

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	94	COV :	27.76	95% Median C.I. :	87.87 to 101.24
Total Sales Price :	3,519,091	Wgt. Mean :	92	STD :	26.39	95% Wgt. Mean C.I. :	81.91 to 102.10
Total Adj. Sales Price :	3,519,091	Mean :	95	Avg. Abs. Dev :	18.60	95% Mean C.I. :	85.21 to 104.91
Total Assessed Value :	3,237,729						
Avg. Adj. Sales Price :	117,303	COD :	19.77	MAX Sales Ratio :	159.20		
Avg. Assessed Value :	107,924	PRD :	103.33	MIN Sales Ratio :	39.38		

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>											
10/01/2009 To 12/31/2009	3	70.40	73.50	66.26	18.89	110.93	55.09	95.00	N/A	49,167	32,576
01/01/2010 To 03/31/2010											
04/01/2010 To 06/30/2010	2	84.52	84.52	80.54	12.54	104.94	73.92	95.12	N/A	40,000	32,217
07/01/2010 To 09/30/2010	1	120.00	120.00	120.00		100.00	120.00	120.00	N/A	100,000	120,000
10/01/2010 To 12/31/2010	7	101.21	98.18	99.00	03.90	99.17	87.63	103.67	87.63 to 103.67	96,727	95,761
01/01/2011 To 03/31/2011	2	130.40	130.40	137.06	13.73	95.14	112.50	148.29	N/A	25,500	34,950
04/01/2011 To 06/30/2011	3	93.05	113.21	106.76	25.73	106.04	87.37	159.20	N/A	73,833	78,827
07/01/2011 To 09/30/2011	2	84.16	84.16	78.78	08.75	106.83	76.80	91.52	N/A	130,000	102,416
10/01/2011 To 12/31/2011											
01/01/2012 To 03/31/2012	4	77.61	74.48	76.74	25.06	97.05	43.84	98.85	N/A	200,000	153,481
04/01/2012 To 06/30/2012	3	118.78	111.81	119.20	08.49	93.80	93.19	123.46	N/A	177,333	211,380
07/01/2012 To 09/30/2012	3	87.87	84.32	80.92	32.75	104.20	39.38	125.72	N/A	216,667	175,322
<u>Study Yrs</u>											
10/01/2009 To 09/30/2010	6	84.46	84.92	86.16	21.84	98.56	55.09	120.00	55.09 to 120.00	54,583	47,027
10/01/2010 To 09/30/2011	14	100.57	104.00	97.68	14.22	106.47	76.80	159.20	87.63 to 112.50	86,399	84,396
10/01/2011 To 09/30/2012	10	91.10	88.63	89.51	25.65	99.02	39.38	125.72	43.84 to 123.46	198,200	177,403
<u>Calendar Yrs</u>											
01/01/2010 To 12/31/2010	10	100.57	97.63	99.73	07.94	97.89	73.92	120.00	87.63 to 103.67	85,709	85,476
01/01/2011 To 12/31/2011	7	93.05	109.82	96.00	25.22	114.40	76.80	159.20	76.80 to 159.20	76,071	73,030

**PAD 2013 R&O Statistics 2013 Values**

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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	28	93.12	93.92	90.18	20.04	104.15	39.38	159.20	87.63 to 101.21	111,720	100,752
02	2	110.99	110.99	106.58	08.13	104.14	101.97	120.00	N/A	195,471	208,338

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	30	94.10	95.06	92.00	19.77	103.33	39.38	159.20	87.87 to 101.24	117,303	107,924
04											

What IF

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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 Value
Less Than 5,000											
Less Than 15,000	1	95.00	95.00	95.00		100.00	95.00	95.00	N/A	12,500	11,875
Less Than 30,000	3	95.12	100.87	100.29	06.13	100.58	95.00	112.50	N/A	17,833	17,885
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	30	94.10	95.06	92.00	19.77	103.33	39.38	159.20	87.87 to 101.24	117,303	107,924
Greater Than 15,000	29	93.19	95.06	91.99	20.58	103.34	39.38	159.20	87.63 to 101.97	120,917	111,236
Greater Than 30,000	27	93.05	94.42	91.88	21.29	102.76	39.38	159.20	87.37 to 101.97	128,355	117,929
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	1	95.00	95.00	95.00		100.00	95.00	95.00	N/A	12,500	11,875
15,000 TO 29,999	2	103.81	103.81	101.90	08.37	101.87	95.12	112.50	N/A	20,500	20,890
30,000 TO 59,999	9	98.85	106.36	105.81	18.71	100.52	73.92	159.20	87.37 to 148.29	41,294	43,693
60,000 TO 99,999	6	89.64	88.40	87.88	19.37	100.59	55.09	125.72	55.09 to 125.72	67,500	59,317
100,000 TO 149,999	5	93.05	83.97	80.56	24.85	104.23	39.38	120.00	N/A	124,600	100,378
150,000 TO 249,999	3	76.80	79.81	85.08	32.53	93.81	43.84	118.78	N/A	208,333	177,253
250,000 TO 499,999	4	95.49	100.58	97.25	12.71	103.42	87.87	123.46	N/A	360,235	350,320
500,000 TO 999,999											
1,000,000 +											

PAD 2013 R&O Statistics 2013 Values

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	1	87.87	87.87	87.87		100.00	87.87	87.87	N/A	450,000	395,405
300	1	76.80	76.80	76.80		100.00	76.80	76.80	N/A	225,000	172,800
326	1	91.52	91.52	91.52		100.00	91.52	91.52	N/A	35,000	32,031
344	6	100.57	99.66	98.47	02.37	101.21	93.05	103.67	93.05 to 103.67	69,192	68,131
350	1	125.72	125.72	125.72		100.00	125.72	125.72	N/A	60,000	75,430
353	5	87.37	101.63	82.07	44.45	123.83	39.38	159.20	N/A	65,500	53,757
380	1	123.46	123.46	123.46		100.00	123.46	123.46	N/A	250,000	308,650
406	9	91.65	88.18	83.87	17.37	105.14	55.09	120.00	66.21 to 112.50	64,278	53,909
459	1	43.84	43.84	43.84		100.00	43.84	43.84	N/A	155,000	67,950
528	3	101.97	104.65	108.59	08.37	96.37	93.19	118.78	N/A	190,980	207,389
543	1	89.01	89.01	89.01		100.00	89.01	89.01	N/A	450,000	400,550

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF