

RESIDENTIAL

Type : Qualified

Number of Sales :	22	Median :	96	COV :	48.05	95% Median C.I. :	89.94 to 129.02
Total Sales Price :	1,884,080	Wgt. Mean :	102	STD :	58.01	95% Wgt. Mean C.I. :	89.22 to 114.58
Total Adj. Sales Price :	1,884,080	Mean :	121	Avg. Abs. Dev :	33.41	95% Mean C.I. :	95.01 to 146.45
Total Assessed Value :	1,919,890						
Avg. Adj. Sales Price :	85,640	COD :	34.69	MAX Sales Ratio :	322.56		
Avg. Assessed Value :	87,268	PRD :	118.48	MIN Sales Ratio :	67.57		

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	2	147.32	147.32	103.43	36.46	142.43	93.61	201.02	N/A	23,665	24,477
01/01/2023 To 03/31/2023	4	109.53	110.16	94.87	18.42	116.12	89.94	131.63	N/A	16,938	16,069
04/01/2023 To 06/30/2023	3	88.89	88.75	89.62	02.51	99.03	85.33	92.02	N/A	116,000	103,963
07/01/2023 To 09/30/2023	2	95.37	95.37	95.24	01.47	100.14	93.97	96.77	N/A	5,500	5,238
10/01/2023 To 12/31/2023	4	106.86	108.47	108.64	15.92	99.84	87.10	133.05	N/A	155,000	168,387
01/01/2024 To 03/31/2024	1	111.73	111.73	111.73		100.00	111.73	111.73	N/A	227,500	254,193
04/01/2024 To 06/30/2024	2	95.64	95.64	111.61	29.35	85.69	67.57	123.71	N/A	116,000	129,467
07/01/2024 To 09/30/2024	4	164.04	181.72	90.05	53.86	201.80	76.25	322.56	N/A	82,625	74,406
____ Study Yrs ____											
10/01/2022 To 09/30/2023	11	93.61	108.38	91.88	20.03	117.96	85.33	201.02	88.89 to 131.63	43,098	39,600
10/01/2023 To 09/30/2024	11	111.73	133.07	105.27	38.86	126.41	67.57	322.56	76.25 to 217.60	128,182	134,936
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	13	93.97	102.42	101.28	13.98	101.13	85.33	133.05	88.89 to 129.02	80,519	81,553
____ ALL ____											
10/01/2022 To 09/30/2024	22	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268

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	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268
____ ALL ____											
10/01/2022 To 09/30/2024	22	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268

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Avg. Assessed Value :	87,268	PRD :	118.48	MIN Sales Ratio :	67.57		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	22	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268
06											
07											
ALL											
10/01/2022 To 09/30/2024	22	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268

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Total Assessed Value :	1,919,890						
Avg. Adj. Sales Price :	85,640	COD :	34.69	MAX Sales Ratio :	322.56		
Avg. Assessed Value :	87,268	PRD :	118.48	MIN Sales Ratio :	67.57		

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	166.33	181.98	164.12	39.13	110.88	90.03	322.56	90.03 to 322.56	3,763	6,176
Less Than 15,000	8	130.33	160.33	141.55	44.41	113.27	90.03	322.56	90.03 to 322.56	4,198	5,942
Less Than 30,000	8	130.33	160.33	141.55	44.41	113.27	90.03	322.56	90.03 to 322.56	4,198	5,942
___ Ranges Excl. Low \$___											
Greater Than 4,999	16	93.79	97.76	101.15	13.51	96.65	67.57	133.05	87.10 to 111.73	116,344	117,677
Greater Than 15,000	14	92.82	98.10	101.18	15.33	96.96	67.57	133.05	85.33 to 117.89	132,179	133,740
Greater Than 30,000	14	92.82	98.10	101.18	15.33	96.96	67.57	133.05	85.33 to 117.89	132,179	133,740
___ Incremental Ranges___											
0 TO 4,999	6	166.33	181.98	164.12	39.13	110.88	90.03	322.56	90.03 to 322.56	3,763	6,176
5,000 TO 14,999	2	95.37	95.37	95.24	01.47	100.14	93.97	96.77	N/A	5,500	5,238
15,000 TO 29,999											
30,000 TO 59,999	4	91.78	92.25	92.78	14.71	99.43	67.57	117.89	N/A	50,750	47,085
60,000 TO 99,999	1	85.33	85.33	85.33		100.00	85.33	85.33	N/A	60,000	51,197
100,000 TO 149,999	3	95.82	98.39	97.44	07.50	100.97	88.89	110.47	N/A	123,000	119,846
150,000 TO 249,999	6	101.88	103.98	104.50	18.50	99.50	76.25	133.05	76.25 to 133.05	203,083	212,214
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2022 To 09/30/2024	22	96.30	120.73	101.90	34.69	118.48	67.57	322.56	89.94 to 129.02	85,640	87,268

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	Land	Decrease	36%

What IF