

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	55	Median :	97	COV :	39.70	95% Median C.I. :	88.42 to 109.15
Total Sales Price :	3,442,700	Wgt. Mean :	91	STD :	42.75	95% Wgt. Mean C.I. :	83.92 to 98.31
Total Adj. Sales Price :	3,582,700	Mean :	108	Avg. Abs. Dev :	28.46	95% Mean C.I. :	96.38 to 118.98
Total Assessed Value :	3,264,406						
Avg. Adj. Sales Price :	65,140	COD :	29.22	MAX Sales Ratio :	280.69		
Avg. Assessed Value :	59,353	PRD :	118.17	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	116.87	96.50	33.78	121.11	65.58	196.83	65.58 to 196.83	54,725	52,809
01/01/2014 To 03/31/2014	5	96.00	99.66	91.94	12.46	108.40	85.38	129.93	N/A	65,300	60,039
04/01/2014 To 06/30/2014	3	100.58	92.58	89.67	13.63	103.25	68.01	109.15	N/A	112,500	100,878
07/01/2014 To 09/30/2014	12	98.64	98.30	96.07	17.75	102.32	62.01	149.47	84.24 to 111.89	61,042	58,645
10/01/2014 To 12/31/2014	7	103.83	102.10	102.26	30.27	99.84	49.47	160.29	49.47 to 160.29	29,929	30,606
01/01/2015 To 03/31/2015	4	83.59	88.08	72.50	20.55	121.49	70.83	114.30	N/A	106,975	77,553
04/01/2015 To 06/30/2015	7	95.71	123.70	86.58	46.94	142.87	67.01	280.69	67.01 to 280.69	74,714	64,689
07/01/2015 To 09/30/2015	9	100.45	122.09	94.91	37.75	128.64	62.38	239.68	79.70 to 150.47	65,333	62,010
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	28	98.84	103.23	94.26	21.93	109.52	62.01	196.83	85.91 to 110.61	65,511	61,751
10/01/2014 To 09/30/2015	27	97.40	112.28	87.82	36.43	127.85	49.47	280.69	79.70 to 129.27	64,756	56,865
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	27	100.58	98.90	94.70	19.84	104.44	49.47	160.29	85.38 to 109.96	59,481	56,326

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	100.86	108.30	89.59	28.03	120.88	62.01	239.68	84.24 to 113.18	78,075	69,949
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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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	55	97.40	107.68	91.12	29.22	118.17	49.47	280.69	88.42 to 109.15	65,140	59,353
06											
07											

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	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	157.78	113.12	35.84	139.48	85.86	280.69	95.71 to 239.68	23,389	26,457
Less Than 30,000	17	114.30	130.06	105.15	41.36	123.69	49.47	280.69	80.34 to 160.29	23,382	24,586
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	52	98.93	104.99	91.08	26.61	115.27	49.47	239.68	88.42 to 109.15	66,052	60,158
Greater Than 15,000	46	96.55	97.87	89.74	22.34	109.06	49.47	155.91	85.38 to 105.05	73,309	65,789
Greater Than 30,000	38	96.55	97.66	89.36	19.93	109.29	62.01	155.91	85.73 to 105.05	83,821	74,906
___ 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	155.38	159.55	163.06	25.35	97.85	95.71	239.68	95.71 to 239.68	10,417	16,986
15,000 TO 29,999	8	92.09	98.88	96.18	35.44	102.81	49.47	150.38	49.47 to 150.38	23,375	22,482
30,000 TO 59,999	16	104.24	110.67	110.10	19.17	100.52	65.58	155.91	92.62 to 145.21	41,094	45,242
60,000 TO 99,999	10	104.86	103.85	104.19	10.59	99.67	85.38	129.27	85.91 to 118.56	77,280	80,522
100,000 TO 149,999	8	69.49	71.78	71.23	09.97	100.77	62.01	89.04	62.01 to 89.04	121,813	86,769
150,000 TO 249,999	3	85.73	85.66	85.50	11.63	100.19	70.67	100.58	N/A	160,000	136,807
250,000 TO 499,999	1	70.83	70.83	70.83		100.00	70.83	70.83	N/A	300,400	212,770
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