

RESIDENTIAL IMPROVED

Type : Qualified

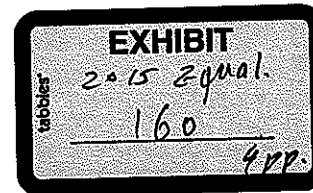
Number of Sales :	289	Median :	94	COV :	32.28	95% Median C.I. :	90.51 to 97.14
Total Sales Price :	29,999,406	Wgt. Mean :	91	STD :	31.62	95% Wgt. Mean C.I. :	87.00 to 94.04
Total Adj. Sales Price :	30,220,406	Mean :	98	Avg.Abs.Dev :	20.49	95% Mean C.I. :	94.30 to 101.60
Total Assessed Value :	27,354,872						
Avg. Adj. Sales Price :	104,569	COD :	21.81	MAX Sales Ratio :	317.20		
Avg. Assessed Value :	94,654	PRD :	108.21	MIN Sales Ratio :	39.52		

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>											
10/01/2012 To 12/31/2012	16	96.88	106.44	99.05	20.44	107.46	67.78	170.71	87.31 to 135.97	105,123	104,124
01/01/2013 To 03/31/2013	20	94.42	98.85	93.60	15.75	105.61	67.22	157.23	89.17 to 101.69	79,374	74,298
04/01/2013 To 06/30/2013	34	93.25	95.95	91.13	22.20	105.29	55.11	161.45	77.94 to 107.25	105,444	96,088
07/01/2013 To 09/30/2013	51	95.14	96.89	93.52	13.87	103.60	68.42	152.46	91.15 to 102.21	113,457	106,108
10/01/2013 To 12/31/2013	28	99.63	107.76	97.80	27.06	110.18	51.36	207.74	87.86 to 110.24	91,479	89,463
01/01/2014 To 03/31/2014	28	93.25	92.05	94.54	12.66	97.37	52.12	120.78	84.58 to 101.96	96,448	91,180
04/01/2014 To 06/30/2014	52	96.85	98.77	86.26	24.28	114.50	48.38	277.83	86.04 to 101.26	99,780	86,030
07/01/2014 To 09/30/2014	60	84.63	94.88	84.03	29.21	112.91	39.52	317.20	80.05 to 94.09	118,861	99,881
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	121	94.47	98.21	93.59	17.48	104.94	55.11	170.71	92.23 to 99.08	104,470	97,772
10/01/2013 To 09/30/2014	168	92.08	97.76	88.31	25.30	110.70	39.52	317.20	86.28 to 97.70	104,640	92,407
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	133	96.07	99.23	93.71	19.26	105.89	51.36	207.74	92.71 to 99.97	101,656	95,259

What If

Exhibit 160



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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
01	149	94.13	99.63	91.15	21.59	109.30	39.52	317.20	89.04 to 97.97	80,444	73,324
02	20	99.55	103.85	90.35	24.93	114.94	57.76	165.75	81.28 to 113.51	56,925	51,434
03	10	92.96	111.33	96.11	29.28	115.84	71.07	207.74	84.23 to 184.48	43,700	42,000
04	13	99.64	94.17	82.39	12.24	114.30	50.78	120.33	83.89 to 109.16	213,513	175,924
05	76	95.61	95.99	93.96	21.78	102.16	47.11	277.83	87.94 to 101.96	135,902	127,697
06	8	73.22	77.82	81.31	17.60	95.71	52.54	119.37	52.54 to 119.37	176,375	143,405
07	9	88.27	90.81	88.54	10.16	102.56	76.23	117.52	80.33 to 104.79	202,556	179,334
08	4	79.89	78.16	74.03	24.03	110.04	50.89	101.96	N/A	80,125	56,910

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	286	94.03	98.12	90.68	21.76	108.20	39.52	317.20	90.51 to 97.26	105,159	95,355
06	3	87.67	81.28	57.38	23.55	141.65	47.11	109.06	N/A	48,333	27,735
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	9	145.23	157.72	141.92	36.42	111.13	87.67	317.20	98.73 to 207.74	11,704	16,610
Less Than 30,000	41	112.05	125.57	115.83	34.54	108.41	39.52	317.20	100.51 to 138.91	20,365	23,588
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	289	93.96	97.95	90.52	21.81	108.21	39.52	317.20	90.51 to 97.14	104,569	94,654
Greater Than 15,000	280	92.99	96.03	90.34	20.48	106.30	39.52	277.83	89.82 to 96.50	107,554	97,162
Greater Than 30,000	248	92.26	93.38	89.80	17.91	103.99	44.28	188.30	88.99 to 94.87	116,490	106,402
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	9	145.23	157.72	141.92	36.42	111.13	87.67	317.20	98.73 to 207.74	11,704	16,610
15,000 TO 29,999	32	111.77	116.52	112.06	30.12	109.98	39.52	277.83	85.77 to 135.76	22,801	25,551
30,000 TO 59,999	68	97.84	101.69	99.21	21.90	102.50	44.28	188.30	92.71 to 104.16	48,820	48,436
60,000 TO 99,999	65	96.60	94.36	94.09	14.35	100.29	50.89	161.01	88.99 to 99.12	80,055	75,322
100,000 TO 149,999	53	87.06	87.61	88.43	15.13	99.07	47.11	151.17	78.99 to 92.72	123,797	109,475
150,000 TO 249,999	42	84.56	87.10	87.34	17.16	99.73	52.54	142.93	76.23 to 90.51	179,312	156,617
250,000 TO 499,999	19	93.47	92.52	91.68	12.04	100.92	64.88	113.22	80.33 to 102.21	306,305	280,821
500,000 TO 999,999	1	50.78	50.78	50.78		100.00	50.78	50.78	N/A	950,000	482,420
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	05	Improvmt	Increase	9.5%

What IF