

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	88	Median :	98	COV :	23.84	95% Median C.I. :	94.06 to 101.01
Total Sales Price :	7,706,950	Wgt. Mean :	94	STD :	24.25	95% Wgt. Mean C.I. :	90.59 to 97.80
Total Adj. Sales Price :	7,706,950	Mean :	102	Avg. Abs. Dev :	14.74	95% Mean C.I. :	96.67 to 106.81
Total Assessed Value :	7,259,596						
Avg. Adj. Sales Price :	87,579	COD :	15.09	MAX Sales Ratio :	250.60		
Avg. Assessed Value :	82,495	PRD :	108.00	MIN Sales Ratio :	57.60		

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>											
07/01/2009 To 09/30/2009	18	94.46	96.30	95.10	07.48	101.26	84.26	119.16	88.06 to 101.01	81,206	77,224
10/01/2009 To 12/31/2009	8	88.35	90.39	89.72	07.54	100.75	80.43	100.08	80.43 to 100.08	98,169	88,079
01/01/2010 To 03/31/2010	6	108.77	110.86	100.71	14.70	110.08	84.71	145.25	84.71 to 145.25	64,550	65,009
04/01/2010 To 06/30/2010	12	94.22	92.97	86.38	13.37	107.63	57.60	115.70	81.04 to 110.47	83,642	72,246
07/01/2010 To 09/30/2010	13	100.98	107.31	97.87	19.06	109.65	77.88	166.94	82.67 to 127.76	73,769	72,199
10/01/2010 To 12/31/2010	10	105.43	106.80	100.76	11.91	105.99	77.74	127.72	85.56 to 125.34	66,550	67,053
01/01/2011 To 03/31/2011	9	94.65	100.28	94.02	15.32	106.66	76.22	159.25	83.35 to 111.11	88,767	83,460
04/01/2011 To 06/30/2011	12	99.59	112.54	94.05	23.44	119.66	73.37	250.60	89.01 to 120.07	137,125	128,973
<u>Study Yrs</u>											
07/01/2009 To 06/30/2010	44	94.56	96.30	92.13	10.98	104.53	57.60	145.25	89.09 to 99.35	82,683	76,174
07/01/2010 To 06/30/2011	44	101.33	107.18	96.04	18.15	111.60	73.37	250.60	94.06 to 108.04	92,475	88,817
<u>Calendar Yrs</u>											
01/01/2010 To 12/31/2010	41	102.28	103.51	95.05	15.56	108.90	57.60	166.94	94.06 to 111.41	73,549	69,905

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VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	1	94.81	94.81	94.81		100.00	94.81	94.81	N/A	323,000	306,250
05	8	87.33	86.85	84.87	11.75	102.33	57.60	106.84	57.60 to 106.84	132,563	112,507
10	11	102.28	108.87	101.98	11.88	106.76	92.34	145.25	92.38 to 125.34	49,773	50,760
15	10	99.95	102.95	88.85	17.01	115.87	73.37	166.94	76.22 to 117.85	119,000	105,737
20	21	99.35	109.01	96.35	20.70	113.14	77.74	250.60	89.54 to 110.47	64,967	62,596
30	32	96.01	98.35	96.36	12.54	102.07	74.43	134.29	87.55 to 101.33	82,786	79,772
35	5	98.56	100.01	99.62	08.92	100.39	86.16	111.63	N/A	114,500	114,067

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	88	97.66	101.74	94.20	15.09	108.00	57.60	250.60	94.06 to 101.01	87,579	82,495
06											
07											

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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
Less Than 5,000											
Less Than 15,000	2	197.93	197.93	190.40	26.62	103.95	145.25	250.60	N/A	8,750	16,660
Less Than 30,000	8	121.60	140.62	128.24	24.26	109.65	95.82	250.60	95.82 to 250.60	18,563	23,804
__Ranges Excl. Low \$__											
Greater Than 4,999	88	97.66	101.74	94.20	15.09	108.00	57.60	250.60	94.06 to 101.01	87,579	82,495
Greater Than 15,000	86	97.29	99.51	93.98	13.09	105.88	57.60	166.94	93.36 to 100.98	89,412	84,026
Greater Than 30,000	80	95.34	97.85	93.53	12.39	104.62	57.60	166.94	92.38 to 100.08	94,481	88,365
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	2	197.93	197.93	190.40	26.62	103.95	145.25	250.60	N/A	8,750	16,660
15,000 TO 29,999	6	116.78	121.51	119.93	10.82	101.32	95.82	159.25	95.82 to 159.25	21,833	26,185
30,000 TO 59,999	14	107.44	112.19	110.66	13.32	101.38	85.87	166.94	95.86 to 127.76	42,086	46,572
60,000 TO 99,999	43	98.81	98.73	97.83	10.40	100.92	74.43	134.29	92.38 to 101.33	78,576	76,870
100,000 TO 149,999	15	89.01	90.26	90.10	06.43	100.18	80.43	111.11	84.71 to 94.37	123,567	111,329
150,000 TO 249,999	6	82.25	81.70	82.90	13.12	98.55	57.60	97.84	57.60 to 97.84	171,500	142,180
250,000 TO 499,999	2	84.09	84.09	83.15	12.75	101.13	73.37	94.81	N/A	354,000	294,360
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	30	Total	Decrease	7%

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