

RESIDENTIAL UNIMPROVED

Type : Qualified

Number of Sales :	8	Median :	204	COV :	51.53	95% Median C.I. :	136.95 to 504.00
Total Sales Price :	257,580	Wgt. Mean :	148	STD :	128.46	95% Wgt. Mean C.I. :	120.60 to 174.80
Total Adj. Sales Price :	257,580	Mean :	249	Avg.Abs.Dev :	91.67	95% Mean C.I. :	141.86 to 356.68
Total Assessed Value :	380,440						
Avg. Adj. Sales Price :	32,198	COD :	45.02	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	47,555	PRD :	168.77	MIN Sales Ratio :	136.95		

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	314.09	314.09	314.09		100.00	314.09	314.09	N/A	4,330	13,600
01/01/2023 To 03/31/2023	3	201.60	182.65	181.53	10.75	100.62	140.67	205.67	N/A	4,250	7,715
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	151.20	151.20	151.20		100.00	151.20	151.20	N/A	5,000	7,560
10/01/2023 To 12/31/2023	1	136.95	136.95	136.95		100.00	136.95	136.95	N/A	230,000	314,975
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	422.00	422.00	384.73	19.43	109.69	340.00	504.00	N/A	2,750	10,580
____Study Yrs____											
10/01/2022 To 09/30/2023	5	201.60	202.65	200.66	22.61	100.99	140.67	314.09	N/A	4,416	8,861
10/01/2023 To 09/30/2024	3	340.00	326.98	142.73	35.99	229.09	136.95	504.00	N/A	78,500	112,045
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	151.20	167.22	139.53	17.15	119.85	136.95	205.67	N/A	49,550	69,136
____ALL____											
10/01/2022 To 09/30/2024	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
7	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555
____ALL____											
10/01/2022 To 09/30/2024	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555

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Avg. Adj. Sales Price :	32,198	COD :	45.02	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	47,555	PRD :	168.77	MIN Sales Ratio :	136.95		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555
06											
07											
ALL											
10/01/2022 To 09/30/2024	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555

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Total Assessed Value :	380,440						
Avg. Adj. Sales Price :	32,198	COD :	45.02	MAX Sales Ratio :	504.00		
Avg. Assessed Value :	47,555	PRD :	168.77	MIN Sales Ratio :	136.95		

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	7	205.67	265.32	237.36	46.17	111.78	140.67	504.00	140.67 to 504.00	3,940	9,352
Less Than 30,000	7	205.67	265.32	237.36	46.17	111.78	140.67	504.00	140.67 to 504.00	3,940	9,352
___ Ranges Excl. Low \$___											
Greater Than 4,999	2	144.08	144.08	137.25	04.95	104.98	136.95	151.20	N/A	117,500	161,268
Greater Than 15,000	1	136.95	136.95	136.95		100.00	136.95	136.95	N/A	230,000	314,975
Greater Than 30,000	1	136.95	136.95	136.95		100.00	136.95	136.95	N/A	230,000	314,975
___ 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	1	151.20	151.20	151.20		100.00	151.20	151.20	N/A	5,000	7,560
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	136.95	136.95	136.95		100.00	136.95	136.95	N/A	230,000	314,975
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
_____ ALL _____											
10/01/2022 To 09/30/2024	8	203.64	249.27	147.70	45.02	168.77	136.95	504.00	136.95 to 504.00	32,198	47,555

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	Increase	0%

What IF