

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	632	Median :	96	COV :	66.26	95% Median C.I. :	93.15 to 100.96
Total Sales Price :	30,189,158	Wgt. Mean :	99	STD :	80.24	95% Wgt. Mean C.I. :	95.71 to 102.13
Total Adj. Sales Price :	30,189,158	Mean :	121	Avg. Abs.Dev :	46.70	95% Mean C.I. :	114.83 to 127.35
Total Assessed Value :	29,862,858						
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	766.04		
Avg. Assessed Value :	47,251	PRD :	122.41	MIN Sales Ratio :	17.33		

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>											
10/01/2013 To 12/31/2013	91	100.80	119.35	101.64	42.80	117.42	20.83	614.85	91.66 to 120.41	49,155	49,962
01/01/2014 To 03/31/2014	63	109.52	145.94	105.49	61.15	138.34	46.18	693.48	88.94 to 128.03	41,329	43,597
04/01/2014 To 06/30/2014	83	105.49	125.28	105.22	45.70	119.06	29.55	766.04	93.15 to 116.99	45,875	48,269
07/01/2014 To 09/30/2014	108	96.54	127.25	103.91	46.79	122.46	49.48	523.07	91.72 to 112.71	49,892	51,844
10/01/2014 To 12/31/2014	67	101.00	121.41	101.16	46.96	120.02	19.83	329.89	86.54 to 119.57	40,840	41,315
01/01/2015 To 03/31/2015	58	90.25	119.41	104.76	48.10	113.98	51.22	354.66	84.40 to 111.82	46,444	48,655
04/01/2015 To 06/30/2015	76	90.14	113.79	90.96	44.70	125.10	30.05	539.09	85.99 to 104.19	52,852	48,073
07/01/2015 To 09/30/2015	86	87.44	100.26	83.24	44.74	120.45	17.33	532.10	74.25 to 93.15	51,972	43,263
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	345	100.96	128.11	103.85	49.05	123.36	20.83	766.04	96.02 to 108.78	47,167	48,981
10/01/2014 To 09/30/2015	287	90.42	112.65	93.16	47.22	120.92	17.33	539.09	87.38 to 95.48	48,489	45,172
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	321	100.98	129.19	104.02	50.40	124.20	19.83	766.04	95.97 to 109.43	45,283	47,103

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	47,768	47,251

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Number of Sales :	632	Median :	96	COV :	66.26	95% Median C.I. :	93.15 to 100.96
Total Sales Price :	30,189,158	Wgt. Mean :	99	STD :	80.24	95% Wgt. Mean C.I. :	95.71 to 102.13
Total Adj. Sales Price :	30,189,158	Mean :	121	Avg. Abs.Dev :	46.70	95% Mean C.I. :	114.83 to 127.35
Total Assessed Value :	29,862,858						
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	766.04		
Avg. Assessed Value :	47,251	PRD :	122.41	MIN Sales Ratio :	17.33		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	47,768	47,251
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	4	346.79	332.98	320.02	57.12	104.05	99.25	539.09	N/A	4,025	12,881
Less Than 15,000	78	172.49	219.38	208.42	61.46	105.26	17.33	766.04	145.53 to 209.34	10,825	22,562
Less Than 30,000	239	137.02	165.89	150.36	53.41	110.33	17.33	766.04	127.03 to 148.42	17,901	26,917
__Ranges Excl. Low \$__											
Greater Than 4,999	628	96.00	119.74	98.80	47.39	121.19	17.33	766.04	92.71 to 100.90	48,046	47,470
Greater Than 15,000	554	92.41	107.25	95.77	37.25	111.99	19.83	334.10	90.08 to 95.97	52,969	50,727
Greater Than 30,000	393	88.51	93.84	90.42	27.04	103.78	25.02	265.80	86.10 to 90.63	65,931	59,617
__Incremental Ranges__											
0 TO 4,999	4	346.79	332.98	320.02	57.12	104.05	99.25	539.09	N/A	4,025	12,881
5,000 TO 14,999	74	172.14	213.24	206.25	58.70	103.39	17.33	766.04	145.53 to 205.94	11,193	23,086
15,000 TO 29,999	161	123.86	139.98	136.09	43.06	102.86	19.83	334.10	111.16 to 137.02	21,330	29,027
30,000 TO 59,999	185	96.51	101.52	99.84	30.57	101.68	25.02	242.95	90.48 to 105.09	42,163	42,095
60,000 TO 99,999	171	85.99	88.97	89.15	22.30	99.80	31.93	265.80	82.03 to 88.99	78,753	70,212
100,000 TO 149,999	32	79.14	78.15	78.52	14.64	99.53	51.81	111.11	68.12 to 87.56	115,841	90,958
150,000 TO 249,999	5	75.07	76.45	77.39	15.95	98.79	58.35	91.76	N/A	187,400	145,029
250,000 TO 499,999											
500,000 TO 999,999											
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	02	Total	Decrease	8%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19,097	Median :	91	COV :	89.59	95% Median C.I. :	91.31 to 91.68
Total Sales Price :	0	Wgt. Mean :	95	STD :	100.46	95% Wgt. Mean C.I. :	94.61 to 95.76
Total Adj. Sales Price :	0	Mean :	112	Avg. Abs. Dev :	30.10	95% Mean C.I. :	112.13 to 112.13
Total Assessed Value :	3,147,194						
Avg. Adj. Sales Price :	0	COD :	32.90	MAX Sales Ratio :	999.22		
Avg. Assessed Value :	0	PRD :	117.80	MIN Sales Ratio :	04.47		

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>											
10/01/2013 To 12/31/2013	2,492	97.10	133.03	102.37	48.85	129.95	17.33	990.91	96.56 to 97.63	145,688	149,138
01/01/2014 To 03/31/2014	1,528	94.29	112.15	98.85	28.60	113.45	42.14	986.25	93.75 to 94.79	182,687	180,580
04/01/2014 To 06/30/2014	2,741	92.03	106.61	94.67	25.40	112.61	29.55	993.80	91.58 to 92.65	190,752	180,587
07/01/2014 To 09/30/2014	2,822	92.18	112.29	95.24	31.48	117.90	40.48	993.23	91.72 to 92.55	189,113	180,117
10/01/2014 To 12/31/2014	2,082	92.98	113.40	95.18	32.95	119.14	08.86	945.90	92.33 to 93.67	179,638	170,987
01/01/2015 To 03/31/2015	1,700	91.86	115.74	97.42	36.05	118.81	45.04	999.22	91.25 to 92.43	183,897	179,147
04/01/2015 To 06/30/2015	3,300	88.71	117.07	94.74	41.65	123.57	04.47	910.14	88.34 to 89.16	189,496	179,525
07/01/2015 To 09/30/2015	2,903	87.51	104.35	90.10	29.72	115.82	17.33	909.21	87.17 to 87.91	195,916	176,529
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	9,063	93.14	110.85	96.64	28.76	114.70	18.47	993.80	92.92 to 93.41	186,456	180,191
10/01/2014 To 09/30/2015	9,985	89.67	112.38	93.87	35.66	119.72	04.47	999.22	89.42 to 89.93	188,354	176,809
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	9,173	92.69	110.82	95.64	29.55	115.87	08.86	993.80	92.43 to 92.91	186,382	178,262

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19,097	Median :	91	COV :	89.59	95% Median C.I. :	91.31 to 91.68
Total Sales Price :	0	Wgt. Mean :	95	STD :	100.46	95% Wgt. Mean C.I. :	94.61 to 95.76
Total Adj. Sales Price :	0	Mean :	112	Avg. Abs. Dev :	30.10	95% Mean C.I. :	112.13 to 112.13
Total Assessed Value :	3,147,194						
Avg. Adj. Sales Price :	0	COD :	32.90	MAX Sales Ratio :	999.22		
Avg. Assessed Value :	0	PRD :	117.80	MIN Sales Ratio :	04.47		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	4,269	92.34	102.10	91.42	25.02	111.68	04.47	933.57	91.59 to 93.21	116,599	106,596
02	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	47,768	47,251
03	3,970	89.77	94.73	89.61	15.27	105.71	42.21	987.93	89.43 to 90.28	252,556	226,307
04	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377
05	3,113	92.72	150.74	103.90	69.65	145.08	12.17	990.91	92.35 to 93.07	252,234	262,073
06	2,577	92.94	135.06	101.95	53.76	132.48	35.33	999.22	92.58 to 93.32	211,621	215,750

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	19,048	91.46	111.65	95.18	32.40	117.30	04.47	999.22	91.27 to 91.66	187,451	178,418
01	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555
06											
06											
07											
07											

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19,097	Median :	91	COV :	89.59	95% Median C.I. :	91.31 to 91.68
Total Sales Price :	0	Wgt. Mean :	95	STD :	100.46	95% Wgt. Mean C.I. :	94.61 to 95.76
Total Adj. Sales Price :	0	Mean :	112	Avg. Abs. Dev :	30.10	95% Mean C.I. :	112.13 to 112.13
Total Assessed Value :	3,147,194						
Avg. Adj. Sales Price :	0	COD :	32.90	MAX Sales Ratio :	999.22		
Avg. Assessed Value :	0	PRD :	117.80	MIN Sales Ratio :	04.47		

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	49	222.50	295.00	260.47	81.12	113.26	43.80	933.57	139.16 to 294.65	2,190	5,704
Less Than 5,000	49	222.50	295.00	260.47	81.12	950000.00	04.47	999.22	91.31 to 91.68	186,976	177,975
Less Than 15,000	188	166.03					00.00		N/A	0	0
Less Than 15,000	188	166.03	225.09	199.74	76.40	112.69	17.33	933.57	139.72 to 188.35	8,381	16,740
Less Than 30,000	520	151.07	206.39	200.30	71.69	103.04	17.33	975.34	139.52 to 161.94	17,078	34,206
<u>___ Ranges Excl. Low \$___</u>											
Greater Than 4,999	18,999	91.44	111.18	95.18	31.88	116.81	04.47	999.22	91.24 to 91.63	187,929	178,864
Greater Than 15,000	18,860	91.40	110.52	95.14	31.14	116.17	04.47	999.22	91.20 to 91.58	189,236	180,030
Greater Than 30,000	18,528	91.24	109.00	94.92	29.55	114.83	04.47	999.22	91.04 to 91.43	192,232	182,466

What IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	02	Total	Decrease	8%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19,048	Median :	94	COV :	86.90	95% Median C.I. :	94.19 to 94.57
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.57	95% Wgt. Mean C.I. :	97.62 to 98.79
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg. Abs. Dev :	30.05	95% Mean C.I. :	113.17 to 115.99
Total Assessed Value :	3,506,434,673						
Avg. Adj. Sales Price :	187,451	COD :	31.84	MAX Sales Ratio :	1057.09		
Avg. Assessed Value :	184,084	PRD :	116.68	MIN Sales Ratio :	04.47		

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>											
10/01/2013 To 12/31/2013	1,972	98.36	116.89	103.31	28.87	113.14	18.47	990.91	97.83 to 99.06	179,602	185,541
01/01/2014 To 03/31/2014	1,528	96.98	115.22	102.06	28.60	112.89	42.14	1016.47	96.31 to 97.75	182,687	186,454
04/01/2014 To 06/30/2014	2,741	95.05	109.64	97.76	25.06	112.15	29.55	993.80	94.67 to 95.61	190,752	186,475
07/01/2014 To 09/30/2014	2,822	94.87	115.39	98.39	31.15	117.28	40.48	1057.09	94.40 to 95.37	189,113	186,074
10/01/2014 To 12/31/2014	2,082	95.75	116.31	98.13	32.43	118.53	08.86	945.90	95.15 to 96.51	179,638	176,281
01/01/2015 To 03/31/2015	1,700	94.85	118.40	100.13	35.42	118.25	45.04	999.22	93.97 to 95.48	183,897	184,135
04/01/2015 To 06/30/2015	3,300	91.72	119.86	97.63	40.57	122.77	04.47	910.14	91.25 to 92.23	189,496	184,997
07/01/2015 To 09/30/2015	2,903	90.19	107.10	92.99	29.17	115.17	17.33	909.21	89.74 to 90.71	195,916	182,185
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	9,063	96.15	113.95	99.83	28.43	114.14	18.47	1057.09	95.84 to 96.43	186,456	186,143
10/01/2014 To 09/30/2015	9,985	92.68	115.16	96.74	34.86	119.04	04.47	999.22	92.33 to 92.97	188,354	182,215
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	9,173	95.45	113.85	98.74	29.23	115.30	08.86	1057.09	95.18 to 95.79	186,382	184,034

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19,048	Median :	94	COV :	86.90	95% Median C.I. :	94.19 to 94.57
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.57	95% Wgt. Mean C.I. :	97.62 to 98.79
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg. Abs. Dev :	30.05	95% Mean C.I. :	113.17 to 115.99
Total Assessed Value :	3,506,434,673						
Avg. Adj. Sales Price :	187,451	COD :	31.84	MAX Sales Ratio :	1057.09		
Avg. Assessed Value :	184,084	PRD :	116.68	MIN Sales Ratio :	04.47		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	4,269	92.34	102.10	91.42	25.02	111.68	04.47	933.57	91.59 to 93.21	116,599	106,596
02	632	96.43	121.09	98.92	48.43	122.41	17.33	766.04	93.15 to 100.96	47,768	47,251
03	3,970	96.06	101.37	95.88	15.27	105.73	45.16	1057.09	95.69 to 96.60	252,556	242,148
04	4,487	96.38	100.40	97.03	12.49	103.47	47.73	924.70	96.02 to 96.83	158,104	153,413
05	3,113	92.72	150.74	103.90	69.65	145.08	12.17	990.91	92.35 to 93.07	252,234	262,073
06	2,577	92.94	135.06	101.95	53.76	132.48	35.33	999.22	92.58 to 93.32	211,621	215,750

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	19,048	94.37	114.58	98.20	31.84	116.68	04.47	1057.09	94.19 to 94.57	187,451	184,084
06											
07											

What IF

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Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.57	95% Wgt. Mean C.I. :	97.62 to 98.79
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg. Abs. Dev :	30.05	95% Mean C.I. :	113.17 to 115.99
Total Assessed Value :	3,506,434,673						
Avg. Adj. Sales Price :	187,451	COD :	31.84	MAX Sales Ratio :	1057.09		
Avg. Assessed Value :	184,084	PRD :	116.68	MIN Sales Ratio :	04.47		

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	49	222.50	295.00	260.47	81.12	113.26	43.80	933.57	139.16 to 294.65	2,190	5,704
Less Than 15,000	188	166.03	225.23	199.96	76.47	112.64	17.33	933.57	139.72 to 188.35	8,381	16,759
Less Than 30,000	520	151.07	207.07	201.25	72.11	102.89	17.33	975.34	139.57 to 161.94	17,078	34,368
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	18,999	94.35	114.12	98.20	31.35	116.21	04.47	1057.09	94.17 to 94.54	187,929	184,544
Greater Than 15,000	18,860	94.31	113.48	98.16	30.65	115.61	04.47	1057.09	94.11 to 94.48	189,236	185,752
Greater Than 30,000	18,528	94.17	111.99	97.95	29.12	114.33	04.47	1057.09	93.97 to 94.35	192,232	188,286
___ Incremental Ranges ___											
0 TO 4,999	49	222.50	295.00	260.47	81.12	113.26	43.80	933.57	139.16 to 294.65	2,190	5,704
5,000 TO 14,999	139	159.24	200.64	195.53	66.96	102.61	17.33	766.04	130.04 to 176.49	10,564	20,656
15,000 TO 29,999	332	144.52	196.79	201.53	67.84	97.65	19.83	975.34	134.19 to 159.13	22,002	44,340
30,000 TO 59,999	1,185	148.24	282.38	279.19	120.14	101.14	25.02	1057.09	141.87 to 155.58	44,753	124,946
60,000 TO 99,999	2,170	99.94	141.59	138.00	58.09	102.60	31.93	950.64	98.68 to 100.57	80,726	111,403
100,000 TO 149,999	5,366	94.38	97.42	97.04	12.45	100.39	43.13	856.77	94.10 to 94.72	126,823	123,065
150,000 TO 249,999	5,670	92.58	93.43	93.37	09.52	100.06	39.81	507.97	92.25 to 92.92	190,518	177,891
250,000 TO 499,999	3,615	92.70	92.50	92.33	09.13	100.18	04.47	312.93	92.30 to 93.09	329,437	304,168
500,000 TO 999,999	471	89.52	89.25	89.16	10.98	100.10	49.74	142.61	88.24 to 90.67	644,086	574,237
1,000,000 +	51	81.95	81.71	76.15	24.84	107.30	08.86	145.38	77.72 to 92.75	1,537,809	1,170,980

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Increase	7%
VALUATION GROUPING	04	Total	Increase	7%
VALUATION GROUPING	02	Total	Decrease	8%

What IF