

48 - Jefferson County
RESIDENTIAL IMPROVED

PAD 2015 TERC R&O Statistics 2015 Values

What If Stat Page: 1

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|------------------|
| Number of Sales : | 156 | Median : | 98 | COV : | 40.22 | 95% Median C.I. : | 95.42 to 102.86 |
| Total Sales Price : | 9,683,050 | Wgt. Mean : | 95 | STD : | 43.66 | 95% Wgt. Mean C.I. : | 91.13 to 99.72 |
| Total Adj. Sales Price : | 9,683,050 | Mean : | 109 | Avg. Abs. Dev : | 28.84 | 95% Mean C.I. : | 101.69 to 115.39 |
| Total Assessed Value : | 9,239,843 | | | | | | |
| Avg. Adj. Sales Price : | 62,071 | COD : | 29.29 | MAX Sales Ratio : | 264.86 | | |
| Avg. Assessed Value : | 59,230 | PRD : | 113.75 | MIN Sales Ratio : | 25.22 | | |

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 10/01/2012 To 12/31/2012 | 16 | 112.03 | 129.35 | 110.47 | 28.93 | 117.09 | 66.50 | 258.92 | 96.17 to 154.69 | 39,144 | 43,242 |
| 01/01/2013 To 03/31/2013 | 16 | 84.15 | 90.11 | 84.92 | 20.93 | 106.11 | 59.55 | 142.93 | 74.22 to 102.86 | 85,188 | 72,343 |
| 04/01/2013 To 06/30/2013 | 21 | 83.35 | 88.86 | 87.77 | 19.00 | 101.24 | 56.15 | 133.63 | 78.19 to 100.77 | 73,026 | 64,093 |
| 07/01/2013 To 09/30/2013 | 21 | 98.11 | 113.84 | 98.81 | 30.47 | 115.21 | 45.36 | 207.01 | 89.44 to 139.79 | 57,871 | 57,182 |
| 10/01/2013 To 12/31/2013 | 19 | 98.30 | 112.72 | 100.92 | 36.61 | 111.69 | 25.22 | 224.73 | 91.01 to 134.63 | 67,224 | 67,842 |
| 01/01/2014 To 03/31/2014 | 19 | 107.41 | 126.86 | 107.28 | 30.84 | 118.25 | 75.31 | 264.86 | 94.80 to 125.15 | 42,974 | 46,103 |
| 04/01/2014 To 06/30/2014 | 20 | 103.05 | 107.79 | 94.85 | 22.48 | 113.64 | 57.04 | 224.02 | 95.73 to 110.24 | 71,625 | 67,938 |
| 07/01/2014 To 09/30/2014 | 24 | 90.42 | 102.37 | 93.05 | 33.30 | 100.02 | 35.14 | 219.76 | 72.17 to 105.64 | 59,110 | 54,999 |
| Study Yrs | | | | | | | | | | | |
| 10/01/2012 To 09/30/2013 | 74 | 95.55 | 104.98 | 92.78 | 27.13 | 103.15 | 45.36 | 258.92 | 90.64 to 102.86 | 64,029 | 59,407 |
| 10/01/2013 To 09/30/2014 | 82 | 101.49 | 111.76 | 97.95 | 30.71 | 114.10 | 25.22 | 264.86 | 95.73 to 105.34 | 60,304 | 59,070 |
| Calendar Yrs | | | | | | | | | | | |
| 01/01/2013 To 12/31/2013 | 77 | 95.42 | 101.82 | 92.65 | 27.31 | 109.90 | 25.22 | 224.73 | 89.31 to 98.57 | 69,988 | 64,848 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 01 | 103 | 100.27 | 112.07 | 96.99 | 29.89 | 115.55 | 25.22 | 264.86 | 95.42 to 104.01 | 54,070 | 52,442 |
| 08 | 9 | 97.58 | 113.65 | 105.21 | 26.53 | 108.02 | 77.40 | 207.01 | 82.24 to 134.45 | 71,111 | 74,815 |
| 11 | 15 | 95.78 | 98.77 | 94.31 | 14.01 | 104.73 | 71.14 | 139.79 | 79.16 to 105.64 | 149,700 | 141,182 |
| 12 | 25 | 93.60 | 103.10 | 86.60 | 37.25 | 119.05 | 40.76 | 262.00 | 72.17 to 119.14 | 44,732 | 38,737 |
| 15 | 4 | 86.41 | 76.86 | 71.60 | 22.98 | 107.35 | 35.14 | 99.50 | N/A | 27,500 | 19,691 |

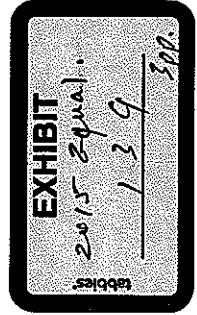


Exhibit 139

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| Avg. Assessed Value : | 59,230 | PRD : | 113.75 | MIN Sales Ratio : | 25.22 | | |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. SalePrice | Avg. AssdValue |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|---------------------|----------------|
| 01 | 156 | 98.45 | 108.54 | 95.42 | 29.29 | 113.75 | 25.22 | 264.86 | 95.42 to 102.86 | 62,071 | 59,230 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |

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 | 9 | 113.69 | 121.20 | 112.76 | 19.30 | 107.48 | 87.95 | 219.76 | 88.76 to 127.67 | 3,517 | 3,965 |
| Less Than 15,000 | 23 | 125.15 | 141.91 | 140.27 | 36.68 | 101.17 | 25.22 | 264.86 | 101.30 to 169.29 | 6,878 | 9,648 |
| Less Than 30,000 | 49 | 114.70 | 134.94 | 131.37 | 38.92 | 102.72 | 25.22 | 264.86 | 102.05 to 134.63 | 15,653 | 20,563 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 147 | 98.29 | 107.77 | 95.37 | 29.43 | 103.00 | 25.22 | 264.86 | 94.17 to 102.09 | 65,656 | 62,613 |
| Greater Than 15,000 | 133 | 96.17 | 102.77 | 94.68 | 25.69 | 108.54 | 35.14 | 258.92 | 93.03 to 101.67 | 71,615 | 67,804 |
| Greater Than 30,000 | 107 | 95.65 | 96.46 | 92.33 | 20.75 | 104.47 | 35.14 | 207.01 | 90.05 to 99.17 | 83,328 | 76,937 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | 9 | 113.69 | 121.20 | 112.76 | 19.30 | 107.48 | 87.95 | 219.76 | 88.76 to 127.67 | 3,517 | 3,965 |
| 5,000 TO 14,999 | 14 | 140.69 | 155.22 | 147.15 | 41.74 | 105.48 | 25.22 | 264.86 | 94.80 to 232.91 | 9,039 | 13,302 |
| 15,000 TO 29,999 | 26 | 109.08 | 128.77 | 129.06 | 39.26 | 99.78 | 56.15 | 258.92 | 91.60 to 150.58 | 23,415 | 30,219 |
| 30,000 TO 59,999 | 40 | 103.95 | 106.81 | 105.53 | 26.06 | 101.21 | 35.14 | 207.01 | 93.95 to 112.95 | 41,448 | 43,738 |
| 60,000 TO 99,999 | 41 | 95.42 | 92.63 | 92.65 | 16.61 | 99.98 | 51.75 | 142.93 | 84.62 to 98.57 | 77,650 | 71,943 |
| 100,000 TO 149,999 | 14 | 86.00 | 86.33 | 85.59 | 11.65 | 100.86 | 59.90 | 107.41 | 77.40 to 97.03 | 114,464 | 97,966 |
| 150,000 TO 249,999 | 9 | 90.64 | 86.43 | 87.36 | 12.25 | 98.94 | 64.99 | 105.64 | 71.14 to 98.30 | 186,778 | 163,173 |
| 250,000 TO 499,999 | 3 | 96.17 | 88.07 | 87.61 | 12.68 | 100.53 | 65.74 | 102.30 | N/A | 263,667 | 230,991 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|--------------------|--------|--------------|-------------|----------------|
| VALUATION GROUPING | 11 | Land | Increase | 40% |

What If