

RESIDENTIAL UNIMPROVED

Type : Qualified

Number of Sales :	8	Median :	96	COV :	51.54	95% Median C.I. :	64.36 to 236.88
Total Sales Price :	257,580	Wgt. Mean :	69	STD :	60.38	95% Wgt. Mean C.I. :	56.68 to 82.15
Total Adj. Sales Price :	257,580	Mean :	117	Avg.Abs.Dev :	43.09	95% Mean C.I. :	66.67 to 167.65
Total Assessed Value :	178,806						
Avg. Adj. Sales Price :	32,198	COD :	45.02	MAX Sales Ratio :	236.88		
Avg. Assessed Value :	22,351	PRD :	168.77	MIN Sales Ratio :	64.36		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2022 To 12/31/2022	1	147.62	147.62	147.62		100.00	147.62	147.62	N/A	4,330	6,392
01/01/2023 To 03/31/2023	3	94.75	85.84	85.32	10.74	100.61	66.11	96.66	N/A	4,250	3,626
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	71.06	71.06	71.06		100.00	71.06	71.06	N/A	5,000	3,553
10/01/2023 To 12/31/2023	1	64.36	64.36	64.36		100.00	64.36	64.36	N/A	230,000	148,038
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	198.34	198.34	180.82	19.43	109.69	159.80	236.88	N/A	2,750	4,973
____Study Yrs____											
10/01/2022 To 09/30/2023	5	94.75	95.24	94.31	22.61	100.99	66.11	147.62	N/A	4,416	4,165
10/01/2023 To 09/30/2024	3	159.80	153.68	67.08	35.99	229.10	64.36	236.88	N/A	78,500	52,661
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	71.06	78.59	65.58	17.15	119.84	64.36	96.66	N/A	49,550	32,494
____ALL____											
10/01/2022 To 09/30/2024	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
7	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351
____ALL____											
10/01/2022 To 09/30/2024	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351

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Avg. Assessed Value :	22,351	PRD :	168.77	MIN Sales Ratio :	64.36		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351
06											
07											
ALL											
10/01/2022 To 09/30/2024	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351

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Total Assessed Value :	178,806						
Avg. Adj. Sales Price :	32,198	COD :	45.02	MAX Sales Ratio :	236.88		
Avg. Assessed Value :	22,351	PRD :	168.77	MIN Sales Ratio :	64.36		

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	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	7	96.66	124.70	111.56	46.17	111.78	66.11	236.88	66.11 to 236.88	3,940	4,395
Less Than 30,000	7	96.66	124.70	111.56	46.17	111.78	66.11	236.88	66.11 to 236.88	3,940	4,395
___ Ranges Excl. Low \$___											
Greater Than 4,999	2	67.71	67.71	64.51	04.95	104.96	64.36	71.06	N/A	117,500	75,796
Greater Than 15,000	1	64.36	64.36	64.36		100.00	64.36	64.36	N/A	230,000	148,038
Greater Than 30,000	1	64.36	64.36	64.36		100.00	64.36	64.36	N/A	230,000	148,038
___ 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	1	71.06	71.06	71.06		100.00	71.06	71.06	N/A	5,000	3,553
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	64.36	64.36	64.36		100.00	64.36	64.36	N/A	230,000	148,038
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2022 To 09/30/2024	8	95.71	117.16	69.42	45.02	168.77	64.36	236.88	64.36 to 236.88	32,198	22,351

RESIDENTIAL UNIMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF