

PAD 2017 R&O Statistics 2017 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	89	COV :	56.00	95% Median C.I. :	72.67 to 113.09
Total Sales Price :	9,002,669	Wgt. Mean :	83	STD :	59.65	95% Wgt. Mean C.I. :	62.57 to 104.36
Total Adj. Sales Price :	9,002,669	Mean :	107	Avg. Abs. Dev :	36.71	95% Mean C.I. :	76.85 to 136.19
Total Assessed Value :	7,514,098						
Avg. Adj. Sales Price :	500,148	COD :	41.44	MAX Sales Ratio :	269.65		
Avg. Assessed Value :	417,450	PRD :	127.61	MIN Sales Ratio :	39.99		

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											
04/01/2014 To 06/30/2014	2	102.75	102.75	107.23	06.09	95.82	96.49	109.00	N/A	973,766	1,044,205
07/01/2014 To 09/30/2014	2	106.47	106.47	95.26	22.56	111.77	82.45	130.48	N/A	187,500	178,615
10/01/2014 To 12/31/2014	1	72.73	72.73	72.73		100.00	72.73	72.73	N/A	368,000	267,635
01/01/2015 To 03/31/2015	1	94.72	94.72	94.72		100.00	94.72	94.72	N/A	2,000,000	1,894,307
04/01/2015 To 06/30/2015	2	96.60	96.60	89.82	17.08	107.55	80.10	113.09	N/A	120,500	108,232
07/01/2015 To 09/30/2015	2	92.81	92.81	97.07	19.83	95.61	74.41	111.21	N/A	162,569	157,799
10/01/2015 To 12/31/2015	1	72.67	72.67	72.67		100.00	72.67	72.67	N/A	480,000	348,819
01/01/2016 To 03/31/2016	3	69.77	135.92	84.87	96.17	160.15	68.34	269.65	N/A	192,000	162,958
04/01/2016 To 06/30/2016	3	118.10	134.79	51.30	58.22	262.75	39.99	246.27	N/A	580,000	297,566
07/01/2016 To 09/30/2016	1	67.80	67.80	67.80		100.00	67.80	67.80	N/A	950,000	644,066
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	102.75	104.61	105.30	14.73	99.34	82.45	130.48	N/A	580,633	611,410
10/01/2014 To 09/30/2015	6	87.41	91.04	91.82	17.50	99.15	72.73	113.09	72.73 to 113.09	489,023	449,000
10/01/2015 To 09/30/2016	8	71.22	119.07	63.39	80.88	187.84	39.99	269.65	39.99 to 269.65	468,250	296,807
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	5	96.49	98.23	100.85	17.47	97.40	72.73	130.48	N/A	538,106	542,655
01/01/2015 To 12/31/2015	6	87.41	91.03	91.11	17.52	99.91	72.67	113.09	72.67 to 113.09	507,690	462,531

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**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	18	88.59	106.52	83.47	41.44	127.61	39.99	269.65	72.67 to 113.09	500,148	417,450

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	18	88.59	106.52	83.47	41.44	127.61	39.99	269.65	72.67 to 113.09	500,148	417,450

03  
04

What IF

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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											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	18	88.59	106.52	83.47	41.44	127.61	39.99	269.65	72.67 to 113.09	500,148	417,450
Greater Than 15,000	18	88.59	106.52	83.47	41.44	127.61	39.99	269.65	72.67 to 113.09	500,148	417,450
Greater Than 30,000	18	88.59	106.52	83.47	41.44	127.61	39.99	269.65	72.67 to 113.09	500,148	417,450
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	257.96	257.96	257.35	04.53	100.24	246.27	269.65	N/A	47,500	122,239
60,000 TO 99,999	1	113.09	113.09	113.09		100.00	113.09	113.09	N/A	71,000	80,296
100,000 TO 149,999	3	118.10	107.66	105.86	15.83	101.70	74.41	130.48	N/A	115,000	121,740
150,000 TO 249,999	3	80.10	86.55	86.70	17.84	99.83	68.34	111.21	N/A	192,046	166,510
250,000 TO 499,999	5	72.73	78.82	77.50	10.04	101.70	69.77	96.49	N/A	344,600	267,060
500,000 TO 999,999	1	67.80	67.80	67.80		100.00	67.80	67.80	N/A	950,000	644,066
1,000,000 +	3	94.72	81.24	82.88	24.28	98.02	39.99	109.00	N/A	1,747,511	1,448,403

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
300	3	246.27	203.55	102.09	23.68	199.38	94.72	269.65	N/A	698,333	712,928
351	2	115.60	115.60	116.24	02.17	99.45	113.09	118.10	N/A	95,500	111,009
352	13	74.41	82.73	76.72	22.58	107.83	39.99	130.48	68.34 to 109.00	516,667	396,407

What IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	02	Total	Increase	0%

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