

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 40 | Median : | 86 | COV : | 48.23 | 95% Median C.I. : | 83.18 to 93.78 |
| Total Sales Price : | 8,392,748 | Wgt. Mean : | 89 | STD : | 46.73 | 95% Wgt. Mean C.I. : | 83.24 to 93.90 |
| Total Adj. Sales Price : | 8,392,748 | Mean : | 97 | Avg. Abs. Dev : | 25.61 | 95% Mean C.I. : | 82.41 to 111.37 |
| Total Assessed Value : | 7,433,665 | | | | | | |
| Avg. Adj. Sales Price : | 209,819 | COD : | 29.68 | MAX Sales Ratio : | 256.91 | | |
| Avg. Assessed Value : | 185,842 | PRD : | 109.39 | MIN Sales Ratio : | 08.42 | | |

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> | | | | | | | | | | | |
| 10/01/2010 To 12/31/2010 | 9 | 92.00 | 89.10 | 92.37 | 10.25 | 96.46 | 60.70 | 110.63 | 83.18 to 101.27 | 187,859 | 173,518 |
| 01/01/2011 To 03/31/2011 | 1 | 112.27 | 112.27 | 112.27 | | 100.00 | 112.27 | 112.27 | N/A | 80,000 | 89,815 |
| 04/01/2011 To 06/30/2011 | 3 | 94.07 | 97.68 | 97.37 | 05.92 | 100.32 | 91.13 | 107.83 | N/A | 342,667 | 333,645 |
| 07/01/2011 To 09/30/2011 | 11 | 90.14 | 104.80 | 87.42 | 30.55 | 119.88 | 66.58 | 255.20 | 75.65 to 123.00 | 185,318 | 162,002 |
| 10/01/2011 To 12/31/2011 | 2 | 172.21 | 172.21 | 173.11 | 03.60 | 99.48 | 166.01 | 178.40 | N/A | 56,750 | 98,238 |
| 01/01/2012 To 03/31/2012 | 1 | 84.96 | 84.96 | 84.96 | | 100.00 | 84.96 | 84.96 | N/A | 349,500 | 296,920 |
| 04/01/2012 To 06/30/2012 | 5 | 83.68 | 81.08 | 80.13 | 09.63 | 101.19 | 61.16 | 93.78 | N/A | 276,600 | 221,627 |
| 07/01/2012 To 09/30/2012 | 8 | 78.65 | 85.11 | 81.76 | 50.76 | 104.10 | 08.42 | 256.91 | 08.42 to 256.91 | 213,689 | 174,712 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2010 To 09/30/2011 | 24 | 92.08 | 98.34 | 91.67 | 19.41 | 107.28 | 60.70 | 255.20 | 83.56 to 101.27 | 201,551 | 184,768 |
| 10/01/2011 To 09/30/2012 | 16 | 82.02 | 94.73 | 84.35 | 42.21 | 112.31 | 08.42 | 256.91 | 74.20 to 93.78 | 222,220 | 187,452 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2011 To 12/31/2011 | 17 | 96.58 | 111.91 | 94.15 | 30.18 | 118.86 | 66.58 | 255.20 | 76.15 to 123.00 | 191,765 | 180,544 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 07 | 40 | 86.29 | 96.89 | 88.57 | 29.68 | 109.39 | 08.42 | 256.91 | 83.18 to 93.78 | 209,819 | 185,842 |

STATUS: IMPROVED, UNIMPROVED, & IOLL

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 1 | 32 | 89.19 | 99.93 | 89.95 | 22.23 | 111.10 | 61.16 | 256.91 | 83.56 to 96.58 | 246,992 | 222,165 |
| 3 | 8 | 71.12 | 84.73 | 66.33 | 64.45 | 127.74 | 08.42 | 255.20 | 08.42 to 255.20 | 61,127 | 40,546 |

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| Number of Sales : | 40 | Median : | 86 | COV : | 48.23 | 95% Median C.I. : | 83.18 to 93.78 |
| Total Sales Price : | 8,392,748 | Wgt. Mean : | 89 | STD : | 46.73 | 95% Wgt. Mean C.I. : | 83.24 to 93.90 |
| Total Adj. Sales Price : | 8,392,748 | Mean : | 97 | Avg. Abs. Dev : | 25.61 | 95% Mean C.I. : | 82.41 to 111.37 |
| Total Assessed Value : | 7,433,665 | | | | | | |
| Avg. Adj. Sales Price : | 209,819 | COD : | 29.68 | MAX Sales Ratio : | 256.91 | | |
| Avg. Assessed Value : | 185,842 | PRD : | 109.39 | MIN Sales Ratio : | 08.42 | | |

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 | 1 | 19.88 | 19.88 | 19.88 | | 100.00 | 19.88 | 19.88 | N/A | 2,515 | 500 |
| Less Than 15,000 | 4 | 75.42 | 106.48 | 102.78 | 87.76 | 103.60 | 19.88 | 255.20 | N/A | 7,004 | 7,199 |
| Less Than 30,000 | 4 | 75.42 | 106.48 | 102.78 | 87.76 | 103.60 | 19.88 | 255.20 | N/A | 7,004 | 7,199 |
| <u>__ Ranges Excl. Low \$__</u> | | | | | | | | | | | |
| Greater Than 4,999 | 39 | 87.25 | 98.87 | 88.59 | 28.13 | 111.60 | 08.42 | 256.91 | 83.18 to 94.07 | 215,134 | 190,594 |
| Greater Than 15,000 | 36 | 86.29 | 95.83 | 88.52 | 24.45 | 108.26 | 08.42 | 256.91 | 83.18 to 94.07 | 232,354 | 205,691 |
| Greater Than 30,000 | 36 | 86.29 | 95.83 | 88.52 | 24.45 | 108.26 | 08.42 | 256.91 | 83.18 to 94.07 | 232,354 | 205,691 |
| <u>__ Incremental Ranges__</u> | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 19.88 | 19.88 | 19.88 | | 100.00 | 19.88 | 19.88 | N/A | 2,515 | 500 |
| 5,000 TO 14,999 | 3 | 90.14 | 135.35 | 110.96 | 71.92 | 121.98 | 60.70 | 255.20 | N/A | 8,500 | 9,432 |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | 2 | 211.46 | 211.46 | 215.12 | 21.49 | 98.30 | 166.01 | 256.91 | N/A | 52,750 | 113,478 |
| 60,000 TO 99,999 | 9 | 100.00 | 96.55 | 94.45 | 25.67 | 102.22 | 08.42 | 178.40 | 75.65 to 112.27 | 77,167 | 72,887 |
| 100,000 TO 149,999 | 2 | 87.86 | 87.86 | 87.80 | 04.89 | 100.07 | 83.56 | 92.16 | N/A | 130,250 | 114,358 |
| 150,000 TO 249,999 | 4 | 81.12 | 87.95 | 88.52 | 18.66 | 99.36 | 66.58 | 123.00 | N/A | 191,558 | 169,565 |
| 250,000 TO 499,999 | 18 | 84.38 | 85.35 | 84.94 | 09.86 | 100.48 | 61.16 | 110.63 | 78.25 to 92.00 | 325,722 | 276,664 |
| 500,000 TO 999,999 | 1 | 94.07 | 94.07 | 94.07 | | 100.00 | 94.07 | 94.07 | N/A | 675,000 | 635,000 |
| 1,000,000 + | | | | | | | | | | | |

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ASSESSED VALUE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 1 TO 4999 | 1 | 19.88 | 19.88 | 19.88 | | 100.00 | 19.88 | 19.88 | N/A | 2,515 | 500 |
| 5000 TO 9999 | 3 | 60.70 | 53.09 | 22.44 | 44.88 | 236.59 | 08.42 | 90.14 | N/A | 32,833 | 7,368 |
| <u>Total \$</u> | | | | | | | | | | | |
| 1 TO 9999 | 4 | 40.29 | 44.79 | 22.38 | 76.05 | 200.13 | 08.42 | 90.14 | N/A | 25,254 | 5,651 |
| 10000 TO 29999 | 1 | 255.20 | 255.20 | 255.20 | | 100.00 | 255.20 | 255.20 | N/A | 5,000 | 12,760 |
| 30000 TO 59999 | | | | | | | | | | | |
| 60000 TO 99999 | 8 | 100.64 | 106.02 | 102.33 | 15.78 | 103.61 | 75.65 | 166.01 | 75.65 to 166.01 | 75,000 | 76,746 |
| 100000 TO 149999 | 6 | 87.86 | 126.11 | 100.49 | 56.58 | 125.50 | 66.58 | 256.91 | 66.58 to 256.91 | 125,417 | 126,029 |
| 150000 TO 249999 | 6 | 81.77 | 80.26 | 80.01 | 08.03 | 100.31 | 61.16 | 92.00 | 61.16 to 92.00 | 256,956 | 205,583 |
| 250000 TO 499999 | 14 | 85.02 | 90.07 | 88.18 | 12.31 | 102.14 | 74.20 | 123.00 | 76.15 to 107.83 | 336,964 | 297,119 |
| 500000 + | 1 | 94.07 | 94.07 | 94.07 | | 100.00 | 94.07 | 94.07 | N/A | 675,000 | 635,000 |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|--------------------|--------|--------------|-------------|----------------|
| VALUATION GROUPING | 07 | Total | Increase | 0% |

What IF