

RESIDENTIAL IMPROVED

Type : Qualified

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

Number of Sales :	1,060	Median :	82	COV :	26.65	95% Median C.I. :	80.03 to 83.72
Total Sales Price :	213,056,948	Wgt. Mean :	81	STD :	22.21	95% Wgt. Mean C.I. :	79.48 to 82.04
Total Adj. Sales Price :	213,575,948	Mean :	83	Avg.Abs.Dev :	16.15	95% Mean C.I. :	82.00 to 84.68
Total Assessed Value :	172,478,491						
Avg. Adj. Sales Price :	201,487	COD :	19.64	MAX Sales Ratio :	221.50		
Avg. Assessed Value :	162,716	PRD :	103.19	MIN Sales Ratio :	14.53		

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	95.94	97.03	95.09	12.20	102.04	58.15	176.81	93.47 to 97.88	193,735	184,218
01/01/2021 To 03/31/2021	96	89.09	91.35	90.44	13.44	101.01	45.89	187.48	86.08 to 91.08	198,261	179,306
04/01/2021 To 06/30/2021	128	85.76	88.34	86.81	15.32	101.76	53.80	221.50	82.84 to 89.94	190,084	165,007
07/01/2021 To 09/30/2021	162	82.29	83.77	82.70	16.02	101.29	48.60	161.15	78.96 to 84.34	193,524	160,053
10/01/2021 To 12/31/2021	137	78.69	80.23	77.25	21.54	103.86	35.05	188.71	72.99 to 82.61	189,774	146,596
01/01/2022 To 03/31/2022	97	74.11	77.22	74.86	21.10	103.15	33.87	148.20	70.30 to 79.25	206,404	154,516
04/01/2022 To 06/30/2022	150	73.67	75.60	72.59	20.58	104.15	14.53	161.50	70.66 to 75.31	222,425	161,469
07/01/2022 To 09/30/2022	146	69.58	74.62	70.92	23.73	105.22	19.08	151.36	66.59 to 73.89	216,298	153,398
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	530	88.10	89.85	88.48	15.30	101.55	45.89	221.50	86.43 to 90.12	193,609	171,303
10/01/2021 To 09/30/2022	530	73.67	76.82	73.62	22.07	104.35	14.53	188.71	71.92 to 75.25	209,365	154,129
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	523	84.29	85.35	83.75	17.02	101.91	35.05	221.50	82.54 to 85.43	192,569	161,275
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

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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	911	81.97	82.78	80.29	19.35	103.10	14.53	200.23	79.84 to 83.30	196,499	157,772
2	25	89.11	90.67	89.99	13.38	100.76	69.42	138.03	78.13 to 95.41	219,162	197,232
3	40	84.67	85.23	81.70	25.46	104.32	35.05	147.84	70.86 to 94.65	159,655	130,435
4	18	84.29	84.26	81.10	19.79	103.90	55.30	133.37	67.13 to 95.12	321,061	260,374
5	40	80.48	83.29	80.82	18.36	103.06	32.18	144.56	75.25 to 88.86	326,620	263,959
6	26	86.86	92.42	87.00	24.56	106.23	38.39	221.50	74.90 to 98.99	148,308	129,035
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
AYR	5	75.31	111.32	82.28	52.74	135.29	69.40	221.50	N/A	162,500	133,710
HANSEN	2	94.64	94.64	98.76	17.30	95.83	78.27	111.01	N/A	279,250	275,780
HASTINGS	911	81.97	82.78	80.29	19.35	103.10	14.53	200.23	79.84 to 83.30	196,499	157,772
HOLSTEIN	9	87.70	89.45	82.27	17.27	108.73	63.08	122.52	66.75 to 108.01	155,544	127,970
JUNIATA	25	89.11	90.67	89.99	13.38	100.76	69.42	138.03	78.13 to 95.41	219,162	197,232
KENESAW	40	84.67	85.23	81.70	25.46	104.32	35.05	147.84	70.86 to 94.65	159,655	130,435
PAULINE	1	38.39	38.39	38.39		100.00	38.39	38.39	N/A	10,000	3,839
PROSSER	3	79.13	82.72	84.54	09.59	97.85	73.13	95.91	N/A	88,390	74,727
ROSELAND	6	93.89	94.24	93.22	15.08	101.09	62.01	123.70	62.01 to 123.70	134,992	125,842
RURAL	40	80.48	83.29	80.82	18.36	103.06	32.18	144.56	75.25 to 88.86	326,620	263,959
SUBURBAN	18	84.29	84.26	81.10	19.79	103.90	55.30	133.37	67.13 to 95.12	321,061	260,374
<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	977	82.05	83.26	80.49	19.56	103.44	14.53	221.50	79.86 to 83.60	189,648	152,644
2	55	84.97	85.21	82.66	21.16	103.08	19.08	161.15	75.77 to 92.96	346,195	286,159
3	28	80.03	82.35	82.24	19.17	100.13	32.18	138.03	73.55 to 88.86	330,339	271,665
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

STATUS: IMPROVED, UNIMPROVED, & IOLL

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1	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	1,059	82.26	83.36	80.78	19.62	103.19	14.53	221.50	80.03 to 83.72	201,516	162,780
06	1	55.59	55.59	55.59		100.00	55.59	55.59	N/A	170,000	94,495
07											
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

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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	83.40	85.06	81.46	26.00	104.42	35.05	147.84	70.86 to 95.26	146,033	118,965
010018	781	79.87	82.48	79.28	20.15	104.04	23.15	200.23	78.15 to 82.32	169,899	134,703
010090	213	86.83	86.15	83.30	16.66	103.42	14.53	221.50	84.31 to 89.50	328,027	273,242
010123	14	89.96	89.43	85.35	15.20	104.78	62.01	123.70	70.42 to 105.94	156,818	133,847
100019											
180501											
400126	7	78.27	79.73	83.13	21.11	95.91	55.59	111.01	55.59 to 111.01	277,571	230,754
500503											
650005											
910074	2	51.76	51.76	63.94	25.83	80.95	38.39	65.13	N/A	112,500	71,931
(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	13	98.30	96.72	94.76	10.05	102.07	55.59	144.56	95.56 to 99.60	144,131	136,576
Prior TO 1900	44	83.12	89.58	81.50	29.36	109.91	37.94	161.50	71.19 to 102.41	123,140	100,355
1900 TO 1919	153	78.30	83.01	76.21	26.50	108.92	33.87	221.50	75.33 to 84.17	138,073	105,220
1920 TO 1939	171	84.05	85.55	80.82	21.95	105.85	43.27	188.71	77.97 to 87.63	146,205	118,164
1940 TO 1949	102	77.22	80.59	76.64	20.18	105.15	23.15	200.23	73.95 to 81.08	135,522	103,871
1950 TO 1959	129	74.11	77.65	75.43	18.93	102.94	45.89	143.03	70.30 to 80.62	160,595	121,134
1960 TO 1969	109	81.97	84.17	82.17	15.21	102.43	56.38	147.84	77.00 to 86.02	203,679	167,357
1970 TO 1979	113	82.48	82.97	81.40	15.09	101.93	32.18	134.51	78.21 to 86.95	237,041	192,940
1980 TO 1989	33	79.13	81.19	83.69	16.58	97.01	38.39	161.15	72.63 to 87.67	271,468	227,189
1990 TO 1999	47	90.48	91.51	90.71	15.37	100.88	58.98	150.93	82.61 to 99.42	301,396	273,382
2000 TO 2009	47	85.96	85.43	83.73	12.32	102.03	63.88	111.01	80.58 to 89.48	378,872	317,248
2010 TO 2014	18	91.20	89.39	88.73	09.14	100.74	73.18	106.56	81.02 to 97.40	381,083	338,152
2015 TO Present	81	85.43	79.22	77.58	16.82	102.11	14.53	106.06	82.05 to 88.86	356,056	276,220
<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	91.48	91.48	92.77	58.03	98.61	38.39	144.56	N/A	10,250	9,509
Less Than 30,000	5	95.56	96.57	97.14	34.38	99.41	38.39	144.56	N/A	15,834	15,381
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716
Greater Than 14,999	1,058	82.23	83.32	80.76	19.55	103.17	14.53	221.50	80.03 to 83.72	201,848	163,005
Greater Than 29,999	1,055	82.20	83.27	80.75	19.54	103.12	14.53	221.50	80.03 to 83.67	202,367	163,414
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	91.48	91.48	92.77	58.03	98.61	38.39	144.56	N/A	10,250	9,509
15,000 TO 29,999	3	95.56	99.97	98.67	20.26	101.32	73.13	131.22	N/A	19,557	19,296
30,000 TO 59,999	30	124.50	127.64	125.24	23.20	101.92	48.69	221.50	107.47 to 144.12	49,435	61,912
60,000 TO 99,999	120	95.79	100.03	98.45	20.72	101.60	23.15	188.71	92.93 to 100.62	79,475	78,241
100,000 TO 149,999	249	81.15	80.64	80.31	17.50	100.41	35.05	144.04	77.99 to 84.29	127,729	102,584
150,000 TO 249,999	395	77.19	78.19	78.19	16.83	100.00	33.87	150.93	74.94 to 78.35	189,487	148,155
250,000 TO 499,999	233	82.61	80.89	80.97	17.54	99.90	14.53	161.15	79.84 to 85.20	334,480	270,819
500,000 TO 999,999	26	82.28	80.10	80.48	13.22	99.53	50.42	107.82	72.83 to 89.27	592,038	476,485
1,000,000 +	2	63.93	63.93	64.09	06.73	99.75	59.63	68.22	N/A	1,249,000	800,545
<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	1	38.39	38.39	38.39		100.00	38.39	38.39	N/A	10,000	3,839
5000 TO 9999											
<u>Total \$</u>											
1 TO 9999	1	38.39	38.39	38.39		100.00	38.39	38.39	N/A	10,000	3,839
10000 TO 29999	6	84.35	86.05	54.88	44.73	156.80	23.15	144.56	23.15 to 144.56	37,345	20,495
30000 TO 59999	40	70.62	75.28	60.52	34.95	124.39	14.53	144.00	59.83 to 87.06	86,019	52,062
60000 TO 99999	252	76.38	81.74	72.63	27.74	112.54	19.08	221.50	73.16 to 81.25	112,916	82,008
100000 TO 149999	327	77.68	81.14	76.35	18.87	106.27	30.40	200.23	75.22 to 80.31	161,968	123,662
150000 TO 249999	267	84.31	84.88	82.10	14.81	103.39	48.21	150.93	81.85 to 86.95	228,216	187,375
250000 TO 499999	153	89.48	89.14	87.44	11.11	101.94	50.42	130.22	86.57 to 92.15	377,330	329,950
500000 +	14	91.28	95.52	88.15	19.88	108.36	59.63	161.15	68.22 to 107.82	701,250	618,155
<u>ALL</u>											
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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	13	98.30	96.72	94.76	10.05	102.07	55.59	144.56	95.56 to 99.60	144,131	136,576
10	109	79.34	82.21	74.78	29.01	109.94	23.15	188.71	69.94 to 85.69	110,166	82,386
20	701	79.27	81.96	77.89	20.21	105.23	14.53	221.50	77.68 to 81.97	169,370	131,923
30	167	85.88	86.02	84.43	13.81	101.88	32.18	147.84	83.24 to 88.91	288,714	243,764
40	59	90.80	89.33	87.21	11.88	102.43	64.57	130.22	85.43 to 94.58	428,927	374,075
50	10	94.10	95.99	90.80	18.89	105.72	59.63	161.15	69.77 to 107.82	614,500	557,970
60	1	68.22	68.22	68.22		100.00	68.22	68.22	N/A	1,299,000	886,123
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

RESIDENTIAL IMPROVED

Type : Qualified

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

Number of Sales :	1,060	Median :	82	COV :	26.65	95% Median C.I. :	80.03 to 83.72
Total Sales Price :	213,056,948	Wgt. Mean :	81	STD :	22.21	95% Wgt. Mean C.I. :	79.48 to 82.04
Total Adj. Sales Price :	213,575,948	Mean :	83	Avg.Abs.Dev :	16.15	95% Mean C.I. :	82.00 to 84.68
Total Assessed Value :	172,478,491						
Avg. Adj. Sales Price :	201,487	COD :	19.64	MAX Sales Ratio :	221.50		
Avg. Assessed Value :	162,716	PRD :	103.19	MIN Sales Ratio :	14.53		

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	12	98.30	96.74	94.56	10.73	102.31	55.59	144.56	95.56 to 99.60	140,309	132,675
100	3	73.40	73.74	74.16	35.30	99.43	35.05	112.78	N/A	159,833	118,531
101	837	82.20	83.05	80.24	19.79	103.50	14.53	221.50	79.84 to 83.67	194,600	156,142
102	65	85.20	86.61	85.01	20.23	101.88	43.57	161.15	75.72 to 92.21	275,974	234,603
103	30	76.91	78.22	77.30	11.53	101.19	58.76	101.70	73.39 to 85.08	225,470	174,278
104	59	78.58	82.54	78.60	22.92	105.01	48.02	187.48	71.22 to 88.71	204,644	160,856
106	8	71.58	74.26	77.40	18.52	95.94	38.39	97.65	38.39 to 97.65	185,000	143,192
111	3	83.72	83.58	83.55	02.77	100.04	80.03	87.00	N/A	236,667	197,734
301	36	85.10	86.64	84.55	14.99	102.47	50.42	147.84	78.75 to 92.24	243,366	205,766
302	4	90.81	90.62	90.48	09.49	100.15	77.99	102.88	N/A	121,000	109,480
307	3	81.91	90.30	89.63	11.78	100.75	80.03	108.97	N/A	107,000	95,907
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716

RESIDENTIAL IMPROVED

Type : Qualified

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

Number of Sales :	1,060	Median :	82	COV :	26.65	95% Median C.I. :	80.03 to 83.72
Total Sales Price :	213,056,948	Wgt. Mean :	81	STD :	22.21	95% Wgt. Mean C.I. :	79.48 to 82.04
Total Adj. Sales Price :	213,575,948	Mean :	83	Avg.Abs.Dev :	16.15	95% Mean C.I. :	82.00 to 84.68
Total Assessed Value :	172,478,491						
Avg. Adj. Sales Price :	201,487	COD :	19.64	MAX Sales Ratio :	221.50		
Avg. Assessed Value :	162,716	PRD :	103.19	MIN Sales Ratio :	14.53		

Printed : 05/19/2023

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	13	98.30	96.72	94.76	10.05	102.07	55.59	144.56	95.56 to 99.60	144,131	136,576
10	12	90.00	96.55	85.81	34.99	112.52	43.52	221.50	64.01 to 119.70	98,892	84,857
20	140	86.78	90.22	83.71	28.55	107.78	33.87	188.71	81.91 to 95.60	124,597	104,295
30	730	79.52	81.06	79.30	18.55	102.22	14.53	200.23	78.15 to 81.23	213,387	169,220
40	93	84.81	85.01	82.96	16.22	102.47	42.90	148.20	79.84 to 88.19	215,131	178,482
50	46	85.73	86.53	87.61	10.79	98.77	63.81	113.94	82.89 to 92.62	229,635	201,192
60	26	86.12	85.67	84.69	13.04	101.16	61.77	110.02	78.28 to 94.32	258,825	219,199
<u>ALL</u>											
10/01/2020 To 09/30/2022	1,060	82.23	83.34	80.76	19.64	103.19	14.53	221.50	80.03 to 83.72	201,487	162,716