

RESIDENTIAL

Type : Qualified

Number of Sales :	22	Median :	120	COV :	66.55	95% Median C.I. :	94.76 to 151.20
Total Sales Price :	1,884,080	Wgt. Mean :	107	STD :	104.20	95% Wgt. Mean C.I. :	94.12 to 119.78
Total Adj. Sales Price :	1,884,080	Mean :	157	Avg. Abs. Dev :	60.34	95% Mean C.I. :	110.37 to 202.79
Total Assessed Value :	2,015,080						
Avg. Adj. Sales Price :	85,640	COD :	50.34	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	91,595	PRD :	146.40	MIN Sales Ratio :	77.36		

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
____ Qtrrs ____											
10/01/2022 To 12/31/2022	2	213.34	213.34	131.03	47.23	162.82	112.59	314.09	N/A	23,665	31,008
01/01/2023 To 03/31/2023	4	171.14	160.33	109.96	25.31	145.81	93.37	205.67	N/A	16,938	18,625
04/01/2023 To 06/30/2023	3	94.76	93.56	93.28	01.44	100.30	90.93	95.00	N/A	116,000	108,208
07/01/2023 To 09/30/2023	2	145.27	145.27	144.73	04.09	100.37	139.33	151.20	N/A	5,500	7,960
10/01/2023 To 12/31/2023	4	112.80	112.90	112.21	16.53	100.61	89.06	136.95	N/A	155,000	173,920
01/01/2024 To 03/31/2024	1	113.58	113.58	113.58		100.00	113.58	113.58	N/A	227,500	258,405
04/01/2024 To 06/30/2024	2	101.88	101.88	115.83	24.07	87.96	77.36	126.40	N/A	116,000	134,363
07/01/2024 To 09/30/2024	4	226.52	259.15	95.37	71.89	271.73	79.56	504.00	N/A	82,625	78,803
____ Study Yrs ____											
10/01/2022 To 09/30/2023	11	139.33	149.02	100.63	34.36	148.09	90.93	314.09	93.37 to 205.67	43,098	43,369
10/01/2023 To 09/30/2024	11	113.58	164.14	109.08	62.04	150.48	77.36	504.00	79.56 to 340.00	128,182	139,820
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	13	126.15	128.01	106.11	25.18	120.64	89.06	205.67	93.37 to 151.20	80,519	85,440
____ ALL ____											
10/01/2022 To 09/30/2024	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
7	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595
____ ALL ____											
10/01/2022 To 09/30/2024	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595

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Total Assessed Value :	2,015,080						
Avg. Adj. Sales Price :	85,640	COD :	50.34	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	91,595	PRD :	146.40	MIN Sales Ratio :	77.36		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595
06											
07											
ALL											
10/01/2022 To 09/30/2024	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595

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Total Adj. Sales Price :	1,884,080	Mean :	157	Avg. Abs. Dev :	60.34	95% Mean C.I. :	110.37 to 202.79
Total Assessed Value :	2,015,080						
Avg. Adj. Sales Price :	85,640	COD :	50.34	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	91,595	PRD :	146.40	MIN Sales Ratio :	77.36		

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	259.88	284.34	256.44	39.13	110.88	140.67	504.00	140.67 to 504.00	3,763	9,651
Less Than 15,000	8	203.64	249.57	219.85	44.87	113.52	139.33	504.00	139.33 to 504.00	4,198	9,228
Less Than 30,000	8	203.64	249.57	219.85	44.87	113.52	139.33	504.00	139.33 to 504.00	4,198	9,228
___Ranges Excl. Low \$___											
Greater Than 4,999	16	106.02	108.67	105.14	17.67	103.36	77.36	151.20	90.93 to 126.40	116,344	122,323
Greater Than 15,000	14	97.22	103.44	104.90	15.28	98.61	77.36	136.95	89.06 to 126.15	132,179	138,661
Greater Than 30,000	14	97.22	103.44	104.90	15.28	98.61	77.36	136.95	89.06 to 126.15	132,179	138,661
___Incremental Ranges___											
0 TO 4,999	6	259.88	284.34	256.44	39.13	110.88	140.67	504.00	140.67 to 504.00	3,763	9,651
5,000 TO 14,999	2	145.27	145.27	144.73	04.09	100.37	139.33	151.20	N/A	5,500	7,960
15,000 TO 29,999											
30,000 TO 59,999	4	102.98	102.37	102.38	16.51	99.99	77.36	126.15	N/A	50,750	51,958
60,000 TO 99,999	1	95.00	95.00	95.00		100.00	95.00	95.00	N/A	60,000	57,000
100,000 TO 149,999	3	99.44	101.13	100.16	07.41	100.97	90.93	113.03	N/A	123,000	123,200
150,000 TO 249,999	6	104.17	106.72	107.25	18.17	99.51	79.56	136.95	79.56 to 136.95	203,083	217,804
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2022 To 09/30/2024	22	119.87	156.58	106.95	50.34	146.40	77.36	504.00	94.76 to 151.20	85,640	91,595

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	Total	Decrease	0%

What IF