PAD 2009 R&O Statistics

What If ID: 5915

Query: 7253

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	42	**MEDIAN:**	**94**	COV:	16.50	95% Median C.I.:	87.22 to 101.29
TOTAL Sales Price:	1,902,200	WGT. MEAN:	85	STD:	15.53	95% Wgt. Mean C.I.:	80.07 to 89.42
TOTAL Adj.Sales Price:	2,077,200	MEAN:	94	AVG.ABS.DEV:	12.38	95% Mean C.I.:	89.45 to 98.85
TOTAL Assessed Value:	1,760,331						
AVG. Adj. Sales Price:	49,457	COD:	13.14	MAX Sales Ratio:	128.87		
AVG. Assessed Value:	41,912	PRD:	111.10	MIN Sales Ratio:	58.90		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qtrs_____	_____										
07/01/06 TO 09/30/06	9	86.70	84.73	82.35	8.32	102.90	71.83	95.58	72.83 to 93.68	72,155	59,417
10/01/06 TO 12/31/06	5	99.75	102.81	94.38	11.46	108.93	84.96	127.79	N/A	24,700	23,313
01/01/07 TO 03/31/07	2	81.92	81.92	75.53	4.91	108.46	77.90	85.94	N/A	30,500	23,037
04/01/07 TO 06/30/07	7	99.29	99.49	89.42	4.60	111.25	91.34	107.48	91.34 to 107.48	38,257	34,211
07/01/07 TO 09/30/07	4	107.58	108.04	100.16	5.03	107.86	102.40	114.59	N/A	39,250	39,314
10/01/07 TO 12/31/07	9	88.97	92.14	77.46	17.97	118.94	58.90	128.87	74.47 to 108.62	48,944	37,914
01/01/08 TO 03/31/08	2	79.71	79.71	76.94	9.43	103.60	72.19	87.22	N/A	106,500	81,938
04/01/08 TO 06/30/08	4	106.35	99.17	97.63	12.01	101.57	69.78	114.20	N/A	41,250	40,273
_____Study Years_____	_____										
07/01/06 TO 06/30/07	23	93.62	92.91	85.04	10.05	109.26	71.83	127.79	85.94 to 99.29	47,900	40,733
07/01/07 TO 06/30/08	19	102.40	95.66	84.41	14.43	113.32	58.90	128.87	79.22 to 109.68	51,342	43,339
_____Calendar Yrs_____	_____										
01/01/07 TO 12/31/07	22	100.06	96.44	84.64	11.62	113.94	58.90	128.87	85.94 to 105.77	42,104	35,638
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	34	96.00	94.96	83.71	13.91	113.44	58.90	128.87	86.70 to 103.01	49,108	41,110
HAIGLER	5	88.97	93.02	89.69	7.85	103.71	84.96	105.77	N/A	20,100	18,028
RURAL SITE	3	92.52	86.89	88.74	6.92	97.91	74.47	93.68	N/A	102,333	90,813
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	95.58	94.71	84.05	13.29	112.68	58.90	128.87	86.70 to 102.84	45,389	38,151
3	3	92.52	86.89	88.74	6.92	97.91	74.47	93.68	N/A	102,333	90,813
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	41	94.83	94.29	84.94	13.22	111.00	58.90	128.87	86.70 to 102.40	48,102	40,858
2	1	88.63	88.63	81.08			88.63	88.63	N/A	105,000	85,133
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

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TOTAL Assessed Value:	1,760,331						
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	38	94.26	94.18	84.65	13.75	111.25	58.90	128.87	86.70 to 102.84	53,926	45,649
06											
07	4	94.13	93.91	91.63	7.37	102.48	84.96	102.40	N/A	7,000	6,414
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536	1	93.68	93.68	93.68			93.68	93.68	N/A	120,000	112,419
29-0117	41	94.83	94.16	84.20	13.35	111.84	58.90	128.87	86.70 to 102.40	47,736	40,192
NonValid School											
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	95.58	95.58	88.02			95.58	95.58	N/A	17,500	15,403
Prior TO 1860											
1860 TO 1899	1	85.59	85.59	78.05			85.59	85.59	N/A	70,000	54,638
1900 TO 1919	11	103.77	95.59	84.62	14.86	112.96	58.90	128.87	71.83 to 108.62	30,345	25,679
1920 TO 1939	6	101.06	101.14	94.67	12.53	106.83	69.78	127.79	69.78 to 127.79	34,400	32,566
1940 TO 1949	4	73.65	74.35	69.62	2.49	106.79	72.19	77.90	N/A	53,250	37,071
1950 TO 1959	6	98.09	101.65	90.83	8.01	111.92	91.34	114.59	91.34 to 114.59	39,916	36,255
1960 TO 1969	4	95.52	96.42	90.71	10.07	106.29	84.96	109.68	N/A	54,625	49,552
1970 TO 1979	7	92.52	92.49	84.82	6.81	109.05	79.22	103.01	79.22 to 103.01	97,642	82,822
1980 TO 1989	2	87.24	87.24	72.25	13.81	120.75	75.19	99.29	N/A	47,500	34,319
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

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AVG. Assessed Value:	41,912	PRD:	111.10	MIN Sales Ratio:	58.90		

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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 Val
_____Low $_____	_____										
1 TO 4999	3	102.40	99.05	98.11	5.47	100.96	88.97	105.77	N/A	3,666	3,597
5000 TO 9999	5	114.20	105.12	100.23	17.85	104.88	69.78	128.87	N/A	7,100	7,116
_____Total $_____	_____										
1 TO 9999	8	104.09	102.84	99.73	15.67	103.12	69.78	128.87	69.78 to 128.87	5,812	5,796
10000 TO 29999	9	99.29	94.20	87.11	8.41	108.13	71.83	107.48	77.90 to 103.77	20,700	18,032
30000 TO 59999	10	98.06	94.09	86.07	13.25	109.32	58.90	114.59	72.19 to 108.62	41,890	36,056
60000 TO 99999	8	85.62	86.95	80.52	11.59	107.98	72.83	112.31	72.83 to 112.31	67,062	54,000
100000 TO 149999	5	93.68	96.19	91.14	5.33	105.53	88.63	109.68	N/A	109,800	100,076
150000 TO 249999	2	83.22	83.22	76.09	4.81	109.37	79.22	87.22	N/A	170,000	129,354
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Low $_____	_____										
1 TO 4999	5	88.97	90.38	85.50	12.01	105.71	69.78	105.77	N/A	4,500	3,847
5000 TO 9999	2	121.54	121.54	110.38	6.04	110.11	114.20	128.87	N/A	7,750	8,554
_____Total $_____	_____										
1 TO 9999	7	102.40	99.28	95.65	14.67	103.80	69.78	128.87	69.78 to 128.87	5,428	5,192
10000 TO 29999	12	97.44	93.37	82.93	13.46	112.58	58.90	127.79	77.90 to 103.77	21,816	18,093
30000 TO 59999	15	93.62	91.96	82.68	12.85	111.23	72.19	114.59	75.19 to 103.01	55,060	45,521
60000 TO 99999	3	96.42	99.12	88.88	8.19	111.52	88.63	112.31	N/A	90,833	80,730
100000 TO 149999	5	92.52	92.46	85.69	7.98	107.90	79.22	109.68	N/A	135,800	116,370
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.58	95.58	88.02			95.58	95.58	N/A	17,500	15,403
10	7	91.34	89.32	79.30	13.79	112.63	69.78	105.77	69.78 to 105.77	28,714	22,771
20	15	99.29	96.93	83.63	14.15	115.90	71.83	128.87	84.96 to 107.48	23,953	20,033
30	15	93.68	93.81	87.32	12.22	107.43	58.90	114.59	85.64 to 107.94	63,360	55,326
35	1	109.68	109.68	100.31			109.68	109.68	N/A	104,000	104,322
40	3	87.22	87.62	78.84	6.57	111.14	79.22	96.42	N/A	148,333	116,939
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

29 - DUNDY COUNTY
RESIDENTIAL

PAD 2009 R&O Statistics

What If ID: 5915

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.58	95.58	88.02			95.58	95.58	N/A	17,500	15,403
100	2	92.13	92.13	90.19	7.78	102.15	84.96	99.29	N/A	10,000	9,018
101	30	95.63	95.32	85.51	12.48	111.47	69.78	128.87	88.97 to 102.84	52,443	44,844
102	4	86.96	91.88	83.14	6.56	110.51	85.64	107.94	N/A	81,500	67,755
104	5	85.94	89.49	78.74	23.29	113.66	58.90	127.79	N/A	28,080	22,109
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.58	95.58	88.02			95.58	95.58	N/A	17,500	15,403
20	1	102.40	102.40	100.11			102.40	102.40	N/A	4,500	4,505
30	40	93.65	93.91	84.68	13.60	110.89	58.90	128.87	86.70 to 101.29	51,380	43,510
_____ALL_____	_____										
	42	94.26	94.15	84.75	13.14	111.10	58.90	128.87	87.22 to 101.29	49,457	41,912

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 7253 **What If ID: 5915**

Desc: New Whatif for Query ID: 7253

Strata Hdg.	Strata	Chg.Value	Chg.Type	Pct.Chg.	Group	Priority
Assr.Locations	BENKELMAN	Imprvmnt	Increase	10.210	A	1