

Neighborhood Trending Example

Parcel Number	Sale Date	Sale Price	Land Value	Sale - Land	Other Improvement Values	Sale Attributed to Dwelling	Assessed Value of Dwelling	Ratio
02-11-10-377-002.000-075	1/7/2011	274,000	56,400	217,600	0	217,600	207,500	0.9536
02-11-10-376-008.000-075	12/20/2010	342,000	70,500	271,500	0	271,500	270,200	0.9952
02-11-10-326-008.000-075	3/15/2010	272,000	58,900	213,100	0	213,100	219,300	1.0291
02-11-10-328-006.000-075	7/30/2010	349,000	56,400	292,600	0	292,600	303,300	1.0366
02-11-10-327-025.000-075	12/28/2011	323,000	67,400	255,600	0	255,600	291,100	1.1389
02-11-10-377-009.000-075	9/14/2011	275,500	64,300	211,200	0	211,200	250,400	1.1856
							Median Ratio =	1.03
							Nhbd Factor =	0.97

$$\text{Median} = 1.0291 + 1.0366 = 2.0657 / 2 = 1.03$$

$$\text{Neighborhood Factor} = 1 / 1.03 = .97$$

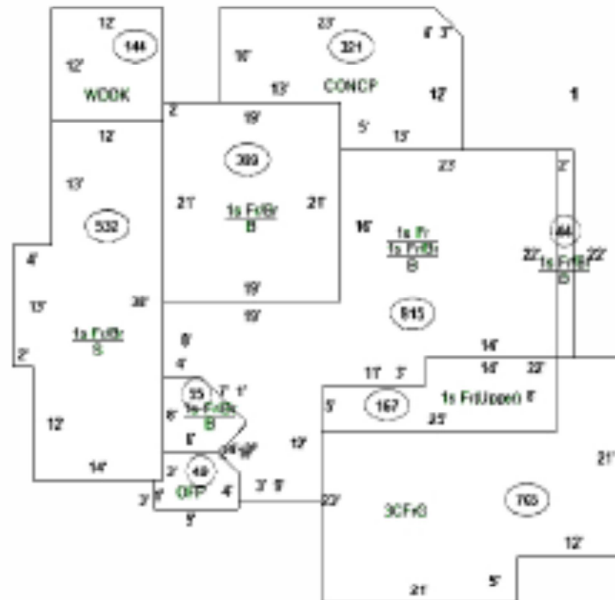
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	3 9
Story Height	2	Half Bath	1 2
Style	92 Newer Conv 2 stor	Kitchen Sinks	1 1
Finished Area	3960 sqft	Water Heaters	1 1
Make		Add Fixtures	4 4
		Total	10 17

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	4
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	9

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Wood Deck	144	\$2,700
Patio, Concrete	320	\$1,600
Porch, Open Frame	49	\$2,900



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1845	1845	\$105,100	
2	1Fr	982	982	\$34,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Basmt		1313	1133	\$55,300	
Crawl					
Slab		532	0	\$0	
					Total Base \$197,300
Adjustments	1 Row Type Adj. x 1.00				\$197,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)	PS:1 PO:1				\$2,100
No Heating (-)					\$0
A/C (+)	1:1845 2:982				\$4,900
No Elec (-)					\$0
Plumbing (+/-)	17 - 5 = 12 x \$700				\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$212,700
					Sub-Total, 1 Units
Exterior Features (+)					\$7,200 \$219,900
Garages (+) 765 sqft					\$18,400 \$238,300
					Quality and Design Factor (Grade) 1.10
					Location Multiplier 0.91
					Replacement Cost \$238,538

Summary of Improvements																				
Description	Rec Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkt	Improv Value
1: Single-Family R 01	100%	2	16 Masonry	C+2	1998	1998	14	A		0.91			\$238,538	13%	\$207,530	0%	100%	0.97	.0000	\$201,300