	45.89 to 100.46	337,718	237,108
<u>ALL</u>											
	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
23	31	91.26	90.26	89.18	20.74	101.20	45.89	134.88	76.94 to 99.75	825,052	735,805
24	4	98.88	143.49	89.81	67.11	159.77	75.84	300.35	N/A	484,667	435,287
25	1	110.98	110.98	110.98			110.98	110.98	N/A	203,750	226,115
<u>ALL</u>											
	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

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	32	93.13	90.90	89.36	20.35	101.73	45.89	134.88	76.94 to 100.46	805,636	719,877
2	4	98.88	143.49	89.81	67.11	159.77	75.84	300.35	N/A	484,667	435,287
<u>ALL</u>											
	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

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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	34	95.77	97.45	89.40	26.16	109.01	45.89	300.35	76.94 to 101.88	489,128	437,263
04	2	84.84	84.84	89.37	7.57	94.93	78.42	91.26	N/A	5,544,335	4,955,135
ALL	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	100.46	95.95	92.26	17.02	104.00	68.05	119.35	N/A	18,666	17,221
60000 TO 99999	3	90.25	94.01	92.17	18.58	102.00	70.73	121.04	N/A	66,666	61,445
100000 TO 149999	6	112.98	133.17	124.38	48.73	107.06	51.14	300.35	51.14 to 300.35	128,016	159,230
150000 TO 249999	8	99.63	101.01	100.71	13.48	100.30	75.84	130.32	75.84 to 130.32	192,031	193,390
250000 TO 499999	7	89.14	87.38	88.20	19.87	99.07	51.80	120.76	51.80 to 120.76	351,000	309,582
500000 +	9	78.42	77.14	87.53	17.54	88.13	45.89	101.88	51.56 to 95.00	2,522,411	2,207,961
ALL	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	90.76	114.58	91.07	40.53	125.81	68.05	300.35	75.84 to 134.88	1,236,992	1,126,585
300	4	95.77	83.86	90.38	14.01	92.79	45.89	98.01	N/A	2,023,783	1,829,103
325	1	51.14	51.14	51.14			51.14	51.14	N/A	145,000	74,155
326	1	76.94	76.94	76.94			76.94	76.94	N/A	185,000	142,345
340	1	78.04	78.04	78.04			78.04	78.04	N/A	340,000	265,320
343	2	87.02	87.02	92.55	17.08	94.02	72.16	101.88	N/A	838,000	775,600
344	2	114.59	114.59	110.77	12.95	103.44	99.75	129.42	N/A	175,000	193,847
350	1	99.51	99.51	99.51			99.51	99.51	N/A	180,000	179,120
352	1	51.56	51.56	51.56			51.56	51.56	N/A	1,100,000	567,180
353	3	100.46	103.45	107.60	10.49	96.14	89.14	120.76	N/A	233,666	251,435
389	1	81.69	81.69	81.69			81.69	81.69	N/A	500,000	408,440
406	4	95.43	95.66	97.01	17.77	98.61	70.73	121.04	N/A	137,500	133,387
407	1	130.32	130.32	130.32			130.32	130.32	N/A	180,000	234,580
419	2	83.86	83.86	86.05	17.22	97.46	69.42	98.30	N/A	412,500	354,940
426	1	51.80	51.80	51.80			51.80	51.80	N/A	342,000	177,145
494	1	116.70	116.70	116.70			116.70	116.70	N/A	180,000	210,055
ALL	36	93.13	96.75	89.39	26.01	108.23	45.89	300.35	78.04 to 100.46	769,973	688,256

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 7379

What If ID: 6454 SUB STAT

Desc: New Whatif for Query ID: 7379

<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	23	Imprvmnt	Decrease	0.000	A	1
Valuation Group	24	Imprvmnt	Decrease	0.000	B	1
Valuation Group	25	Imprvmnt	Decrease	0.000	C	1