

RESIDENTIAL

Type : Qualified

Number of Sales :	145	Median :	95	COV :	147.20	95% Median C.I. :	89.76 to 99.67
Total Sales Price :	31,911,094	Wgt. Mean :	94	STD :	164.29	95% Wgt. Mean C.I. :	89.39 to 98.48
Total Adj. Sales Price :	31,911,094	Mean :	112	Avg. Abs. Dev :	35.71	95% Mean C.I. :	84.87 to 138.35
Total Assessed Value :	29,976,096						
Avg. Adj. Sales Price :	220,077	COD :	37.47	MAX Sales Ratio :	2008.88		
Avg. Assessed Value :	206,732	PRD :	118.81	MIN Sales Ratio :	00.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2022 To 12/31/2022	13	99.86	93.09	94.50	16.98	98.51	49.14	147.62	77.16 to 105.11	198,864	187,925
01/01/2023 To 03/31/2023	13	96.66	246.32	116.22	166.26	211.94	66.11	2008.88	88.31 to 120.53	135,867	157,909
04/01/2023 To 06/30/2023	25	92.73	102.25	98.51	19.67	103.80	63.27	190.25	86.63 to 102.46	239,444	235,872
07/01/2023 To 09/30/2023	19	96.20	93.50	95.28	16.29	98.13	52.85	127.77	76.77 to 104.21	238,358	227,110
10/01/2023 To 12/31/2023	13	94.11	93.33	93.46	15.78	99.86	61.15	131.21	77.73 to 105.73	213,223	199,279
01/01/2024 To 03/31/2024	10	92.27	93.54	83.25	16.77	112.36	63.36	124.28	73.08 to 114.46	323,090	268,982
04/01/2024 To 06/30/2024	23	89.76	108.18	88.28	48.40	122.54	16.71	460.97	77.33 to 114.18	182,504	161,106
07/01/2024 To 09/30/2024	29	99.30	96.58	91.79	25.63	105.22	00.01	236.88	82.31 to 107.54	236,010	216,637
____Study Yrs____											
10/01/2022 To 09/30/2023	70	96.18	124.93	98.93	45.61	126.28	49.14	2008.88	90.67 to 100.19	212,377	210,110
10/01/2023 To 09/30/2024	75	94.11	99.17	89.58	29.77	110.71	00.01	460.97	86.17 to 100.87	227,263	203,578
____Calendar Yrs____											
01/01/2023 To 12/31/2023	70	95.84	124.98	98.69	45.35	126.64	52.85	2008.88	89.44 to 99.90	215,044	212,219
____ALL____											
10/01/2022 To 09/30/2024	145	95.31	111.61	93.94	37.47	118.81	00.01	2008.88	89.76 to 99.67	220,077	206,732

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What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	5	95.31	87.73	93.98	12.11	93.35	52.85	104.31	N/A	641,480	602,869
5	12	92.71	85.19	91.35	15.35	93.26	22.08	103.42	82.31 to 99.41	355,117	324,411
7	22	92.42	103.79	99.52	27.14	104.29	62.94	236.88	80.76 to 113.99	85,640	85,225
11	12	92.96	78.98	78.46	22.29	100.66	16.71	101.70	70.92 to 100.19	320,792	251,698
16	53	100.70	141.40	103.20	63.26	137.02	00.01	2008.88	86.70 to 110.90	181,172	186,970
20	1	63.36	63.36	63.36		100.00	63.36	63.36	N/A	1,100,000	696,980
24	40	92.32	98.33	94.51	18.70	104.04	61.15	217.18	83.61 to 101.64	200,166	189,178
_____ALL_____											
10/01/2022 To 09/30/2024	145	95.31	111.61	93.94	37.47	118.81	00.01	2008.88	89.76 to 99.67	220,077	206,732

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	145	95.31	111.61	93.94	37.47	118.81	00.01	2008.88	89.76 to 99.67	220,077	206,732
06											
07											
_____ALL_____											
10/01/2022 To 09/30/2024	145	95.31	111.61	93.94	37.47	118.81	00.01	2008.88	89.76 to 99.67	220,077	206,732

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What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	6	122.14	133.64	120.53	39.14	110.88	66.11	236.88	66.11 to 236.88	3,763	4,536
Less Than 15,000	10	122.14	135.29	142.98	45.08	94.62	66.11	236.88	71.06 to 217.18	5,458	7,804
Less Than 30,000	12	122.14	280.15	441.00	174.63	63.53	00.01	2008.88	71.06 to 217.18	7,548	33,288
___Ranges Excl. Low \$___											
Greater Than 4,999	139	94.58	110.65	93.92	37.17	117.81	00.01	2008.88	89.44 to 99.67	229,414	215,460
Greater Than 15,000	135	94.58	109.85	93.85	36.21	117.05	00.01	2008.88	89.44 to 99.67	235,974	221,467
Greater Than 30,000	133	94.58	96.40	92.95	20.79	103.71	16.71	460.97	89.44 to 99.67	239,252	222,381
___Incremental Ranges___											
0 TO 4,999	6	122.14	133.64	120.53	39.14	110.88	66.11	236.88	66.11 to 236.88	3,763	4,536
5,000 TO 14,999	4	131.40	137.76	158.82	50.20	86.74	71.06	217.18	N/A	8,000	12,705
15,000 TO 29,999	2	1004.45	1004.45	892.84	100.00	112.50	00.01	2008.88	N/A	18,000	160,711
30,000 TO 59,999	8	86.48	84.34	86.66	34.27	97.32	22.08	127.77	22.08 to 127.77	49,125	42,570
60,000 TO 99,999	6	121.28	163.13	148.52	64.59	109.84	59.44	460.97	59.44 to 460.97	77,750	115,478
100,000 TO 149,999	16	97.03	96.31	95.39	23.32	100.96	52.43	140.26	72.27 to 120.53	127,420	121,541
150,000 TO 249,999	64	94.36	95.76	95.44	15.92	100.34	52.85	156.77	86.70 to 101.06	198,659	189,592
250,000 TO 499,999	32	94.73	89.69	89.74	15.30	99.94	16.71	131.15	84.26 to 99.90	331,697	297,648
500,000 TO 999,999	5	95.31	93.59	93.65	07.30	99.94	82.31	104.31	N/A	628,760	588,850
1,000,000 +	2	79.78	79.78	81.46	20.58	97.94	63.36	96.20	N/A	1,225,000	997,843
_____ALL_____											
10/01/2022 To 09/30/2024	145	95.31	111.61	93.94	37.47	118.81	00.01	2008.88	89.76 to 99.67	220,077	206,732

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	Land	Decrease	53%

What IF