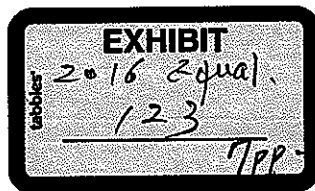


Valuation Grouping 02



123:1

Substatistics for Douglas Count Residential Valuation Grouping 02, resulting from "What if" reduction of 8%. Prepared by Department of Revenue 4/19/2016.

28 - Douglas COUNTY

PAD 2016 FERC R&O Statistics 2016 Values

What If S

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	632	Median :	96	COV :	66.26	95% Median C.I. :	
Total Sales Price :	30,189,158	Wgt. Mean :	99	STD :	80.24	95% Wgt. Mean C.I. :	
Total Adj. Sales Price :	30,189,158	Mean :	121	Avg. Abs. Dev :	46.70	95% Mean C.I. :	
Total Assessed Value :	29,862,858						
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	766.04		
Avg. Assessed Value :	47,251	PRD :	122.41	MIN Sales Ratio :	17.33		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Av
<u>Qrtrs</u>										
10/01/2013 To 12/31/2013	91	100.80	119.35	101.64	42.80	117.42	20.83	614.85	91.66 to 120.41	
01/01/2014 To 03/31/2014	63	109.52	145.94	105.49	61.15	138.34	46.18	693.48	88.94 to 128.03	
04/01/2014 To 06/30/2014	83	105.49	125.28	105.22	45.70	119.06	29.55	766.04	93.15 to 116.99	
07/01/2014 To 09/30/2014	108	96.54	127.25	103.91	46.79	122.46	49.48	523.07	91.72 to 112.71	
10/01/2014 To 12/31/2014	67	101.00	121.41	101.16	46.96	120.02	19.83	329.89	86.54 to 119.57	
01/01/2015 To 03/31/2015	58	90.25	119.71	104.76	48.10	113.98	51.22	354.66	84.40 to 111.02	
04/01/2015 To 06/30/2015	76	90.14	113.79	90.36	44.70	125.10	30.05	539.09	85.99 to 104.89	
07/01/2015 To 09/30/2015	86	87.44	100.26	83.24	44.74	120.45	17.33	532.10	74.25 to 93.15	
<u>Study Yrs</u>										
10/01/2013 To 09/30/2014	345	100.96	128.11	103.85	49.05	123.36	20.83	766.04	96.02 to 108.78	
10/01/2014 To 09/30/2015	287	90.42	112.65	93.16	47.22	120.92	17.33	539.09	87.38 to 95.48	
<u>Calendar Yrs</u>										
01/01/2014 To 12/31/2014	321	100.98	129.19	104.02	50.40	124.20	19.83	766.04	95.97 to 109.43	

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Av
02	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	

123:3

28 - Douglas COUNTY

PAD 2016 TERC R&O Statistics 2016 Values

What IF S

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	632	Median :	96	COV :	66.26	95% Median C
Total Sales Price :	30,189,158	Wgt. Mean :	99	STD :	80.24	95% Wgt. Mean C
Total Adj. Sales Price :	30,189,158	Mean :	121	Avg.Abs.Dev :	46.70	95% Mean C
Total Assessed Value :	29,862,858					
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	766.04	
Avg. Assessed Value :	47,251	PRD :	122.41	MIN Sales Ratio :	17.33	

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Av
01	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	
06										
07										

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Av
Less Than 5,000	4	346.79	332.98	320.02	57.12	104.05	99.25	539.09	N/A	
Less Than 15,000	78	172.14	219.38	208.42	61.46	105.26	17.33	766.04	145.53 to 209.34	
Less Than 30,000	239	137.02	165.89	150.36	53.41	110.33	17.33	766.04	127.03 to 148.42	
Ranges Excl. Low \$										
Greater Than 4,999	628	96.08	119.74	98.80	47.39	121.19	17.33	766.04	92.71 to 100.90	
Greater Than 15,000	554	92.41	107.25	95.77	37.25	111.99	19.83	334.10	90.08 to 95.97	
Greater Than 30,000	393	88.51	93.84	90.42	27.04	103.78	25.02	265.80	86.10 to 90.63	
Incremental Ranges										
0 TO 4,999	4	346.79	332.98	320.02	57.12	104.05	99.25	539.09	N/A	
5,000 TO 14,999	74	172.14	213.24	206.25	58.70	103.39	17.33	766.04	145.53 to 205.94	
15,000 TO 29,999	161	123.86	139.98	136.09	43.06	102.86	19.83	334.10	111.16 to 137.02	
30,000 TO 59,999	185	96.51	101.52	99.84	30.57	101.68	25.02	242.95	90.48 to 105.09	
60,000 TO 99,999	171	85.99	88.97	89.15	22.30	99.80	31.93	265.80	82.03 to 88.99	
100,000 TO 149,999	32	79.14	78.15	78.52	14.64	99.53	51.81	111.11	68.12 to 87.56	
150,000 TO 249,999	5	75.07	76.45	77.39	15.95	98.79	58.35	91.76	N/A	
250,000 TO 499,999										
500,000 TO 999,999										
1,000,000 +										

123:4

28 - Douglas COUNTY
RESIDENTIAL IMPROVED - ADJUSTED

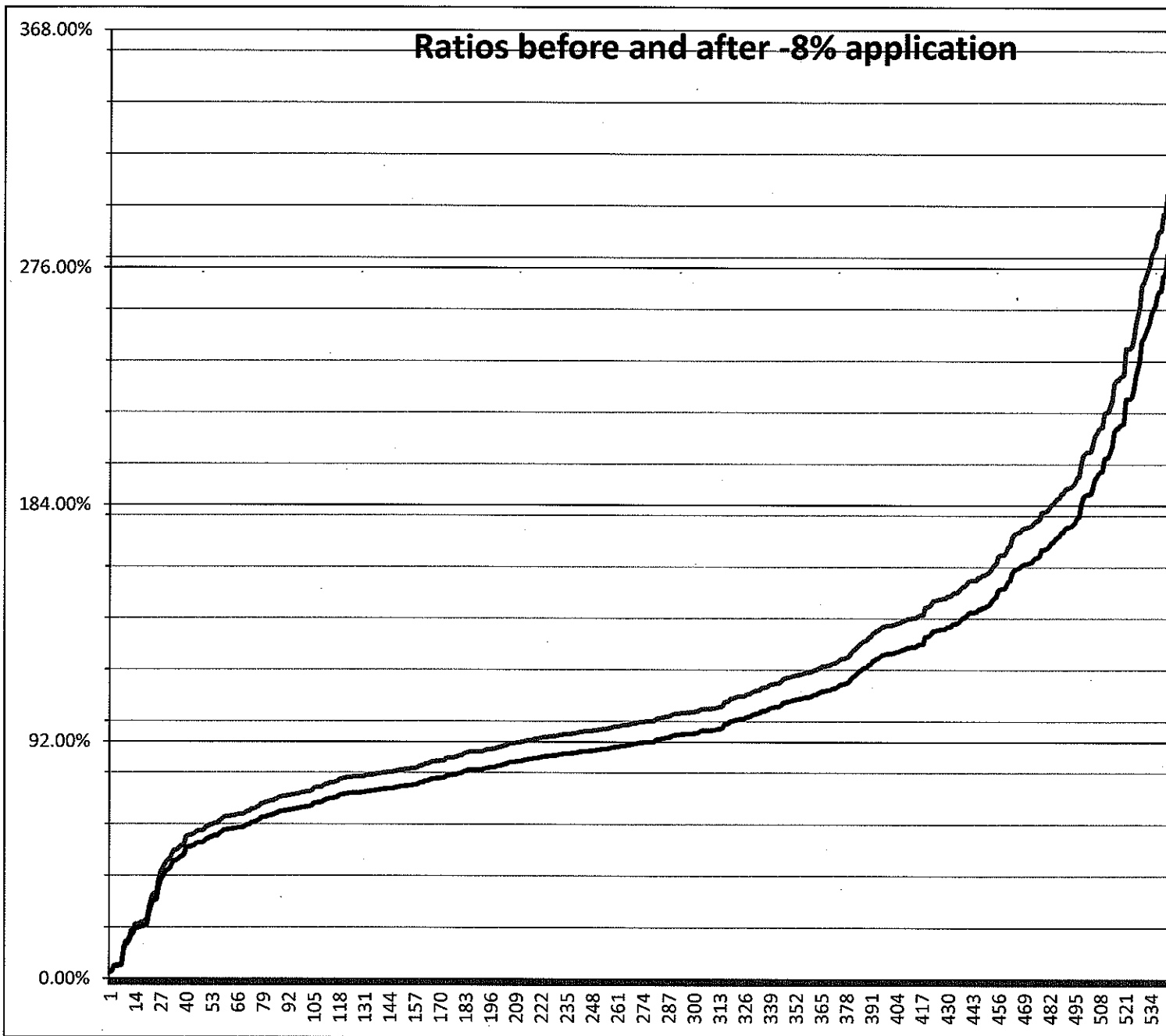
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	02	Total	Decrease	8%

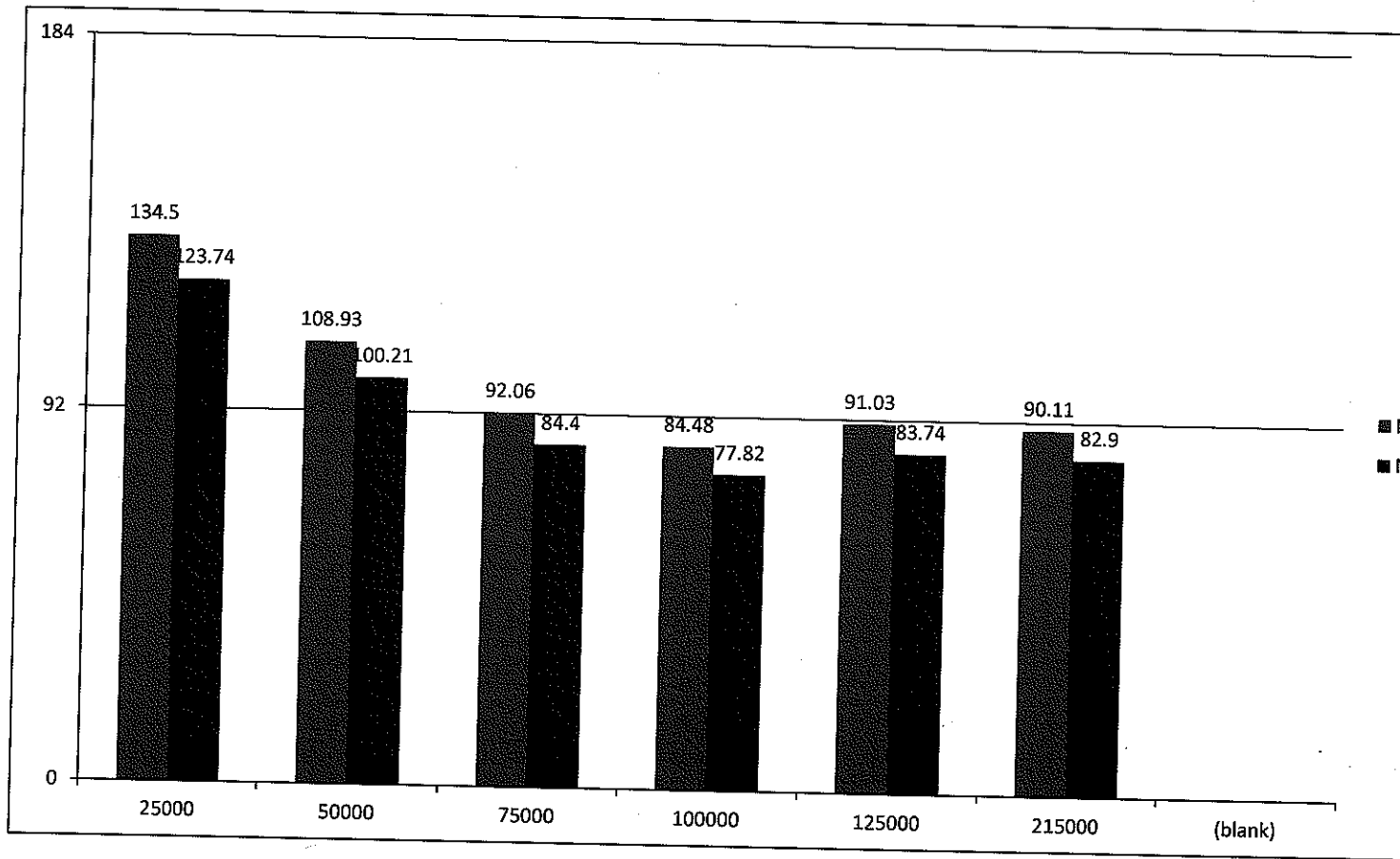
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VALUE RANGES
BEFORE AND AFTER



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