

**PAD 2010 R&O Statistics**

Query: 7601

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>93</b>	COV:	23.02	95% Median C.I.:	85.01 to 98.83
TOTAL Sales Price:	10,736,250	WGT. MEAN:	88	STD:	20.37	95% Wgt. Mean C.I.:	81.48 to 95.01
TOTAL Adj.Sales Price:	10,736,250	MEAN:	89	AVG.ABS.DEV:	15.08	95% Mean C.I.:	82.69 to 94.34
TOTAL Assessed Value:	9,474,155						
AVG. Adj. Sales Price:	228,430	COD:	16.13	MAX Sales Ratio:	142.57		
AVG. Assessed Value:	201,577	PRD:	100.31	MIN Sales Ratio:	44.43		

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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	3	90.48	81.75	71.53	23.42	114.29	45.59	109.17	N/A	233,333	166,893
10/01/06 TO 12/31/06	4	96.57	96.95	114.26	25.86	84.85	52.07	142.57	N/A	193,500	221,085
01/01/07 TO 03/31/07	3	95.01	84.16	84.67	16.69	99.40	54.95	102.52	N/A	99,166	83,963
04/01/07 TO 06/30/07	5	101.29	93.09	86.15	9.10	108.06	66.05	103.61	N/A	98,000	84,426
07/01/07 TO 09/30/07	2	80.72	80.72	67.06	28.45	120.38	57.76	103.69	N/A	118,750	79,630
10/01/07 TO 12/31/07	4	97.83	95.03	92.10	6.25	103.18	80.46	104.00	N/A	126,275	116,300
01/01/08 TO 03/31/08	7	92.08	85.01	72.82	15.71	116.74	48.62	101.33	48.62 to 101.33	145,235	105,759
04/01/08 TO 06/30/08	5	94.13	91.55	95.49	13.98	95.88	56.46	118.25	N/A	769,500	734,763
07/01/08 TO 09/30/08	2	91.16	91.16	89.40	15.93	101.97	76.63	105.68	N/A	33,500	29,947
10/01/08 TO 12/31/08	9	79.47	82.50	82.12	15.57	100.46	44.43	106.79	75.92 to 98.83	290,666	238,697
01/01/09 TO 03/31/09	2	98.38	98.38	90.52	13.59	108.68	85.01	111.75	N/A	77,500	70,155
04/01/09 TO 06/30/09	1	93.48	93.48	93.48			93.48	93.48	N/A	30,000	28,045
<u>Study Years</u>											
07/01/06 TO 06/30/07	15	95.01	90.06	91.05	18.80	98.92	45.59	142.57	66.05 to 102.52	150,766	137,269
07/01/07 TO 06/30/08	18	95.29	88.58	89.87	14.34	98.56	48.62	118.25	78.89 to 100.78	311,486	279,921
07/01/08 TO 06/30/09	14	86.52	86.79	82.86	14.95	104.74	44.43	111.75	76.02 to 105.68	204,857	169,751
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	14	97.83	89.96	84.86	12.44	106.01	54.95	104.00	66.05 to 103.61	109,292	92,748
01/01/08 TO 12/31/08	23	92.08	85.98	87.75	15.62	97.99	44.43	118.25	76.63 to 98.83	328,136	287,926
<u>ALL</u>	47	93.48	88.52	88.24	16.13	100.31	44.43	142.57	85.01 to 98.83	228,430	201,577

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	36	92.27	87.32	88.00	17.58	99.23	44.43	142.57	79.47 to 97.36	269,034	236,737
15	4	88.88	84.07	77.97	17.39	107.83	57.76	100.78	N/A	110,000	85,768
50	7	100.00	97.24	99.59	6.12	97.64	76.63	109.17	76.63 to 109.17	87,285	86,930
<u>ALL</u>	47	93.48	88.52	88.24	16.13	100.31	44.43	142.57	85.01 to 98.83	228,430	201,577

**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	34	93.24	89.58	89.84	14.40	99.71	44.43	142.57	79.47 to 98.29	277,580	249,365
2	12	96.00	84.49	76.31	21.25	110.73	45.59	109.17	54.95 to 105.68	106,541	81,298
3	1	100.78	100.78	100.78			100.78	100.78	N/A	20,000	20,155
<u>ALL</u>	47	93.48	88.52	88.24	16.13	100.31	44.43	142.57	85.01 to 98.83	228,430	201,577

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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	5	93.52	102.61	98.11	12.52	104.58	88.03	142.57	N/A	904,600	887,511
03	42	93.24	86.84	81.06	16.60	107.13	44.43	118.25	79.47 to 100.00	147,934	119,919
04											
ALL	47	93.48	88.52	88.24	16.13	100.31	44.43	142.57	85.01 to 98.83	228,430	201,577

**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	1	98.83	98.83	98.83			98.83	98.83	N/A	3,000	2,965
Total \$											
1 TO 9999	1	98.83	98.83	98.83			98.83	98.83	N/A	3,000	2,965
10000 TO 29999	5	91.88	85.42	82.57	15.02	103.45	56.46	101.33	N/A	24,100	19,899
30000 TO 59999	9	103.69	98.33	95.00	8.57	103.51	52.07	111.75	93.48 to 109.17	47,055	44,701
60000 TO 99999	6	96.50	91.36	89.17	16.13	102.46	54.95	118.25	54.95 to 118.25	78,750	70,221
100000 TO 149999	6	96.19	94.16	91.83	7.96	102.53	79.47	106.79	79.47 to 106.79	121,650	111,710
150000 TO 249999	10	77.46	75.65	74.25	15.36	101.90	45.59	98.29	57.76 to 92.08	182,885	135,785
250000 TO 499999	6	91.47	86.64	86.49	27.84	100.17	44.43	142.57	44.43 to 142.57	373,000	322,612
500000 +	4	93.82	90.01	93.18	5.64	96.60	75.92	96.46	N/A	1,230,000	1,146,063
ALL	47	93.48	88.52	88.24	16.13	100.31	44.43	142.57	85.01 to 98.83	228,430	201,577

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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)	14	95.88	83.13	76.39	22.16	108.82	45.59	109.17	52.07 to 105.68	144,535	110,413
325	1	118.25	118.25	118.25			118.25	118.25	N/A	60,000	70,950
326	1	96.46	96.46	96.46			96.46	96.46	N/A	2,450,000	2,363,330
340	1	78.89	78.89	78.89			78.89	78.89	N/A	175,000	138,050
343	2	94.57	94.57	94.26	0.47	100.32	94.13	95.01	N/A	490,000	461,892
344	3	92.08	88.80	88.21	8.06	100.66	76.02	98.29	N/A	172,883	152,501
349	1	79.47	79.47	79.47			79.47	79.47	N/A	90,000	71,520
350	4	100.06	101.34	102.86	5.18	98.52	93.48	111.75	N/A	53,250	54,771
352	5	93.52	103.31	100.06	13.28	103.26	88.03	142.57	N/A	433,600	433,845
353	6	95.18	88.18	80.47	14.16	109.58	57.76	104.00	57.76 to 104.00	107,483	86,495
386	1	79.47	79.47	79.47			79.47	79.47	N/A	140,000	111,260
406	3	80.46	82.99	81.23	6.32	102.17	76.63	91.88	N/A	79,066	64,226
422	1	101.33	101.33	101.33			101.33	101.33	N/A	21,000	21,280
470	2	55.24	55.24	53.13	19.57	103.97	44.43	66.05	N/A	230,000	122,195
494	1	75.92	75.92	75.92			75.92	75.92	N/A	535,000	406,185
529	1	100.78	100.78	100.78			100.78	100.78	N/A	20,000	20,155
<u>ALL</u>	<u>47</u>	<u>93.48</u>	<u>88.52</u>	<u>88.24</u>	<u>16.13</u>	<u>100.31</u>	<u>44.43</u>	<u>142.57</u>	<u>85.01 to 98.83</u>	<u>228,430</u>	<u>201,577</u>

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 7601

What If ID: 6410

Desc: New Whatif for Query ID: 7601

<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,	2	Total	Increase	7.820	A	1