

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	55	Median :	96	COV :	39.99	95% Median C.I. :	85.86 to 105.05
Total Sales Price :	3,442,700	Wgt. Mean :	88	STD :	41.80	95% Wgt. Mean C.I. :	80.84 to 95.14
Total Adj. Sales Price :	3,582,700	Mean :	105	Avg. Abs. Dev :	27.38	95% Mean C.I. :	93.48 to 115.58
Total Assessed Value :	3,152,493						
Avg. Adj. Sales Price :	65,140	COD :	28.50	MAX Sales Ratio :	280.69		
Avg. Assessed Value :	57,318	PRD :	118.80	MIN Sales Ratio :	49.47		

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	8	107.83	114.02	93.70	32.99	121.69	65.58	196.83	65.58 to 196.83	54,725	51,277
01/01/2014 To 03/31/2014	5	91.20	96.39	90.17	10.58	106.90	85.38	123.43	N/A	65,300	58,880
04/01/2014 To 06/30/2014	3	95.55	87.95	85.19	13.64	103.24	64.61	103.69	N/A	112,500	95,835
07/01/2014 To 09/30/2014	12	96.03	95.23	93.01	16.32	102.39	58.91	141.99	80.03 to 106.30	61,042	56,778
10/01/2014 To 12/31/2014	7	103.83	99.34	99.94	28.73	99.40	49.47	152.27	49.47 to 152.27	29,929	29,910
01/01/2015 To 03/31/2015	4	83.59	87.19	70.01	21.61	124.54	67.29	114.30	N/A	106,975	74,893
04/01/2015 To 06/30/2015	7	95.71	120.20	82.44	46.68	145.80	63.66	280.69	63.66 to 280.69	74,714	61,593
07/01/2015 To 09/30/2015	9	97.40	118.08	91.66	38.25	128.82	59.26	227.69	75.72 to 150.47	65,333	59,884
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	28	95.82	100.02	91.23	21.14	109.63	58.91	196.83	85.86 to 105.08	65,511	59,766
10/01/2014 To 09/30/2015	27	96.21	109.19	84.59	36.13	129.08	49.47	280.69	75.72 to 129.27	64,756	54,779
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	27	95.55	95.70	91.69	19.26	104.37	49.47	152.27	85.38 to 105.08	59,481	54,541

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	32	95.82	102.88	85.11	28.02	120.88	58.91	227.69	80.03 to 107.52	78,075	66,451
05	5	97.09	92.18	89.43	08.47	103.08	70.97	105.05	N/A	74,400	66,537
10	12	95.96	115.07	89.57	43.76	128.47	49.47	280.69	65.61 to 150.47	17,625	15,788
15	6	97.94	102.49	100.62	17.12	101.86	85.38	129.27	85.38 to 129.27	83,467	83,986

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Total Sales Price :	3,442,700	Wgt. Mean :	88	STD :	41.80	95% Wgt. Mean C.I. :	80.84 to 95.14
Total Adj. Sales Price :	3,582,700	Mean :	105	Avg. Abs.Dev :	27.38	95% Mean C.I. :	93.48 to 115.58
Total Assessed Value :	3,152,493						
Avg. Adj. Sales Price :	65,140	COD :	28.50	MAX Sales Ratio :	280.69		
Avg. Assessed Value :	57,318	PRD :	118.80	MIN Sales Ratio :	49.47		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	55	96.08	104.53	87.99	28.50	118.80	49.47	280.69	85.86 to 105.05	65,140	57,318
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	3	96.21	154.25	92.03	67.50	167.61	85.86	280.69	N/A	49,333	45,401
Less Than 15,000	9	150.47	155.56	111.92	34.37	138.99	85.86	280.69	95.71 to 227.69	23,389	26,177
Less Than 30,000	17	114.30	127.41	103.11	39.45	123.57	49.47	280.69	76.32 to 152.27	23,382	24,110
__Ranges Excl. Low \$__											
Greater Than 4,999	52	95.90	101.66	87.82	26.29	115.76	49.47	227.69	85.38 to 105.05	66,052	58,006
Greater Than 15,000	46	94.03	94.54	86.50	21.90	109.29	49.47	148.12	81.44 to 103.69	73,309	63,411
Greater Than 30,000	38	94.03	94.29	86.11	19.67	109.50	58.91	148.12	84.00 to 101.98	83,821	72,174
__Incremental Ranges__											
0 TO 4,999	3	96.21	154.25	92.03	67.50	167.61	85.86	280.69	N/A	49,333	45,401
5,000 TO 14,999	6	151.37	156.21	159.03	23.82	98.23	95.71	227.69	95.71 to 227.69	10,417	16,566
15,000 TO 29,999	8	90.08	95.73	93.19	33.86	102.73	49.47	142.86	49.47 to 142.86	23,375	21,784
30,000 TO 59,999	16	99.54	105.93	105.29	18.26	100.61	65.58	148.12	91.20 to 137.95	41,094	43,269
60,000 TO 99,999	10	102.24	102.77	102.86	10.82	99.91	85.38	129.27	85.91 to 118.56	77,280	79,493
100,000 TO 149,999	8	67.79	68.63	68.07	10.36	100.82	58.91	84.58	58.91 to 84.58	121,813	82,919
150,000 TO 249,999	3	81.44	81.38	81.23	11.63	100.18	67.14	95.55	N/A	160,000	129,966
250,000 TO 499,999	1	67.29	67.29	67.29		100.00	67.29	67.29	N/A	300,400	202,132
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	01	Total	Decrease	5%
VALUATION GROUPING	10	Total	Decrease	13.1%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	96	COV :	35.61	95% Median C.I. :	80.03 to 107.52
Total Sales Price :	2,498,400	Wgt. Mean :	85	STD :	36.64	95% Wgt. Mean C.I. :	76.36 to 93.86
Total Adj. Sales Price :	2,498,400	Mean :	103	Avg. Abs. Dev :	26.85	95% Mean C.I. :	90.18 to 115.58
Total Assessed Value :	2,126,442						
Avg. Adj. Sales Price :	78,075	COD :	28.02	MAX Sales Ratio :	227.69		
Avg. Assessed Value :	66,451	PRD :	120.88	MIN Sales Ratio :	58.91		

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	4	109.41	108.52	86.92	30.12	124.85	67.14	148.12	N/A	67,000	58,234
01/01/2014 To 03/31/2014	3	96.08	103.57	98.80	11.18	104.83	91.20	123.43	N/A	37,167	36,719
04/01/2014 To 06/30/2014	3	95.55	87.95	85.19	13.64	103.24	64.61	103.69	N/A	112,500	95,835
07/01/2014 To 09/30/2014	7	105.08	99.89	93.97	15.97	106.30	58.91	141.99	58.91 to 141.99	64,714	60,815
10/01/2014 To 12/31/2014	3	137.95	122.18	117.89	18.35	103.64	76.32	152.27	N/A	26,167	30,847
01/01/2015 To 03/31/2015	1	67.29	67.29	67.29	100.00	67.29	67.29	67.29	N/A	300,400	202,132
04/01/2015 To 06/30/2015	5	81.44	93.00	80.51	27.89	115.51	63.66	146.57	N/A	102,300	82,364
07/01/2015 To 09/30/2015	6	90.01	114.26	83.02	45.63	137.63	59.26	227.69	59.26 to 227.69	73,000	60,608
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	17	99.43	100.46	90.28	19.72	111.28	58.91	148.12	80.03 to 123.43	68,824	62,135
10/01/2014 To 09/30/2015	15	84.58	105.62	80.56	40.17	131.11	59.26	227.69	71.35 to 142.86	88,560	71,343
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	16	101.56	102.52	93.41	19.46	109.75	58.91	152.27	80.03 to 123.43	61,281	57,244

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	32	95.82	102.88	85.11	28.02	120.88	58.91	227.69	80.03 to 107.52	78,075	66,451

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	32	Median :	96	COV :	35.61	95% Median C.I. :	80.03 to 107.52
Total Sales Price :	2,498,400	Wgt. Mean :	85	STD :	36.64	95% Wgt. Mean C.I. :	76.36 to 93.86
Total Adj. Sales Price :	2,498,400	Mean :	103	Avg. Abs.Dev :	26.85	95% Mean C.I. :	90.18 to 115.58
Total Assessed Value :	2,126,442						
Avg. Adj. Sales Price :	78,075	COD :	28.02	MAX Sales Ratio :	227.69		
Avg. Assessed Value :	66,451	PRD :	120.88	MIN Sales Ratio :	58.91		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	32	95.82	102.88	85.11	28.02	120.88	58.91	227.69	80.03 to 107.52	78,075	66,451
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											
Less Than 15,000	2	189.98	189.98	195.37	19.85	97.24	152.27	227.69	N/A	12,250	23,933
Less Than 30,000	6	138.84	142.90	133.25	22.60	107.24	76.32	227.69	76.32 to 227.69	19,250	25,651
__Ranges Excl. Low \$__											
Greater Than 4,999	32	95.82	102.88	85.11	28.02	120.88	58.91	227.69	80.03 to 107.52	78,075	66,451
Greater Than 15,000	30	95.49	97.08	84.02	23.41	115.54	58.91	148.12	80.03 to 105.08	82,463	69,286
Greater Than 30,000	26	93.32	93.65	82.78	22.11	113.13	58.91	148.12	75.72 to 103.69	91,650	75,867
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	2	189.98	189.98	195.37	19.85	97.24	152.27	227.69	N/A	12,250	23,933
15,000 TO 29,999	4	129.13	119.36	116.53	15.09	102.43	76.32	142.86	N/A	22,750	26,510
30,000 TO 59,999	13	103.69	110.74	109.45	17.70	101.18	80.03	148.12	91.20 to 141.99	42,154	46,137
60,000 TO 99,999	2	102.87	102.87	102.86	03.34	100.01	99.43	106.30	N/A	95,000	97,720
100,000 TO 149,999	7	64.61	68.30	67.70	11.02	100.89	58.91	84.58	58.91 to 84.58	123,500	83,612
150,000 TO 249,999	3	81.44	81.38	81.23	11.63	100.18	67.14	95.55	N/A	160,000	129,966
250,000 TO 499,999	1	67.29	67.29	67.29		100.00	67.29	67.29	N/A	300,400	202,132
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	01	Total	Decrease	5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	57.41	95% Median C.I. :	65.61 to 150.47
Total Sales Price :	211,500	Wgt. Mean :	90	STD :	66.06	95% Wgt. Mean C.I. :	66.38 to 112.77
Total Adj. Sales Price :	211,500	Mean :	115	Avg. Abs.Dev :	41.99	95% Mean C.I. :	73.10 to 157.04
Total Assessed Value :	189,451						
Avg. Adj. Sales Price :	17,625	COD :	43.76	MAX Sales Ratio :	280.69		
Avg. Assessed Value :	15,788	PRD :	128.47	MIN Sales Ratio :	49.47		

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	2	131.21	131.21	85.34	50.02	153.75	65.58	196.83	N/A	23,250	19,842
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	2	81.07	81.07	82.12	14.25	98.72	69.52	92.62	N/A	27,500	22,583
10/01/2014 To 12/31/2014	3	65.61	72.97	71.63	27.62	101.87	49.47	103.83	N/A	23,667	16,951
01/01/2015 To 03/31/2015	2	105.26	105.26	110.69	08.60	95.09	96.21	114.30	N/A	8,750	9,685
04/01/2015 To 06/30/2015	2	188.20	188.20	168.10	49.14	111.96	95.71	280.69	N/A	5,750	9,666
07/01/2015 To 09/30/2015	1	150.47	150.47	150.47		100.00	150.47	150.47	N/A	10,000	15,047
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	81.07	106.14	83.60	47.60	126.96	65.58	196.83	N/A	25,375	21,212
10/01/2014 To 09/30/2015	8	100.02	119.54	95.09	42.78	125.71	49.47	280.69	49.47 to 280.69	13,750	13,075
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	5	69.52	76.21	76.21	23.40	100.00	49.47	103.83	N/A	25,200	19,204

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	12	95.96	115.07	89.57	43.76	128.47	49.47	280.69	65.61 to 150.47	17,625	15,788

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	96	COV :	57.41	95% Median C.I. :	65.61 to 150.47
Total Sales Price :	211,500	Wgt. Mean :	90	STD :	66.06	95% Wgt. Mean C.I. :	66.38 to 112.77
Total Adj. Sales Price :	211,500	Mean :	115	Avg. Abs.Dev :	41.99	95% Mean C.I. :	73.10 to 157.04
Total Assessed Value :	189,451						
Avg. Adj. Sales Price :	17,625	COD :	43.76	MAX Sales Ratio :	280.69		
Avg. Assessed Value :	15,788	PRD :	128.47	MIN Sales Ratio :	49.47		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	12	95.96	115.07	89.57	43.76	128.47	49.47	280.69	65.61 to 150.47	17,625	15,788
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	2	188.45	188.45	199.98	48.95	94.23	96.21	280.69	N/A	4,000	7,999
Less Than 15,000	6	132.39	155.70	146.80	40.51	106.06	95.71	280.69	95.71 to 280.69	7,667	11,254
Less Than 30,000	10	100.02	122.26	95.61	46.95	127.87	49.47	280.69	65.61 to 196.83	14,200	13,576
__Ranges Excl. Low \$__											
Greater Than 4,999	10	94.17	100.39	85.23	33.80	117.79	49.47	196.83	65.58 to 150.47	20,350	17,345
Greater Than 15,000	6	67.57	74.44	73.67	21.04	101.05	49.47	103.83	49.47 to 103.83	27,583	20,321
Greater Than 30,000	2	79.10	79.10	77.25	17.09	102.39	65.58	92.62	N/A	34,750	26,846
__Incremental Ranges__											
0 TO 4,999	2	188.45	188.45	199.98	48.95	94.23	96.21	280.69	N/A	4,000	7,999
5,000 TO 14,999	4	132.39	139.33	135.60	25.92	102.75	95.71	196.83	N/A	9,500	12,882
15,000 TO 29,999	4	67.57	72.11	71.08	21.56	101.45	49.47	103.83	N/A	24,000	17,059
30,000 TO 59,999	2	79.10	79.10	77.25	17.09	102.39	65.58	92.62	N/A	34,750	26,846
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
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	10	Total	Decrease	13.1%

What IF