

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	127	Median :	89	COV :	21.47	95% Median C.I. :	83.64 to 92.95
Total Sales Price :	30,604,014	Wgt. Mean :	88	STD :	19.13	95% Wgt. Mean C.I. :	84.22 to 91.09
Total Adj. Sales Price :	30,604,014	Mean :	89	Avg. Abs. Dev :	14.80	95% Mean C.I. :	85.76 to 92.42
Total Assessed Value :	26,826,262						
Avg. Adj. Sales Price :	240,976	COD :	16.66	MAX Sales Ratio :	146.57		
Avg. Assessed Value :	211,230	PRD :	101.63	MIN Sales Ratio :	28.47		

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	11	91.47	82.92	87.98	14.28	94.25	28.47	99.19	68.54 to 97.53	225,764	198,629
01/01/2023 To 03/31/2023	9	101.80	96.83	91.50	12.99	105.83	64.35	117.68	82.54 to 114.05	193,058	176,651
04/01/2023 To 06/30/2023	24	87.16	92.54	92.17	16.62	100.40	58.86	146.57	80.76 to 98.76	249,004	229,500
07/01/2023 To 09/30/2023	17	93.47	91.23	92.64	12.15	98.48	69.81	120.17	77.09 to 99.69	255,224	236,428
10/01/2023 To 12/31/2023	12	89.81	85.91	85.32	14.89	100.69	53.48	113.99	72.83 to 98.48	211,825	180,732
01/01/2024 To 03/31/2024	10	85.13	87.68	77.78	17.67	112.73	58.53	117.31	66.40 to 110.86	323,090	251,293
04/01/2024 To 06/30/2024	19	82.06	86.51	86.98	22.46	99.46	46.73	127.66	70.70 to 100.04	185,611	161,440
07/01/2024 To 09/30/2024	25	90.68	88.28	85.32	15.58	103.47	51.25	125.83	76.08 to 93.45	270,752	231,005
____Study Yrs____											
10/01/2022 To 09/30/2023	61	90.15	91.07	91.51	15.20	99.52	28.47	146.57	84.38 to 95.84	238,292	218,066
10/01/2023 To 09/30/2024	66	86.34	87.25	84.17	18.18	103.66	46.73	127.66	76.96 to 92.05	243,457	204,912
____Calendar Yrs____											
01/01/2023 To 12/31/2023	62	89.95	91.52	91.03	15.25	100.54	53.48	146.57	83.64 to 95.73	235,392	214,289
____ALL____											
10/01/2022 To 09/30/2024	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	4	92.18	91.76	92.38	04.83	99.33	83.74	98.95	N/A	755,600	698,055
5	10	86.98	85.42	84.05	08.62	101.63	72.19	98.48	72.51 to 97.53	411,390	345,766
7	14	88.12	91.38	94.83	14.59	96.36	62.94	122.44	74.69 to 110.86	116,179	110,171
11	10	85.25	82.67	81.36	09.38	101.61	64.35	93.21	70.84 to 91.47	324,950	264,395
16	49	95.84	92.58	92.98	18.91	99.57	28.47	128.73	82.65 to 101.80	193,798	180,190
20	1	58.53	58.53	58.53		100.00	58.53	58.53	N/A	1,100,000	643,848
24	39	83.06	86.97	86.51	16.41	100.53	53.48	146.57	76.84 to 92.95	205,016	177,356
_____ALL_____											
10/01/2022 To 09/30/2024	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230
06											
07											
_____ALL_____											
10/01/2022 To 09/30/2024	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230

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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											
Less Than 15,000	1	72.55	72.55	72.55		100.00	72.55	72.55	N/A	6,000	4,353
Less Than 30,000	1	72.55	72.55	72.55		100.00	72.55	72.55	N/A	6,000	4,353
___ Ranges Excl. Low \$___											
Greater Than 4,999	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230
Greater Than 15,000	126	89.15	89.22	87.66	16.59	101.78	28.47	146.57	83.74 to 92.95	242,841	212,872
Greater Than 30,000	126	89.15	89.22	87.66	16.59	101.78	28.47	146.57	83.74 to 92.95	242,841	212,872
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999	1	72.55	72.55	72.55		100.00	72.55	72.55	N/A	6,000	4,353
15,000 TO 29,999											
30,000 TO 59,999	7	88.31	85.06	88.53	25.07	96.08	28.47	120.17	28.47 to 120.17	49,000	43,378
60,000 TO 99,999	4	110.17	106.59	107.16	14.70	99.47	80.76	125.27	N/A	77,250	82,779
100,000 TO 149,999	16	90.87	88.82	88.02	23.13	100.91	46.73	127.52	69.81 to 114.05	127,420	112,151
150,000 TO 249,999	62	87.99	89.80	89.39	16.07	100.46	53.48	146.57	81.53 to 93.45	198,374	177,329
250,000 TO 499,999	30	87.16	88.29	87.78	12.30	100.58	64.35	127.66	82.18 to 93.55	333,810	293,025
500,000 TO 999,999	5	90.89	86.03	85.94	09.41	100.10	72.19	98.95	N/A	628,760	540,379
1,000,000 +	2	76.00	76.00	77.78	22.99	97.71	58.53	93.47	N/A	1,225,000	952,826
_____ ALL _____											
10/01/2022 To 09/30/2024	127	88.84	89.09	87.66	16.66	101.63	28.47	146.57	83.64 to 92.95	240,976	211,230

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Land	Decrease	53%

What IF