

**PAD 2010 R&O Statistics**

Query: 7865

Type: Qualified

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

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>98</b>	COV:	47.77	95% Median C.I.:	81.94 to 105.51
TOTAL Sales Price:	10,880,134	WGT. MEAN:	86	STD:	48.97	95% Wgt. Mean C.I.:	77.20 to 95.75
TOTAL Adj.Sales Price:	10,173,134	MEAN:	103	AVG.ABS.DEV:	28.18	95% Mean C.I.:	88.66 to 116.37
TOTAL Assessed Value:	8,797,615						
AVG. Adj. Sales Price:	211,940	COD:	28.62	MAX Sales Ratio:	346.45		
AVG. Assessed Value:	183,283	PRD:	118.54	MIN Sales Ratio:	54.37		

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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	
<u>Qrtrs</u>												
07/01/06 TO 09/30/06	2	84.23	84.23	94.93	27.07	88.73	61.43	107.03	N/A	181,250	172,060	
10/01/06 TO 12/31/06	7	84.20	84.24	68.50	21.47	122.98	62.30	113.63	62.30 to 113.63	211,714	145,025	
01/01/07 TO 03/31/07	6	113.84	125.17	97.18	22.77	128.81	74.72	221.69	74.72 to 221.69	264,072	256,625	
04/01/07 TO 06/30/07	3	82.59	81.32	68.94	15.47	117.97	61.53	99.85	N/A	260,166	179,351	
07/01/07 TO 09/30/07	2	83.07	83.07	82.76	31.49	100.37	56.91	109.22	N/A	420,000	347,602	
10/01/07 TO 12/31/07	6	100.58	94.65	88.50	16.56	106.95	59.92	126.19	59.92 to 126.19	43,826	38,785	
01/01/08 TO 03/31/08	6	86.86	83.44	91.37	19.51	91.33	54.37	106.16	54.37 to 106.16	474,983	433,984	
04/01/08 TO 06/30/08	4	101.51	112.39	90.48	31.06	124.21	79.79	166.76	N/A	141,550	128,075	
07/01/08 TO 09/30/08	1	90.87	90.87	85.41			90.87	90.87	N/A	105,000	89,680	
10/01/08 TO 12/31/08	1	61.17	61.17	61.17			61.17	61.17	N/A	350,000	214,105	
01/01/09 TO 03/31/09	7	99.43	142.25	102.33	56.73	139.01	71.24	346.45	71.24 to 346.45	122,642	125,505	
04/01/09 TO 06/30/09	3	122.08	111.85	102.23	15.03	109.40	79.20	134.26	N/A	43,712	44,688	
<u>Study Years</u>												
07/01/06 TO 06/30/07	18	99.53	97.40	81.65	24.95	119.28	61.43	221.69	63.90 to 113.63	233,857	190,950	
07/01/07 TO 06/30/08	18	97.50	93.57	89.49	21.87	104.56	54.37	166.76	75.13 to 106.16	251,058	224,673	
07/01/08 TO 06/30/09	12	97.72	123.61	91.12	44.29	135.65	61.17	346.45	79.20 to 134.26	120,386	109,698	
<u>Calendar Yrs</u>												
01/01/07 TO 12/31/07	17	102.23	101.71	86.67	23.46	117.35	56.91	221.69	74.72 to 113.92	203,993	176,807	
01/01/08 TO 12/31/08	12	86.41	91.86	88.35	24.83	103.97	54.37	166.76	68.46 to 106.16	322,591	284,999	
<u>ALL</u>												
	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	37	96.00	99.24	82.75	28.21	119.93	54.37	346.45	79.20 to 105.51	200,110	165,600	
02	1	97.03	97.03	97.03			97.03	97.03	N/A	1,700,000	1,649,510	
03	4	99.39	115.88	126.30	17.53	91.75	97.97	166.76	N/A	15,475	19,545	
05	4	108.88	125.22	110.56	48.45	113.26	61.43	221.69	N/A	160,909	177,896	
07	2	93.68	93.68	63.59	34.70	147.32	61.17	126.19	N/A	181,750	115,570	
<u>ALL</u>												
	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283	

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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	33	98.93	100.43	86.87	26.38	115.62	54.37	221.69	79.20 to 109.22	259,810	225,692
2	12	98.70	111.64	94.32	35.04	118.37	61.43	346.45	76.68 to 103.20	67,366	63,537
3	3	83.50	88.92	74.25	24.32	119.75	61.17	122.08	N/A	263,666	195,773
-----ALL-----	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	68.46	68.46	64.35			68.46	68.46	N/A	55,000	35,390
03	47	98.93	103.24	86.60	28.43	119.22	54.37	346.45	82.59 to 105.51	215,279	186,430
04											
-----ALL-----	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283

**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	2	98.91	98.91	98.82	0.95	100.09	97.97	99.85	N/A	7,200	7,115
-----Total \$-----											
1 TO 9999	2	98.91	98.91	98.82	0.95	100.09	97.97	99.85	N/A	7,200	7,115
10000 TO 29999	8	112.64	118.70	109.64	30.20	108.27	59.92	195.87	59.92 to 195.87	19,495	21,373
30000 TO 59999	8	100.83	124.23	120.47	50.50	103.12	61.43	346.45	61.43 to 346.45	47,079	56,718
60000 TO 99999	7	79.79	84.44	80.28	10.77	105.17	71.24	105.51	71.24 to 105.51	72,785	58,435
100000 TO 149999	5	113.63	120.45	117.42	32.08	102.58	62.30	221.69	N/A	118,200	138,787
150000 TO 249999	4	108.59	109.36	102.59	7.49	106.60	99.20	121.07	N/A	172,800	177,281
250000 TO 499999	9	81.94	77.59	73.95	20.13	104.93	54.37	109.30	56.91 to 107.03	354,555	262,188
500000 +	5	97.03	90.08	85.86	15.95	104.92	63.28	109.22	N/A	928,687	797,368
-----ALL-----	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283

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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	90.28	88.81	74.99	19.14	118.43	54.37	126.19	63.90 to 103.20	110,028	82,510
329	1	61.17	61.17	61.17			61.17	61.17	N/A	350,000	214,105
343	1	106.16	106.16	99.79			106.16	106.16	N/A	720,000	718,455
344	4	97.07	94.64	95.80	11.99	98.79	75.13	109.30	N/A	176,875	169,452
349	2	97.90	97.90	77.55	23.67	126.23	74.72	121.07	N/A	449,818	348,852
350	1	62.30	62.30	58.56			62.30	62.30	N/A	100,000	58,560
352	6	102.36	95.55	96.27	12.96	99.26	68.46	113.92	68.46 to 113.92	145,000	139,591
353	4	90.23	108.31	83.39	49.02	129.89	56.91	195.87	N/A	228,750	190,748
386	1	134.26	134.26	134.26			134.26	134.26	N/A	50,138	67,315
406	5	98.93	144.68	152.58	63.20	94.82	59.92	346.45	N/A	36,492	55,681
412	1	113.63	113.63	106.81			113.63	113.63	N/A	130,000	138,850
419	2	72.52	72.52	71.91	15.15	100.85	61.53	83.50	N/A	387,500	278,635
434	1	84.20	84.20	79.14			84.20	84.20	N/A	77,000	60,940
442	1	221.69	221.69	221.69			221.69	221.69	N/A	116,000	257,165
444	1	117.66	117.66	110.59			117.66	117.66	N/A	40,000	44,235
492	1	166.76	166.76	166.76			166.76	166.76	N/A	25,000	41,690
531	2	80.16	80.16	83.34	21.05	96.17	63.28	97.03	N/A	1,337,500	1,114,712
-----ALL-----	48	98.45	102.52	86.48	28.62	118.54	54.37	346.45	81.94 to 105.51	211,940	183,283

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

Query: 7865

What If ID: 6408

Desc: New Whatif for Query ID: 7865

<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	01	Total	Increase	6.390	A	1