

Commissioner Keetle –

Pursuant to your request, attached is the what-if for Dawes County. Also attached are two substats of valuation grouping 16. I wasn't sure if you wanted the substat before or after the what-if decrease, so I have attached both.

Please let me know if you have any questions.

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

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From: Keetle, Steve

Sent: Friday, April 14, 2017 3:12 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Dawes County

Ms. Sorensen:

Please provide a What-If statistic for Dawes county adjusting the Commercial valuation group 16 to take the assessed-to-sales ratio from 101.29 to the midpoint of 96%.

Please also provide a substat of valuation group 16.

Thank you,
Steven A. Keetle,
Commissioner
Tax Equalization and Review Commission
Steve.keetle@nebraska.gov
Phone: (402) 471-2842

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	99	COV :	31.77	95% Median C.I. :	88.84 to 119.34
Total Sales Price :	6,195,038	Wgt. Mean :	101	STD :	33.10	95% Wgt. Mean C.I. :	95.52 to 105.72
Total Adj. Sales Price :	6,195,038	Mean :	104	Avg. Abs. Dev :	23.32	95% Mean C.I. :	92.72 to 115.66
Total Assessed Value :	6,233,512						
Avg. Adj. Sales Price :	193,595	COD :	23.47	MAX Sales Ratio :	189.01		
Avg. Assessed Value :	194,797	PRD :	103.55	MIN Sales Ratio :	36.38		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	4	99.35	108.71	106.65	10.07	101.93	98.58	137.55	N/A	160,750	171,433
01/01/2014 To 03/31/2014	4	97.64	109.41	96.53	17.73	113.34	88.84	153.50	N/A	99,433	95,978
04/01/2014 To 06/30/2014	2	108.33	108.33	102.79	19.51	105.39	87.20	129.45	N/A	79,250	81,465
07/01/2014 To 09/30/2014	3	119.51	112.21	114.04	07.83	98.40	94.51	122.60	N/A	40,500	46,186
10/01/2014 To 12/31/2014	2	150.73	150.73	139.08	25.40	108.38	112.45	189.01	N/A	57,500	79,973
01/01/2015 To 03/31/2015	2	85.87	85.87	86.82	02.45	98.91	83.77	87.96	N/A	109,779	95,308
04/01/2015 To 06/30/2015	4	94.35	83.90	102.75	24.04	81.65	36.38	110.51	N/A	91,813	94,337
07/01/2015 To 09/30/2015	2	79.49	79.49	48.29	50.13	164.61	39.64	119.34	N/A	103,750	50,096
10/01/2015 To 12/31/2015	1	171.67	171.67	171.67	100.00	171.67	171.67	171.67	N/A	70,000	120,170
01/01/2016 To 03/31/2016	3	73.48	77.12	82.77	17.61	93.17	59.53	98.36	N/A	55,333	45,798
04/01/2016 To 06/30/2016	3	100.02	108.52	101.34	09.88	107.09	97.95	127.60	N/A	1,218,000	1,234,319
07/01/2016 To 09/30/2016	2	106.05	106.05	98.35	36.33	107.83	67.52	144.58	N/A	37,500	36,881
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	13	99.87	109.67	103.82	15.34	105.63	87.20	153.50	94.51 to 129.45	101,595	105,471
10/01/2014 To 09/30/2015	10	95.31	96.78	91.07	31.50	106.27	36.38	189.01	39.64 to 119.34	90,931	82,810
10/01/2015 To 09/30/2016	9	98.36	104.52	101.75	27.72	102.72	59.53	171.67	67.52 to 144.58	440,556	448,254
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	11	112.45	117.49	106.64	20.07	110.17	87.20	189.01	88.84 to 153.50	72,066	76,849
01/01/2015 To 12/31/2015	9	87.96	93.11	91.21	32.63	102.08	36.38	171.67	39.64 to 119.34	96,034	87,592

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	99	COV :	31.77	95% Median C.I. :	88.84 to 119.34
Total Sales Price :	6,195,038	Wgt. Mean :	101	STD :	33.10	95% Wgt. Mean C.I. :	95.52 to 105.72
Total Adj. Sales Price :	6,195,038	Mean :	104	Avg. Abs. Dev :	23.32	95% Mean C.I. :	92.72 to 115.66
Total Assessed Value :	6,233,512						
Avg. Adj. Sales Price :	193,595	COD :	23.47	MAX Sales Ratio :	189.01		
Avg. Assessed Value :	194,797	PRD :	103.55	MIN Sales Ratio :	36.38		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	18	99.97	111.97	100.72	26.79	111.17	39.64	189.01	95.36 to 137.55	293,822	295,949
16	12	96.23	98.65	103.09	16.93	95.69	67.52	127.60	83.77 to 119.51	55,729	57,451
20	1	98.58	98.58	98.58		100.00	98.58	98.58	N/A	210,000	207,020
22	1	36.38	36.38	36.38		100.00	36.38	36.38	N/A	27,500	10,005

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	1	98.36	98.36	98.36		100.00	98.36	98.36	N/A	90,000	88,525
03	31	99.87	104.38	100.65	24.05	103.71	36.38	189.01	88.84 to 119.34	196,937	198,225
04											

what IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	99	COV :	31.77	95% Median C.I. :	88.84 to 119.34
Total Sales Price :	6,195,038	Wgt. Mean :	101	STD :	33.10	95% Wgt. Mean C.I. :	95.52 to 105.72
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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	2	128.08	128.08	128.39	19.85	99.76	102.65	153.50	N/A	9,875	12,679
Less Than 30,000	6	111.00	101.33	93.34	27.47	108.56	36.38	153.50	36.38 to 153.50	20,542	19,173
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	32	99.35	104.19	100.62	23.47	103.55	36.38	189.01	88.84 to 119.34	193,595	194,797
Greater Than 15,000	30	98.71	102.60	100.53	23.23	102.06	36.38	189.01	88.84 to 112.45	205,843	206,938
Greater Than 30,000	26	98.71	104.86	100.77	21.65	104.06	39.64	189.01	88.84 to 112.45	233,530	235,326
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	2	128.08	128.08	128.39	19.85	99.76	102.65	153.50	N/A	9,875	12,679
15,000 TO 29,999	4	96.41	87.95	86.65	34.25	101.50	36.38	122.60	N/A	25,875	22,420
30,000 TO 59,999	9	97.95	107.61	106.49	28.96	101.05	59.53	189.01	67.52 to 144.58	41,833	44,550
60,000 TO 99,999	5	112.45	117.15	116.93	19.40	100.19	83.77	171.67	N/A	71,800	83,957
100,000 TO 149,999	4	92.10	102.24	103.65	15.44	98.64	87.20	137.55	N/A	116,250	120,491
150,000 TO 249,999	5	98.58	90.74	90.46	20.27	100.31	39.64	127.60	N/A	177,258	160,345
250,000 TO 499,999	2	104.67	104.67	105.08	05.58	99.61	98.83	110.51	N/A	280,000	294,235
500,000 TO 999,999											
1,000,000 +	1	100.02	100.02	100.02		100.00	100.02	100.02	N/A	3,425,000	3,425,585

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

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Number of Sales :	32	Median :	99	COV :	31.77	95% Median C.I. :	88.84 to 119.34
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Total Adj. Sales Price :	6,195,038	Mean :	104	Avg. Abs. Dev :	23.32	95% Mean C.I. :	92.72 to 115.66
Total Assessed Value :	6,233,512						
Avg. Adj. Sales Price :	193,595	COD :	23.47	MAX Sales Ratio :	189.01		
Avg. Assessed Value :	194,797	PRD :	103.55	MIN Sales Ratio :	36.38		

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	2	113.91	113.91	110.61	13.65	102.98	98.36	129.45	N/A	74,250	82,128
300	2	99.25	99.25	104.91	13.30	94.60	86.05	112.45	N/A	52,500	55,078
326	2	101.26	101.26	100.38	01.37	100.88	99.87	102.65	N/A	26,375	26,477
340	1	88.84	88.84	88.84		100.00	88.84	88.84	N/A	125,000	111,050
341	1	99.92	99.92	99.92		100.00	99.92	99.92	N/A	152,730	152,610
343	3	110.51	112.02	115.10	08.94	97.32	97.95	127.60	N/A	176,333	202,964
344	3	98.83	101.30	107.16	23.62	94.53	67.52	137.55	N/A	145,000	155,384
350	4	119.43	100.27	70.37	17.40	142.49	39.64	122.60	N/A	74,750	52,599
353	5	98.58	123.30	116.30	41.28	106.02	73.48	189.01	N/A	81,200	94,432
406	4	119.55	113.03	97.37	30.12	116.08	59.53	153.50	N/A	30,000	29,211
423	1	87.96	87.96	87.96		100.00	87.96	87.96	N/A	159,558	140,355
444	1	87.20	87.20	87.20		100.00	87.20	87.20	N/A	100,000	87,200
470	1	95.36	95.36	95.36		100.00	95.36	95.36	N/A	110,000	104,900
558	1	36.38	36.38	36.38		100.00	36.38	36.38	N/A	27,500	10,005
594	1	100.02	100.02	100.02		100.00	100.02	100.02	N/A	3,425,000	3,425,585

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Decrease	0%
VALUATION GROUPING	16	Total	Decrease	5%

What IF

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	101	COV :	20.24	95% Median C.I. :	88.18 to 125.80
Total Sales Price :	668,750	Wgt. Mean :	109	STD :	21.02	95% Wgt. Mean C.I. :	89.08 to 127.95
Total Adj. Sales Price :	668,750	Mean :	104	Avg. Abs. Dev :	17.15	95% Mean C.I. :	90.48 to 117.20
Total Assessed Value :	725,690						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	134.31		
Avg. Assessed Value :	60,474	PRD :	95.70	MIN Sales Ratio :	71.08		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013											
01/01/2014 To 03/31/2014	1	93.52	93.52	93.52		100.00	93.52	93.52	N/A	125,000	116,895
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	3	125.80	118.11	120.04	07.84	98.39	99.48	129.05	N/A	40,500	48,617
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	1	88.18	88.18	88.18		100.00	88.18	88.18	N/A	60,000	52,905
04/01/2015 To 06/30/2015	2	99.32	99.32	94.87	08.80	104.69	90.58	108.05	N/A	19,875	18,855
07/01/2015 To 09/30/2015	1	125.62	125.62	125.62		100.00	125.62	125.62	N/A	22,500	28,265
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	1	77.35	77.35	77.35		100.00	77.35	77.35	N/A	26,000	20,110
04/01/2016 To 06/30/2016	2	118.71	118.71	127.50	13.15	93.11	103.10	134.31	N/A	114,500	145,985
07/01/2016 To 09/30/2016	1	71.08	71.08	71.08		100.00	71.08	71.08	N/A	45,000	31,985
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	112.64	111.96	106.59	13.73	105.04	93.52	129.05	N/A	61,625	65,686
10/01/2014 To 09/30/2015	4	99.32	103.11	97.24	13.82	106.04	88.18	125.62	N/A	30,563	29,720
10/01/2015 To 09/30/2016	4	90.23	96.46	114.69	24.66	84.10	71.08	134.31	N/A	75,000	86,016
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	4	112.64	111.96	106.59	13.73	105.04	93.52	129.05	N/A	61,625	65,686
01/01/2015 To 12/31/2015	4	99.32	103.11	97.24	13.82	106.04	88.18	125.62	N/A	30,563	29,720

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	101	COV :	20.24	95% Median C.I. :	88.18 to 125.80
Total Sales Price :	668,750	Wgt. Mean :	109	STD :	21.02	95% Wgt. Mean C.I. :	89.08 to 127.95
Total Adj. Sales Price :	668,750	Mean :	104	Avg. Abs. Dev :	17.15	95% Mean C.I. :	90.48 to 117.20
Total Assessed Value :	725,690						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	134.31		
Avg. Assessed Value :	60,474	PRD :	95.70	MIN Sales Ratio :	71.08		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
16	12	101.29	103.84	108.51	16.93	95.70	71.08	134.31	88.18 to 125.80	55,729	60,474

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	12	101.29	103.84	108.51	16.93	95.70	71.08	134.31	88.18 to 125.80	55,729	60,474
04											

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	101	COV :	20.24	95% Median C.I. :	88.18 to 125.80
Total Sales Price :	668,750	Wgt. Mean :	109	STD :	21.02	95% Wgt. Mean C.I. :	89.08 to 127.95
Total Adj. Sales Price :	668,750	Mean :	104	Avg. Abs. Dev :	17.15	95% Mean C.I. :	90.48 to 117.20
Total Assessed Value :	725,690						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	134.31		
Avg. Assessed Value :	60,474	PRD :	95.70	MIN Sales Ratio :	71.08		

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	108.05	108.05	108.05		100.00	108.05	108.05	N/A	9,750	10,535
Less Than 30,000	4	116.84	110.02	110.09	14.82	99.94	77.35	129.05	N/A	21,438	23,600
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	12	101.29	103.84	108.51	16.93	95.70	71.08	134.31	88.18 to 125.80	55,729	60,474
Greater Than 15,000	11	99.48	103.46	108.52	18.01	95.34	71.08	134.31	77.35 to 129.05	59,909	65,014
Greater Than 30,000	8	96.50	100.76	108.28	15.46	93.06	71.08	134.31	71.08 to 134.31	72,875	78,911
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	108.05	108.05	108.05		100.00	108.05	108.05	N/A	9,750	10,535
15,000 TO 29,999	3	125.62	110.67	110.35	13.72	100.29	77.35	129.05	N/A	25,333	27,955
30,000 TO 59,999	4	95.03	91.06	90.68	10.77	100.42	71.08	103.10	N/A	38,750	35,139
60,000 TO 99,999	2	106.99	106.99	107.60	17.58	99.43	88.18	125.80	N/A	62,000	66,710
100,000 TO 149,999	1	93.52	93.52	93.52		100.00	93.52	93.52	N/A	125,000	116,895
150,000 TO 249,999	1	134.31	134.31	134.31		100.00	134.31	134.31	N/A	179,000	240,420
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	101	COV :	20.24	95% Median C.I. :	88.18 to 125.80
Total Sales Price :	668,750	Wgt. Mean :	109	STD :	21.02	95% Wgt. Mean C.I. :	89.08 to 127.95
Total Adj. Sales Price :	668,750	Mean :	104	Avg. Abs. Dev :	17.15	95% Mean C.I. :	90.48 to 117.20
Total Assessed Value :	725,690						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	134.31		
Avg. Assessed Value :	60,474	PRD :	95.70	MIN Sales Ratio :	71.08		

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	1	90.58	90.58	90.58		100.00	90.58	90.58	N/A	30,000	27,175
326	1	108.05	108.05	108.05		100.00	108.05	108.05	N/A	9,750	10,535
340	1	93.52	93.52	93.52		100.00	93.52	93.52	N/A	125,000	116,895
343	2	118.71	118.71	127.50	13.15	93.11	103.10	134.31	N/A	114,500	145,985
344	1	71.08	71.08	71.08		100.00	71.08	71.08	N/A	45,000	31,985
350	3	125.80	126.82	126.55	00.91	100.21	125.62	129.05	N/A	38,000	48,090
353	2	82.77	82.77	84.90	06.55	97.49	77.35	88.18	N/A	43,000	36,508
406	1	99.48	99.48	99.48		100.00	99.48	99.48	N/A	30,000	29,845

what IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	16	Total	Decrease	0%

What IF

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	20.24	95% Median C.I. :	83.77 to 119.51
Total Sales Price :	668,750	Wgt. Mean :	103	STD :	19.97	95% Wgt. Mean C.I. :	84.63 to 121.55
Total Adj. Sales Price :	668,750	Mean :	99	Avg. Abs. Dev :	16.29	95% Mean C.I. :	85.96 to 111.34
Total Assessed Value :	689,407						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	127.60		
Avg. Assessed Value :	57,451	PRD :	95.69	MIN Sales Ratio :	67.52		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013											
01/01/2014 To 03/31/2014	1	88.84	88.84	88.84		100.00	88.84	88.84	N/A	125,000	111,050
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	3	119.51	112.21	114.04	07.83	98.40	94.51	122.60	N/A	40,500	46,186
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	1	83.77	83.77	83.77		100.00	83.77	83.77	N/A	60,000	50,260
04/01/2015 To 06/30/2015	2	94.35	94.35	90.12	08.80	104.69	86.05	102.65	N/A	19,875	17,912
07/01/2015 To 09/30/2015	1	119.34	119.34	119.34		100.00	119.34	119.34	N/A	22,500	26,852
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	1	73.48	73.48	73.48		100.00	73.48	73.48	N/A	26,000	19,105
04/01/2016 To 06/30/2016	2	112.78	112.78	121.12	13.15	93.11	97.95	127.60	N/A	114,500	138,686
07/01/2016 To 09/30/2016	1	67.52	67.52	67.52		100.00	67.52	67.52	N/A	45,000	30,386
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	107.01	106.37	101.26	13.73	105.05	88.84	122.60	N/A	61,625	62,402
10/01/2014 To 09/30/2015	4	94.35	97.95	92.38	13.82	106.03	83.77	119.34	N/A	30,563	28,234
10/01/2015 To 09/30/2016	4	85.72	91.64	108.95	24.66	84.11	67.52	127.60	N/A	75,000	81,716
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	4	107.01	106.37	101.26	13.73	105.05	88.84	122.60	N/A	61,625	62,402
01/01/2015 To 12/31/2015	4	94.35	97.95	92.38	13.82	106.03	83.77	119.34	N/A	30,563	28,234

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	20.24	95% Median C.I. :	83.77 to 119.51
Total Sales Price :	668,750	Wgt. Mean :	103	STD :	19.97	95% Wgt. Mean C.I. :	84.63 to 121.55
Total Adj. Sales Price :	668,750	Mean :	99	Avg. Abs. Dev :	16.29	95% Mean C.I. :	85.96 to 111.34
Total Assessed Value :	689,407						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	127.60		
Avg. Assessed Value :	57,451	PRD :	95.69	MIN Sales Ratio :	67.52		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
16	12	96.23	98.65	103.09	16.93	95.69	67.52	127.60	83.77 to 119.51	55,729	57,451

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	12	96.23	98.65	103.09	16.93	95.69	67.52	127.60	83.77 to 119.51	55,729	57,451
04											

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	20.24	95% Median C.I. :	83.77 to 119.51
Total Sales Price :	668,750	Wgt. Mean :	103	STD :	19.97	95% Wgt. Mean C.I. :	84.63 to 121.55
Total Adj. Sales Price :	668,750	Mean :	99	Avg. Abs. Dev :	16.29	95% Mean C.I. :	85.96 to 111.34
Total Assessed Value :	689,407						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	127.60		
Avg. Assessed Value :	57,451	PRD :	95.69	MIN Sales Ratio :	67.52		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	1	102.65	102.65	102.65		100.00	102.65	102.65	N/A	9,750	10,008
Less Than 30,000	4	111.00	104.52	104.58	14.82	99.94	73.48	122.60	N/A	21,438	22,420
__Ranges Excl. Low \$__											
Greater Than 4,999	12	96.23	98.65	103.09	16.93	95.69	67.52	127.60	83.77 to 119.51	55,729	57,451
Greater Than 15,000	11	94.51	98.29	103.10	18.02	95.33	67.52	127.60	73.48 to 122.60	59,909	61,764
Greater Than 30,000	8	91.68	95.72	102.87	15.46	93.05	67.52	127.60	67.52 to 127.60	72,875	74,966
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	102.65	102.65	102.65		100.00	102.65	102.65	N/A	9,750	10,008
15,000 TO 29,999	3	119.34	105.14	104.83	13.72	100.30	73.48	122.60	N/A	25,333	26,558
30,000 TO 59,999	4	90.28	86.51	86.15	10.77	100.42	67.52	97.95	N/A	38,750	33,382
60,000 TO 99,999	2	101.64	101.64	102.22	17.58	99.43	83.77	119.51	N/A	62,000	63,375
100,000 TO 149,999	1	88.84	88.84	88.84		100.00	88.84	88.84	N/A	125,000	111,050
150,000 TO 249,999	1	127.60	127.60	127.60		100.00	127.60	127.60	N/A	179,000	228,399
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	20.24	95% Median C.I. :	83.77 to 119.51
Total Sales Price :	668,750	Wgt. Mean :	103	STD :	19.97	95% Wgt. Mean C.I. :	84.63 to 121.55
Total Adj. Sales Price :	668,750	Mean :	99	Avg. Abs. Dev :	16.29	95% Mean C.I. :	85.96 to 111.34
Total Assessed Value :	689,407						
Avg. Adj. Sales Price :	55,729	COD :	16.93	MAX Sales Ratio :	127.60		
Avg. Assessed Value :	57,451	PRD :	95.69	MIN Sales Ratio :	67.52		

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	1	86.05	86.05	86.05		100.00	86.05	86.05	N/A	30,000	25,816
326	1	102.65	102.65	102.65		100.00	102.65	102.65	N/A	9,750	10,008
340	1	88.84	88.84	88.84		100.00	88.84	88.84	N/A	125,000	111,050
343	2	112.78	112.78	121.12	13.15	93.11	97.95	127.60	N/A	114,500	138,686
344	1	67.52	67.52	67.52		100.00	67.52	67.52	N/A	45,000	30,386
350	3	119.51	120.48	120.23	00.91	100.21	119.34	122.60	N/A	38,000	45,686
353	2	78.63	78.63	80.66	06.55	97.48	73.48	83.77	N/A	43,000	34,683
406	1	94.51	94.51	94.51		100.00	94.51	94.51	N/A	30,000	28,353

what IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	16	Total	Decrease	5%

What IF