

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2019 to 09/30/2021 Posted Before : 01/31/2022

Number of Sales :	1,036	Median :	94	COV :	23.18	95% Median C.I. :	92.36 to 94.68
Total Sales Price :	185,069,519	Wgt. Mean :	93	STD :	22.23	95% Wgt. Mean C.I. :	91.89 to 94.00
Total Adj. Sales Price :	185,219,519	Mean :	96	Avg.Abs.Dev :	14.78	95% Mean C.I. :	94.54 to 97.24
Total Assessed Value :	172,149,337						
Avg. Adj. Sales Price :	178,783	COD :	15.79	MAX Sales Ratio :	243.95		
Avg. Assessed Value :	166,167	PRD :	103.17	MIN Sales Ratio :	45.89		

Printed : 06/06/2022

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>											
10/01/2019 To 12/31/2019	96	100.03	103.44	100.85	13.96	102.57	61.28	195.53	96.23 to 103.10	163,652	165,041
01/01/2020 To 03/31/2020	80	97.97	102.62	98.72	13.97	103.95	74.22	202.88	94.29 to 100.80	153,501	151,540
04/01/2020 To 06/30/2020	117	101.22	103.28	99.80	12.88	103.49	62.13	170.14	97.85 to 104.19	171,868	171,523
07/01/2020 To 09/30/2020	178	94.31	97.74	95.19	13.79	102.68	47.89	210.13	92.05 to 97.43	171,779	163,521
10/01/2020 To 12/31/2020	153	96.41	98.19	95.31	13.27	103.02	58.15	222.16	93.95 to 98.14	188,186	179,359
01/01/2021 To 03/31/2021	104	89.39	93.48	91.01	15.27	102.71	45.89	210.71	86.95 to 91.91	192,069	174,797
04/01/2021 To 06/30/2021	143	87.74	92.01	88.80	18.27	103.61	53.80	243.95	84.29 to 91.75	180,268	160,077
07/01/2021 To 09/30/2021	165	82.38	83.76	82.80	16.01	101.16	48.60	161.15	78.96 to 84.68	193,926	160,579
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	471	98.06	101.11	98.05	13.83	103.12	47.89	210.13	96.42 to 99.80	167,040	163,784
10/01/2020 To 09/30/2021	565	88.91	91.55	89.17	16.65	102.67	45.89	243.95	87.01 to 91.03	188,573	168,154
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	528	97.18	99.84	96.71	13.63	103.24	47.89	222.16	95.66 to 98.43	173,783	168,068
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

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Avg. Adj. Sales Price :	178,783	COD :	15.79	MAX Sales Ratio :	243.95		
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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	905	93.10	95.38	92.69	15.64	102.90	45.89	243.95	92.07 to 94.46	175,245	162,437
2	15	95.41	94.84	94.10	07.56	100.79	76.10	113.89	87.74 to 99.06	186,767	175,746
3	45	97.88	101.79	98.37	18.39	103.48	57.56	188.76	91.38 to 104.76	133,962	131,773
4	18	95.33	95.38	90.85	18.65	104.99	58.15	141.30	80.75 to 103.23	274,094	249,023
5	32	92.15	92.59	92.47	11.23	100.13	65.13	123.66	83.70 to 99.42	317,747	293,828
6	21	98.99	111.60	100.06	24.24	111.53	69.40	221.50	92.21 to 118.45	128,155	128,227
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
AYR	5	118.45	127.22	93.36	39.67	136.27	69.40	221.50	N/A	117,400	109,601
HANSEN	2	94.64	94.64	98.76	17.30	95.83	78.27	111.01	N/A	279,250	275,780
HASTINGS	905	93.10	95.38	92.69	15.64	102.90	45.89	243.95	92.07 to 94.46	175,245	162,437
HOLSTEIN	10	100.49	110.92	101.89	17.94	108.86	85.78	210.13	87.70 to 122.52	106,775	108,794
JUNIATA	15	95.41	94.84	94.10	07.56	100.79	76.10	113.89	87.74 to 99.06	186,767	175,746
KENESAW	45	97.88	101.79	98.37	18.39	103.48	57.56	188.76	91.38 to 104.76	133,962	131,773
PAULINE	1	97.17	97.17	97.17		100.00	97.17	97.17	N/A	60,000	58,302
PROSSER	1	95.91	95.91	95.91		100.00	95.91	95.91	N/A	94,000	90,152
ROSELAND	2	107.99	107.99	110.13	14.61	98.06	92.21	123.76	N/A	162,000	178,403
RURAL	32	92.15	92.59	92.47	11.23	100.13	65.13	123.66	83.70 to 99.42	317,747	293,828
SUBURBAN	18	95.33	95.38	90.85	18.65	104.99	58.15	141.30	80.75 to 103.23	274,094	249,023
<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	966	93.53	95.81	92.63	15.80	103.43	45.89	243.95	92.35 to 94.58	170,331	157,776
2	44	96.72	99.20	96.85	17.35	102.43	58.15	178.80	89.11 to 102.41	292,934	283,712
3	26	92.15	93.41	93.12	11.39	100.31	65.13	123.66	85.20 to 100.18	299,631	279,027
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

STATUS: IMPROVED, UNIMPROVED, & IOLL

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1	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167
06											
07											
<u>ALL</u>											
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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	46	98.25	102.66	101.07	18.10	101.57	57.56	188.76	91.94 to 108.84	131,811	133,216
010018	788	92.47	95.17	91.63	16.59	103.86	45.89	243.95	91.79 to 94.16	154,875	141,905
010090	182	95.47	97.29	94.93	12.06	102.49	58.15	221.50	93.51 to 97.61	292,420	277,596
010123	10	98.15	99.02	99.06	08.10	99.96	85.78	123.76	87.70 to 108.01	149,925	148,520
100019											
180501											
400126	5	103.46	98.51	97.50	12.77	101.04	78.27	116.55	N/A	270,200	263,450
500503											
650005											
910074	3	97.17	90.02	81.97	14.62	109.82	65.13	107.76	N/A	126,667	103,823
(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	10	98.30	98.87	96.72	08.40	102.22	63.70	135.61	96.52 to 102.65	170,953	165,340
Prior TO 1900	37	97.34	99.06	91.28	22.40	108.52	53.80	156.96	85.43 to 106.79	106,596	97,300
1900 TO 1919	142	93.92	100.86	92.29	22.41	109.29	54.69	222.16	87.70 to 95.60	124,507	114,910
1920 TO 1939	164	94.54	96.28	90.83	18.53	106.00	47.89	210.71	90.10 to 97.30	125,403	113,906
1940 TO 1949	91	89.97	96.14	90.55	22.65	106.17	48.60	243.95	84.10 to 98.13	119,261	107,989
1950 TO 1959	130	90.55	90.53	88.22	14.86	102.62	45.89	152.14	87.01 to 93.00	143,036	126,181
1960 TO 1969	115	94.29	93.85	92.48	12.63	101.48	62.75	147.84	91.08 to 97.82	183,320	169,540
1970 TO 1979	137	92.36	94.49	93.17	12.22	101.42	58.15	188.76	89.85 to 94.95	208,353	194,120
1980 TO 1989	28	92.75	97.34	96.78	12.42	100.58	80.01	161.15	88.20 to 97.61	223,127	215,936
1990 TO 1999	51	99.42	99.12	97.28	09.90	101.89	72.68	130.71	95.53 to 102.88	264,788	257,587
2000 TO 2009	55	93.54	94.37	93.62	09.13	100.80	70.84	133.38	89.48 to 97.88	315,286	295,175
2010 TO 2014	20	102.67	100.33	99.04	08.37	101.30	77.52	115.33	92.84 to 106.56	333,050	329,839
2015 TO Present	56	94.21	95.43	94.97	07.10	100.48	80.89	178.80	93.03 to 96.41	330,224	313,598
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

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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	1	88.10	88.10	88.10		100.00	88.10	88.10	N/A	150,001	132,152
Less Than 15,000	1	88.10	88.10	88.10		100.00	88.10	88.10	N/A	150,001	132,152
Less Than 30,000	8	167.40	168.03	139.11	23.23	120.79	88.10	243.95	88.10 to 243.95	40,813	56,773
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,035	93.63	95.90	92.95	15.79	103.17	45.89	243.95	92.37 to 94.68	178,811	166,200
Greater Than 14,999	1,035	93.63	95.90	92.95	15.79	103.17	45.89	243.95	92.37 to 94.68	178,811	166,200
Greater Than 29,999	1,028	93.50	95.33	92.86	15.29	102.66	45.89	222.16	92.35 to 94.58	179,857	167,019
<u>Incremental Ranges</u>											
0 TO 4,999	1	88.10	88.10	88.10		100.00	88.10	88.10	N/A	150,001	132,152
5,000 TO 14,999											
15,000 TO 29,999	7	170.67	179.45	182.45	19.12	98.36	128.79	243.95	128.79 to 243.95	25,214	46,005
30,000 TO 59,999	39	135.20	139.10	135.76	25.09	102.46	64.01	222.16	113.86 to 156.78	46,029	62,488
60,000 TO 99,999	151	101.20	105.87	104.91	18.27	100.92	47.89	188.76	97.26 to 105.26	80,021	83,951
100,000 TO 149,999	280	92.49	91.81	91.68	14.20	100.14	45.89	144.04	89.97 to 95.00	126,200	115,700
150,000 TO 249,999	351	90.75	89.97	90.13	12.01	99.82	53.08	147.84	88.21 to 91.95	187,535	169,020
250,000 TO 499,999	194	93.94	93.59	93.46	11.32	100.14	48.60	178.80	92.35 to 95.83	320,449	299,491
500,000 TO 999,999	13	89.27	88.15	87.92	06.59	100.26	74.18	107.06	80.89 to 92.17	591,269	519,859
1,000,000 +											
<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											
<u>Total \$</u>											
1 TO 9999											
10000 TO 29999	1	135.61	135.61	135.61		100.00	135.61	135.61	N/A	15,000	20,341
30000 TO 59999	37	96.42	102.19	89.04	30.11	114.77	47.89	210.13	83.95 to 113.73	57,035	50,787
60000 TO 99999	211	92.37	98.10	89.78	24.51	109.27	45.89	243.95	87.17 to 95.66	91,017	81,711
100000 TO 149999	322	91.53	93.49	90.32	14.81	103.51	58.12	200.23	88.89 to 93.00	138,779	125,341
150000 TO 249999	298	93.60	94.37	91.89	11.72	102.70	48.60	188.76	92.07 to 95.53	205,240	188,602
250000 TO 499999	158	97.50	98.70	97.21	09.71	101.53	69.77	178.80	95.41 to 99.49	333,726	324,426
500000 +	9	91.45	100.89	97.63	14.66	103.34	83.67	161.15	84.97 to 107.06	590,278	576,304
<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	10	98.30	98.87	96.72	08.40	102.22	63.70	135.61	96.52 to 102.65	170,953	165,340
10	97	95.66	105.12	92.57	28.44	113.56	47.89	243.95	89.89 to 105.06	91,367	84,575
20	670	91.99	94.25	90.99	15.89	103.58	45.89	222.16	90.77 to 93.33	147,319	134,049
30	183	94.26	94.62	93.31	10.27	101.40	55.01	147.84	92.62 to 96.65	261,930	244,411
40	71	98.46	101.15	99.12	10.29	102.05	72.68	178.80	95.21 to 102.05	356,469	353,320
50	5	91.45	102.44	98.71	24.90	103.78	69.77	161.15	N/A	540,200	533,242
<u>ALL</u>											
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STYLE

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0 or Blank	9	98.30	99.13	96.74	09.14	102.47	63.70	135.61	96.66 to 102.65	168,837	163,334
100	1	112.78	112.78	112.78		100.00	112.78	112.78	N/A	149,000	168,045
101	820	93.01	95.50	92.46	16.00	103.29	45.89	243.95	91.94 to 94.46	172,672	159,657
102	74	96.09	96.20	95.75	15.24	100.47	58.12	161.15	90.65 to 99.22	230,125	220,334
103	35	94.83	94.20	93.52	09.81	100.73	73.39	128.70	88.21 to 100.87	201,940	188,849
104	59	92.96	96.96	90.25	17.56	107.43	57.01	210.71	87.84 to 96.23	177,671	160,353
106	4	98.23	117.78	103.11	23.03	114.23	92.67	182.00	N/A	117,000	120,641
111	6	94.76	93.83	92.35	09.89	101.60	80.03	109.87	80.03 to 109.87	191,333	176,696
301	21	97.67	100.17	97.74	14.47	102.49	62.40	147.84	92.07 to 108.38	233,119	227,849
302	6	99.24	108.80	102.50	17.55	106.15	86.01	154.79	86.01 to 154.79	119,833	122,826
307	1	101.73	101.73	101.73		100.00	101.73	101.73	N/A	150,000	152,597
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2019 to 09/30/2021 Posted Before : 01/31/2022

Number of Sales :	1,036	Median :	94	COV :	23.18	95% Median C.I. :	92.36 to 94.68
Total Sales Price :	185,069,519	Wgt. Mean :	93	STD :	22.23	95% Wgt. Mean C.I. :	91.89 to 94.00
Total Adj. Sales Price :	185,219,519	Mean :	96	Avg.Abs.Dev :	14.78	95% Mean C.I. :	94.54 to 97.24
Total Assessed Value :	172,149,337						
Avg. Adj. Sales Price :	178,783	COD :	15.79	MAX Sales Ratio :	243.95		
Avg. Assessed Value :	166,167	PRD :	103.17	MIN Sales Ratio :	45.89		

Printed : 06/06/2022

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	10	98.30	98.87	96.72	08.40	102.22	63.70	135.61	96.52 to 102.65	170,953	165,340
10	10	112.98	129.83	107.37	38.10	120.92	64.01	243.95	72.81 to 221.50	75,280	80,827
20	127	97.93	108.08	96.18	28.17	112.37	45.89	222.16	94.96 to 107.05	102,155	98,255
30	673	92.35	93.82	92.50	14.23	101.43	48.60	200.23	91.45 to 93.91	192,422	177,983
40	116	92.01	91.66	90.89	11.84	100.85	52.17	144.04	88.38 to 95.29	187,049	170,009
50	80	95.83	95.41	94.87	10.24	100.57	63.81	130.71	92.35 to 98.78	180,894	171,612
60	20	95.01	96.33	96.65	10.24	99.67	78.79	115.33	87.67 to 104.76	205,725	198,831
<u>ALL</u>											
10/01/2019 To 09/30/2021	1,036	93.60	95.89	92.94	15.79	103.17	45.89	243.95	92.36 to 94.68	178,783	166,167