

COMMERCIAL IMPROVED

Type : Qualified

Date Range : 10/01/2009 to 09/30/2012 Posted Before : 01/23/2013

Number of Sales :	19	Median :	99	COV :	20.01	95% Median C.I. :	92.41 to 104.55
Total Sales Price :	3,554,500	Wgt. Mean :	100	STD :	20.41	95% Wgt. Mean C.I. :	95.70 to 104.44
Total Adj. Sales Price :	3,606,500	Mean :	102	Avg.Abs.Dev :	12.77	95% Mean C.I. :	92.15 to 111.83
Total Assessed Value :	3,609,110						
Avg. Adj. Sales Price :	189,816	COD :	12.95	MAX Sales Ratio :	158.96		
Avg. Assessed Value :	189,953	PRD :	101.92	MIN Sales Ratio :	61.01		

Printed : 04/10/2013

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>											
10/01/2009 To 12/31/2009	3	101.18	100.19	102.24	03.20	97.99	94.84	104.55	N/A	408,167	417,327
01/01/2010 To 03/31/2010	1	96.73	96.73	96.73		100.00	96.73	96.73	N/A	287,000	277,625
04/01/2010 To 06/30/2010	3	98.63	97.66	100.73	03.22	96.95	92.41	101.94	N/A	397,667	400,575
07/01/2010 To 09/30/2010											
10/01/2010 To 12/31/2010	2	80.18	80.18	81.79	23.91	98.03	61.01	99.34	N/A	80,250	65,635
01/01/2011 To 03/31/2011	2	122.70	122.70	122.37	01.31	100.27	121.09	124.30	N/A	62,500	76,483
04/01/2011 To 06/30/2011											
07/01/2011 To 09/30/2011	2	91.79	91.79	86.62	09.71	105.97	82.88	100.69	N/A	131,000	113,470
10/01/2011 To 12/31/2011											
01/01/2012 To 03/31/2012	2	88.52	88.52	88.12	02.25	100.45	86.53	90.50	N/A	37,500	33,045
04/01/2012 To 06/30/2012	2	96.72	96.72	96.83	00.28	99.89	96.45	96.99	N/A	98,750	95,620
07/01/2012 To 09/30/2012	2	143.91	143.91	133.26	10.46	107.99	128.86	158.96	N/A	41,000	54,638
<u>Study Yrs</u>											
10/01/2009 To 09/30/2010	7	98.63	98.61	100.99	03.43	97.64	92.41	104.55	92.41 to 104.55	386,357	390,190
10/01/2010 To 09/30/2011	6	100.02	98.22	93.37	17.14	105.19	61.01	124.30	61.01 to 124.30	91,250	85,196
10/01/2011 To 09/30/2012	6	96.72	109.72	103.41	19.19	106.10	86.53	158.96	86.53 to 158.96	59,083	61,101
<u>Calendar Yrs</u>											
01/01/2010 To 12/31/2010	6	97.68	91.68	98.18	08.49	93.38	61.01	101.94	61.01 to 101.94	273,417	268,437
01/01/2011 To 12/31/2011	4	110.89	107.24	98.17	13.94	109.24	82.88	124.30	N/A	96,750	94,976
<u>ALL</u>											
10/01/2009 To 09/30/2012	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953

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VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953
_____ALL_____											
10/01/2009 To 09/30/2012	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	5	99.34	103.34	102.97	05.48	100.36	96.45	121.09	N/A	79,900	82,275
03	14	96.86	101.51	99.71	15.59	101.81	61.01	158.96	86.53 to 124.30	229,071	228,410
04											
_____ALL_____											
10/01/2009 To 09/30/2012	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953

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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	1	158.96	158.96	158.96		100.00	158.96	158.96	N/A	12,000	19,075
Less Than 30,000	1	158.96	158.96	158.96		100.00	158.96	158.96	N/A	12,000	19,075
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953
Greater Than 14,999	18	97.81	98.83	99.88	10.35	98.95	61.01	128.86	92.41 to 101.94	199,694	199,446
Greater Than 29,999	18	97.81	98.83	99.88	10.35	98.95	61.01	128.86	92.41 to 101.94	199,694	199,446
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	158.96	158.96	158.96		100.00	158.96	158.96	N/A	12,000	19,075
15,000 TO 29,999											
30,000 TO 59,999	6	98.57	99.94	100.75	08.91	99.20	86.53	124.30	86.53 to 124.30	47,083	47,435
60,000 TO 99,999	4	110.22	102.58	102.22	20.32	100.35	61.01	128.86	N/A	76,375	78,071
100,000 TO 149,999	3	96.99	96.01	96.32	02.13	99.68	92.41	98.63	N/A	126,333	121,678
150,000 TO 249,999	1	82.88	82.88	82.88		100.00	82.88	82.88	N/A	207,000	171,560
250,000 TO 499,999	2	95.79	95.79	95.81	00.99	99.98	94.84	96.73	N/A	281,000	269,213
500,000 TO 999,999	2	103.25	103.25	103.21	01.27	100.04	101.94	104.55	N/A	929,250	959,060
1,000,000 +											
<u>ALL</u>											
10/01/2009 To 09/30/2012	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 or Blank	2	98.57	98.57	98.52	02.15	100.05	96.45	100.69	N/A	56,250	55,420
300	3	94.84	93.38	92.29	22.25	101.18	61.01	124.30	N/A	132,833	122,598
343	2	103.25	103.25	103.21	01.27	100.04	101.94	104.55	N/A	929,250	959,060
344	1	92.41	92.41	92.41		100.00	92.41	92.41	N/A	104,000	96,110
352	4	100.26	105.06	104.07	06.06	100.95	98.63	121.09	N/A	85,500	88,979
353	5	96.73	99.92	99.60	10.09	100.32	86.53	128.86	N/A	114,400	113,939
406	1	158.96	158.96	158.96		100.00	158.96	158.96	N/A	12,000	19,075
528	1	82.88	82.88	82.88		100.00	82.88	82.88	N/A	207,000	171,560
<u>ALL</u>											
10/01/2009 To 09/30/2012	19	98.63	101.99	100.07	12.95	101.92	61.01	158.96	92.41 to 104.55	189,816	189,953