

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2020 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	1,063	Median :	93	COV :	19.30	95% Median C.I. :	92.58 to 94.89
Total Sales Price :	213,618,948	Wgt. Mean :	94	STD :	18.39	95% Wgt. Mean C.I. :	92.87 to 95.01
Total Adj. Sales Price :	214,137,948	Mean :	95	Avg.Abs.Dev :	13.65	95% Mean C.I. :	94.18 to 96.40
Total Assessed Value :	201,163,620						
Avg. Adj. Sales Price :	201,447	COD :	14.61	MAX Sales Ratio :	187.42		
Avg. Assessed Value :	189,241	PRD :	101.44	MIN Sales Ratio :	39.93		

Printed : 05/19/2023

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	144	102.45	104.47	102.91	10.74	101.52	75.00	156.79	100.22 to 105.92	193,735	199,382
01/01/2021 To 03/31/2021	96	96.00	98.86	98.74	14.05	100.12	58.26	181.39	93.07 to 98.16	198,261	195,768
04/01/2021 To 06/30/2021	128	93.78	96.67	93.87	12.86	102.98	57.56	175.34	91.24 to 97.50	190,084	178,434
07/01/2021 To 09/30/2021	162	89.60	92.32	90.82	14.62	101.65	39.93	167.38	87.73 to 91.90	193,524	175,757
10/01/2021 To 12/31/2021	137	91.69	92.89	90.46	14.57	102.69	56.10	153.77	86.64 to 95.61	189,774	171,664
01/01/2022 To 03/31/2022	98	90.30	92.15	90.56	14.29	101.76	57.11	159.69	87.86 to 95.04	205,523	186,130
04/01/2022 To 06/30/2022	151	90.91	91.94	91.25	16.63	100.76	56.96	164.40	85.56 to 95.02	222,389	202,930
07/01/2022 To 09/30/2022	147	89.37	93.81	94.16	15.24	99.63	65.85	187.42	87.27 to 94.82	216,357	203,711
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	530	95.93	97.86	96.30	13.74	101.62	39.93	181.39	93.84 to 97.61	193,609	186,447
10/01/2021 To 09/30/2022	533	90.56	92.74	91.77	15.29	101.06	56.10	187.42	88.71 to 92.98	209,241	192,020
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	523	92.62	94.73	92.96	14.21	101.90	39.93	181.39	90.88 to 93.80	192,569	179,013
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	914	93.08	95.10	93.98	14.50	101.19	39.93	187.42	92.18 to 94.67	196,469	184,647
2	25	99.37	99.28	99.30	11.93	99.98	69.42	144.24	89.71 to 106.01	219,162	217,637
3	40	96.21	97.44	94.58	16.77	103.02	57.56	147.84	85.19 to 101.57	159,655	151,003
4	18	93.39	91.18	90.60	15.22	100.64	59.55	124.39	75.00 to 103.29	321,061	290,872
5	40	93.09	93.76	90.69	13.58	103.39	58.49	144.56	88.44 to 100.18	326,620	296,216
6	26	97.47	100.14	99.35	16.05	100.80	69.12	175.34	88.93 to 106.92	148,308	147,345
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
AYR	5	97.63	106.55	88.34	31.23	120.61	69.40	175.34	N/A	162,500	143,544
HANSEN	2	94.64	94.64	98.76	17.30	95.83	78.27	111.01	N/A	279,250	275,780
HASTINGS	914	93.08	95.10	93.98	14.50	101.19	39.93	187.42	92.18 to 94.67	196,469	184,647
HOLSTEIN	9	102.78	101.29	101.58	07.49	99.71	85.78	122.52	87.70 to 108.01	155,544	158,007
JUNIATA	25	99.37	99.28	99.30	11.93	99.98	69.42	144.24	89.71 to 106.01	219,162	217,637
KENESAW	40	96.21	97.44	94.58	16.77	103.02	57.56	147.84	85.19 to 101.57	159,655	151,003
PAULINE	1	69.12	69.12	69.12		100.00	69.12	69.12	N/A	10,000	6,912
PROSSER	3	93.17	87.40	92.35	08.15	94.64	73.13	95.91	N/A	88,390	81,632
ROSELAND	6	101.24	106.43	109.61	14.02	97.10	88.93	131.60	88.93 to 131.60	134,992	147,970
RURAL	40	93.09	93.76	90.69	13.58	103.39	58.49	144.56	88.44 to 100.18	326,620	296,216
SUBURBAN	18	93.39	91.18	90.60	15.22	100.64	59.55	124.39	75.00 to 103.29	321,061	290,872
<u>ALL</u>											
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LOCATIONS: URBAN, SUBURBAN, & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	979	93.17	95.17	93.73	14.53	101.54	39.93	187.42	92.30 to 94.84	189,712	177,815
2	55	95.94	97.25	95.84	16.78	101.47	59.55	167.38	89.11 to 104.53	346,195	331,801
3	29	94.82	95.52	94.28	13.23	101.32	58.49	129.44	86.95 to 105.26	323,086	304,602
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	1,062	93.49	95.33	93.97	14.58	101.45	39.93	187.42	92.58 to 94.96	201,476	189,326
06	1	58.49	58.49	58.49		100.00	58.49	58.49	N/A	170,000	99,427
07											
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010003	41	95.91	97.31	95.55	16.49	101.84	57.56	147.84	86.15 to 101.57	146,033	139,537
010018	783	92.30	94.48	92.29	14.89	102.37	39.93	187.42	90.60 to 93.39	169,906	156,813
010090	214	97.45	97.74	96.65	12.62	101.13	57.11	175.34	95.02 to 99.37	327,508	316,544
010123	14	98.31	101.71	103.30	09.71	98.46	85.78	131.60	88.93 to 108.01	156,818	161,995
100019											
180501											
400126	7	89.55	91.23	95.32	18.14	95.71	58.49	117.99	58.49 to 117.99	277,571	264,578
500503											
650005											
910074	2	87.19	87.19	103.65	20.72	84.12	69.12	105.26	N/A	112,500	116,609
(Blank)	2	84.94	84.94	84.94	00.31	100.00	84.68	85.19	N/A	332,000	282,015
<u>ALL</u>											
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 OR Blank	16	98.09	98.99	98.70	11.34	100.29	58.49	144.56	95.56 to 102.65	152,231	150,248
Prior TO 1900	44	94.74	98.87	92.72	19.33	106.63	67.93	164.40	85.43 to 103.40	123,140	114,174
1900 TO 1919	153	90.09	93.29	88.57	17.24	105.33	56.10	181.39	86.12 to 93.93	138,073	122,287
1920 TO 1939	171	94.45	96.23	92.39	16.99	104.16	58.26	164.15	88.30 to 97.78	146,205	135,081
1940 TO 1949	102	88.85	93.23	89.28	15.69	104.42	39.93	161.91	86.21 to 95.84	135,522	121,000
1950 TO 1959	129	90.88	92.26	90.89	14.01	101.51	63.79	150.72	87.34 to 93.95	160,595	145,959
1960 TO 1969	109	94.64	95.81	93.22	13.01	102.78	69.25	187.42	89.09 to 97.10	203,679	189,862
1970 TO 1979	113	92.30	94.48	93.54	11.43	101.00	59.55	134.51	89.24 to 95.64	237,041	221,737
1980 TO 1989	33	93.17	95.59	97.38	13.37	98.16	69.12	167.38	84.68 to 95.76	271,468	264,351
1990 TO 1999	47	100.80	99.80	99.02	11.50	100.79	58.98	130.22	97.07 to 103.16	301,396	298,430
2000 TO 2009	47	101.75	99.92	99.00	10.55	100.93	64.57	131.60	95.21 to 104.36	378,872	375,101
2010 TO 2014	18	102.04	99.93	99.77	07.67	100.16	77.52	118.10	92.84 to 105.40	381,083	380,204
2015 TO Present	81	93.80	95.79	96.33	11.34	99.44	57.11	136.48	91.10 to 98.56	356,056	342,988
<u>ALL</u>											
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	106.84	106.84	107.76	35.31	99.15	69.12	144.56	N/A	10,250	11,046
Less Than 30,000	5	95.56	108.41	108.22	33.91	100.18	69.12	159.69	N/A	15,834	17,135
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241
Greater Than 14,999	1,061	93.46	95.27	93.94	14.56	101.42	39.93	187.42	92.58 to 94.89	201,807	189,577
Greater Than 29,999	1,058	93.43	95.23	93.94	14.51	101.37	39.93	187.42	92.50 to 94.89	202,324	190,055
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	106.84	106.84	107.76	35.31	99.15	69.12	144.56	N/A	10,250	11,046
15,000 TO 29,999	3	95.56	109.46	108.37	30.19	101.01	73.13	159.69	N/A	19,557	21,194
30,000 TO 59,999	30	141.04	131.52	130.77	16.07	100.57	81.08	175.34	113.86 to 149.75	49,435	64,644
60,000 TO 99,999	120	107.80	108.95	108.23	15.53	100.67	57.56	187.42	102.47 to 112.63	79,475	86,019
100,000 TO 149,999	250	90.40	91.55	91.27	13.04	100.31	56.10	140.20	87.96 to 92.85	127,698	116,548
150,000 TO 249,999	397	90.00	91.34	91.52	12.64	99.80	57.13	147.84	88.30 to 92.65	189,645	173,570
250,000 TO 499,999	233	93.81	93.90	94.18	12.79	99.70	39.93	167.38	91.24 to 96.72	334,480	315,025
500,000 TO 999,999	26	96.52	96.08	96.00	11.90	100.08	69.35	120.17	88.86 to 105.97	592,038	568,341
1,000,000 +	2	103.85	103.85	103.86	00.36	99.99	103.48	104.22	N/A	1,249,000	1,297,267
<u>ALL</u>											
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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$</u>											
1 TO 4999											
5000 TO 9999	1	69.12	69.12	69.12		100.00	69.12	69.12	N/A	10,000	6,912
<u>Total \$</u>											
1 TO 9999	1	69.12	69.12	69.12		100.00	69.12	69.12	N/A	10,000	6,912
10000 TO 29999	4	96.81	102.83	96.30	19.09	106.78	73.13	144.56	N/A	19,793	19,061
30000 TO 59999	19	102.68	103.42	93.68	25.79	110.40	57.56	175.34	80.74 to 123.45	54,295	50,861
60000 TO 99999	166	94.80	98.19	92.03	20.51	106.69	56.10	164.40	89.89 to 99.97	91,092	83,836
100000 TO 149999	312	87.72	91.51	88.22	15.33	103.73	39.93	187.42	86.00 to 89.11	140,072	123,576
150000 TO 249999	335	94.03	94.37	92.63	11.18	101.88	57.11	147.84	92.50 to 95.33	205,256	190,130
250000 TO 499999	197	97.50	97.71	96.26	10.95	101.51	64.57	137.05	95.26 to 99.42	343,473	330,613
500000 +	29	105.97	108.02	105.90	11.58	102.00	83.67	167.38	97.38 to 112.91	612,707	648,864
<u>ALL</u>											
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QUALITY

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0 or Blank	16	98.09	98.99	98.70	11.34	100.29	58.49	144.56	95.56 to 102.65	152,231	150,248
10	109	93.01	95.14	89.52	17.73	106.28	39.93	187.42	87.70 to 97.97	110,166	98,621
20	701	91.95	94.13	91.62	14.80	102.74	56.10	181.39	89.64 to 92.96	169,370	155,170
30	167	97.88	97.52	96.23	11.32	101.34	68.61	147.84	93.81 to 100.40	288,714	277,829
40	59	98.46	99.27	98.14	11.62	101.15	64.57	136.48	96.16 to 103.27	428,927	420,937
50	10	111.12	110.65	108.21	14.81	102.25	69.77	167.38	83.67 to 125.49	614,500	664,962
60	1	104.22	104.22	104.22		100.00	104.22	104.22	N/A	1,299,000	1,353,792
<u>ALL</u>											
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RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2020 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	1,063	Median :	93	COV :	19.30	95% Median C.I. :	92.58 to 94.89
Total Sales Price :	213,618,948	Wgt. Mean :	94	STD :	18.39	95% Wgt. Mean C.I. :	92.87 to 95.01
Total Adj. Sales Price :	214,137,948	Mean :	95	Avg.Abs.Dev :	13.65	95% Mean C.I. :	94.18 to 96.40
Total Assessed Value :	201,163,620						
Avg. Adj. Sales Price :	201,447	COD :	14.61	MAX Sales Ratio :	187.42		
Avg. Assessed Value :	189,241	PRD :	101.44	MIN Sales Ratio :	39.93		

Printed : 05/19/2023

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	14	98.09	96.74	95.24	10.32	101.57	58.49	144.56	88.08 to 102.65	144,907	138,015
100	3	103.16	106.26	106.25	14.00	100.01	86.15	129.47	N/A	159,833	169,818
101	837	93.11	95.35	93.74	14.78	101.72	39.93	187.42	92.27 to 95.02	194,600	182,409
102	65	97.39	98.26	98.80	12.19	99.45	64.18	167.38	94.03 to 100.85	275,974	272,663
103	30	86.99	89.10	87.78	09.67	101.50	69.25	135.21	83.97 to 90.00	225,470	197,925
104	59	87.73	90.29	88.13	16.55	102.45	57.13	181.39	80.58 to 95.57	204,644	180,352
106	8	89.88	88.75	90.80	07.04	97.74	69.12	102.38	69.12 to 102.38	185,000	167,979
111	3	84.26	88.52	88.36	05.48	100.18	83.72	97.57	N/A	236,667	209,107
301	36	102.69	100.66	99.32	13.77	101.35	69.77	147.84	92.24 to 110.05	243,366	241,709
302	5	99.40	102.19	106.58	11.07	95.88	86.01	132.88	N/A	140,200	149,419
307	3	95.08	103.98	101.08	18.69	102.87	81.78	135.09	N/A	107,000	108,155
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241

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CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	15	97.87	96.73	95.35	09.74	101.45	58.49	144.56	95.56 to 99.60	147,913	141,040
10	12	96.04	104.93	97.53	19.87	107.59	75.44	175.34	81.08 to 113.86	98,892	96,446
20	140	95.03	98.21	93.88	19.13	104.61	57.56	187.42	92.26 to 99.43	124,597	116,972
30	730	92.27	94.27	93.48	14.32	100.85	39.93	181.39	90.40 to 93.68	213,387	199,476
40	94	97.69	96.98	95.96	13.01	101.06	57.13	143.73	92.67 to 101.41	215,151	206,462
50	46	98.36	96.83	96.83	09.43	100.00	70.06	117.94	92.85 to 102.89	229,635	222,352
60	26	91.94	94.14	93.04	07.93	101.18	78.28	113.22	89.37 to 98.97	258,825	240,814
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,063	93.46	95.29	93.94	14.61	101.44	39.93	187.42	92.58 to 94.89	201,447	189,241