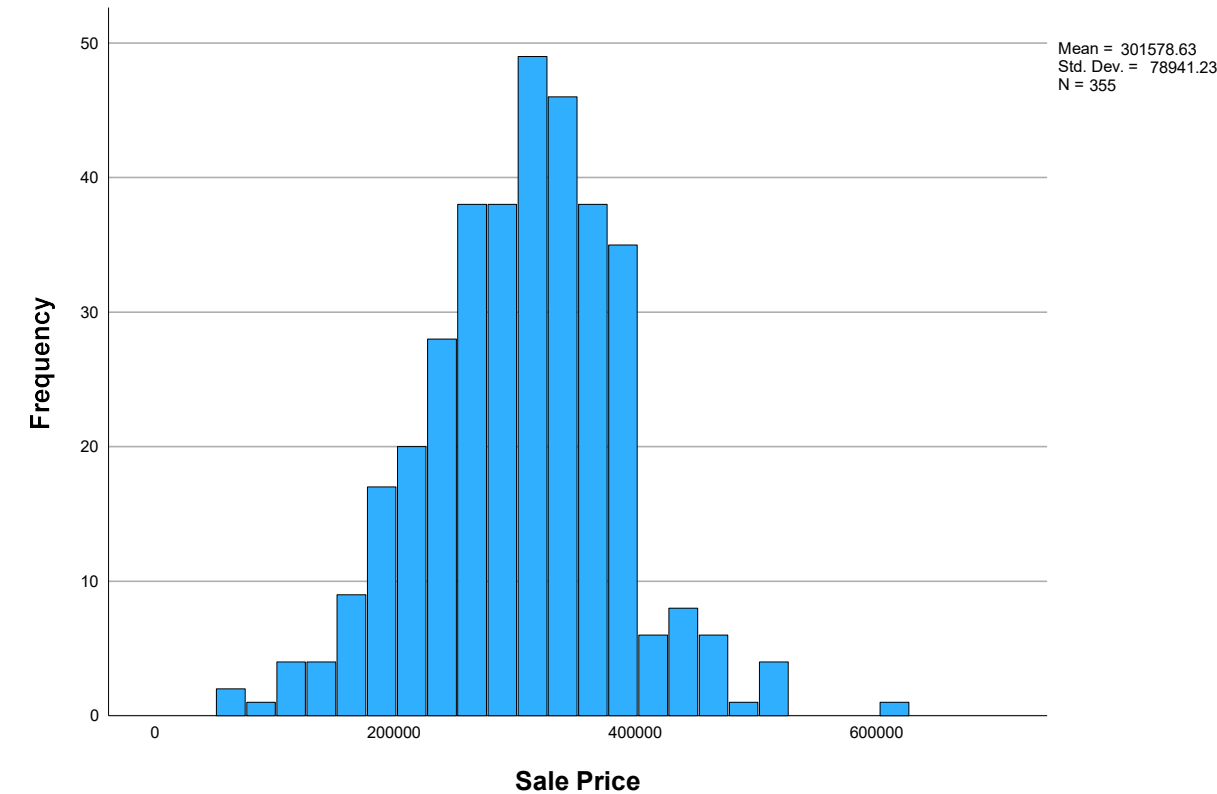
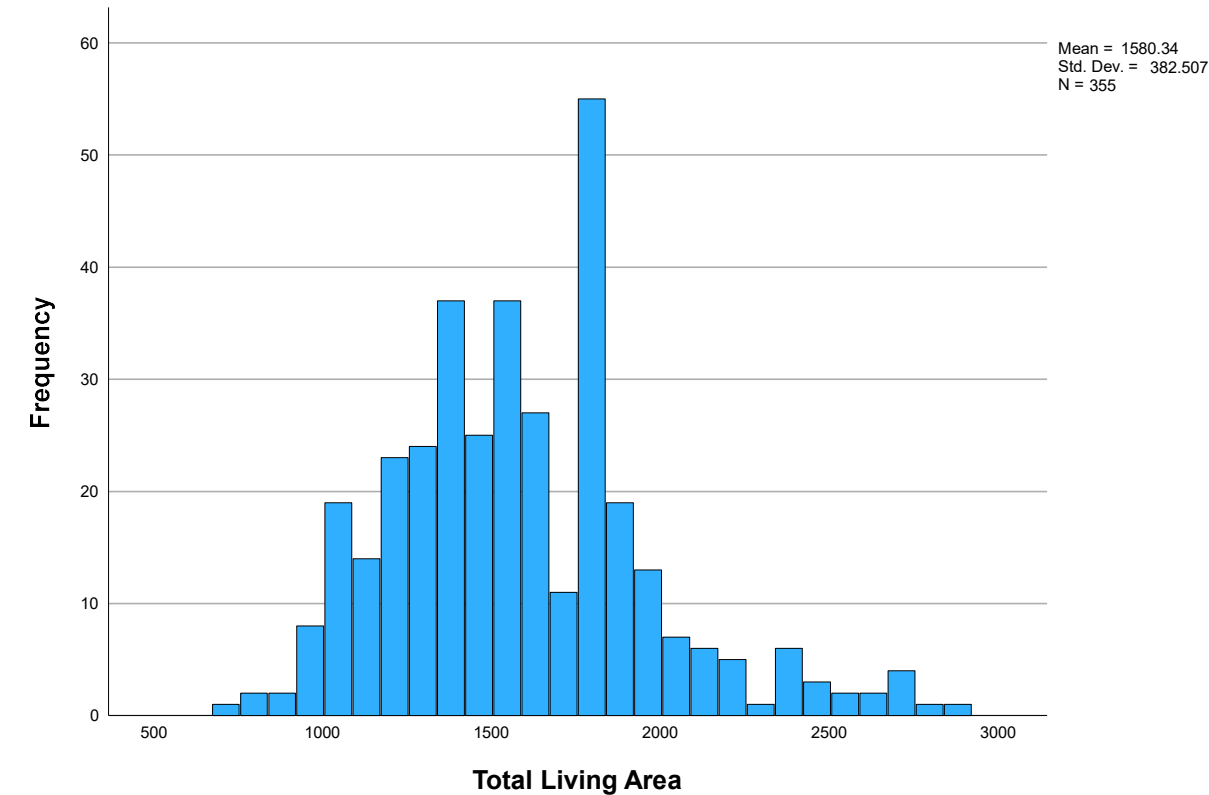


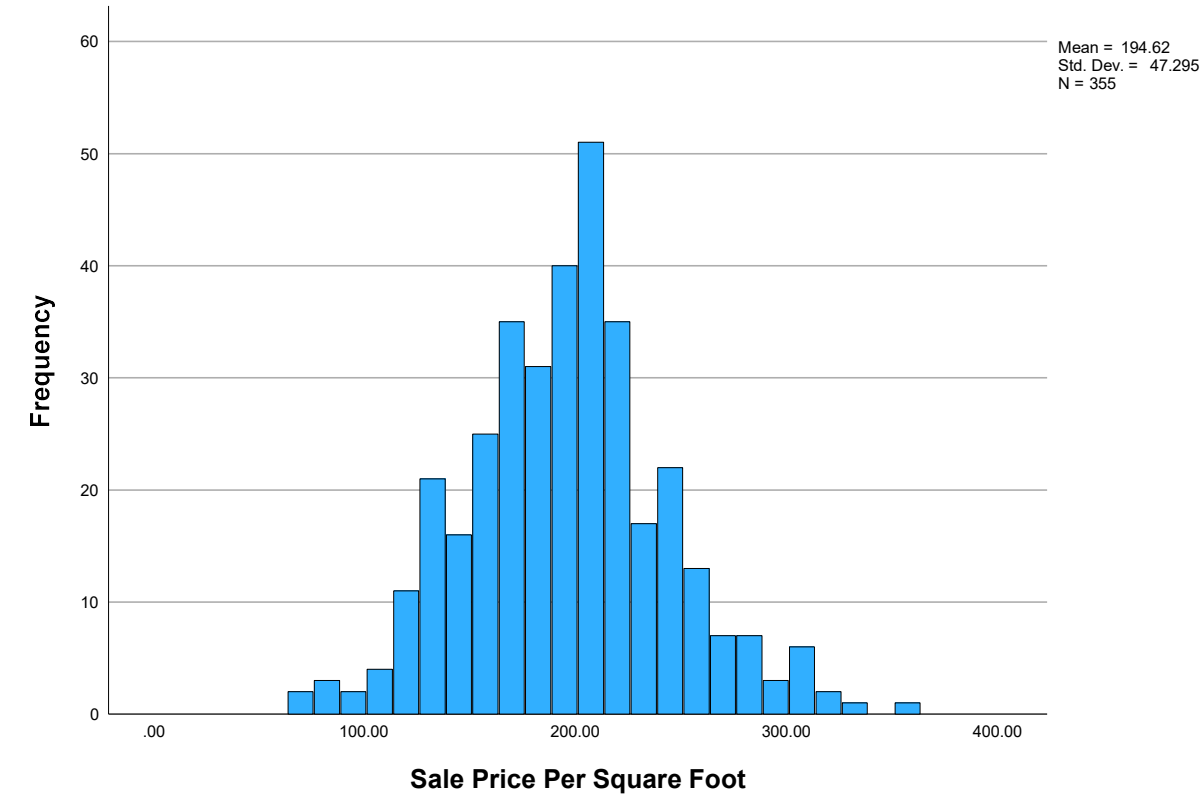
Graph



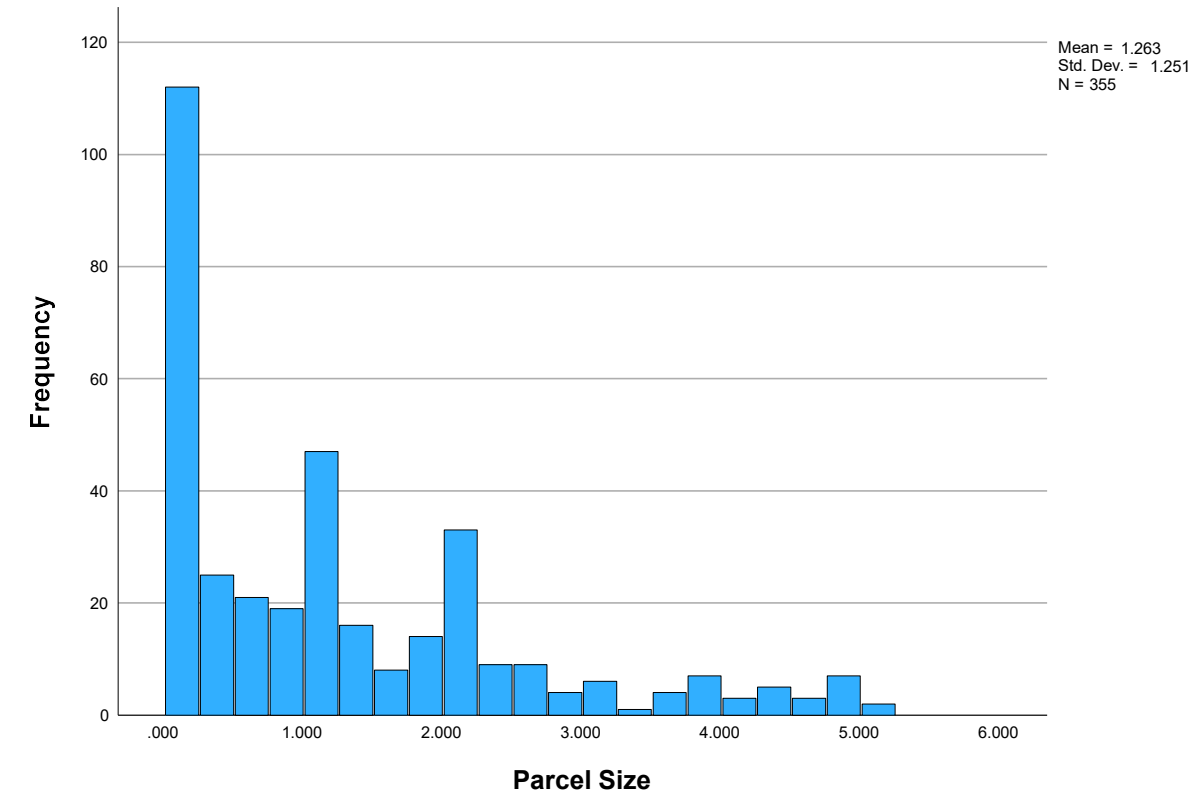
Graph



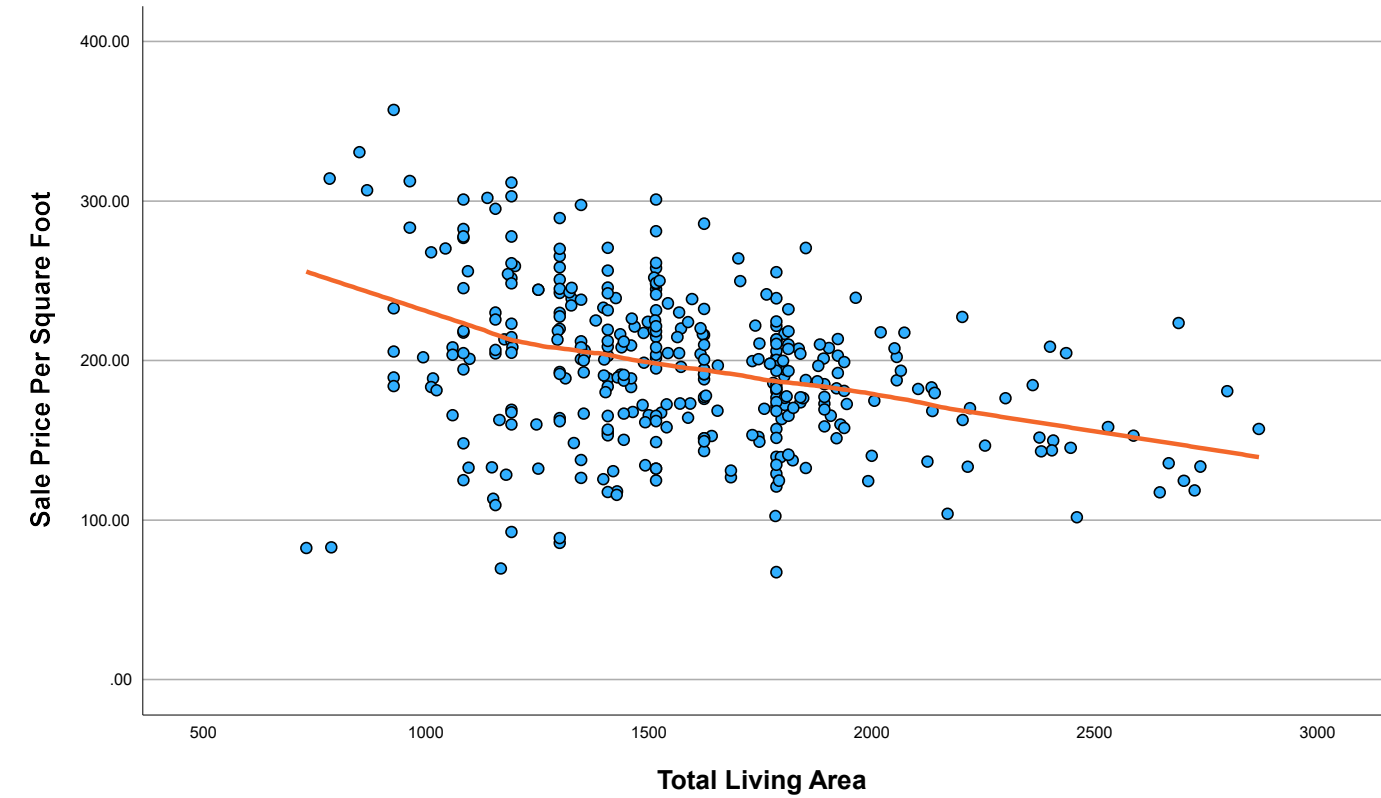
Graph



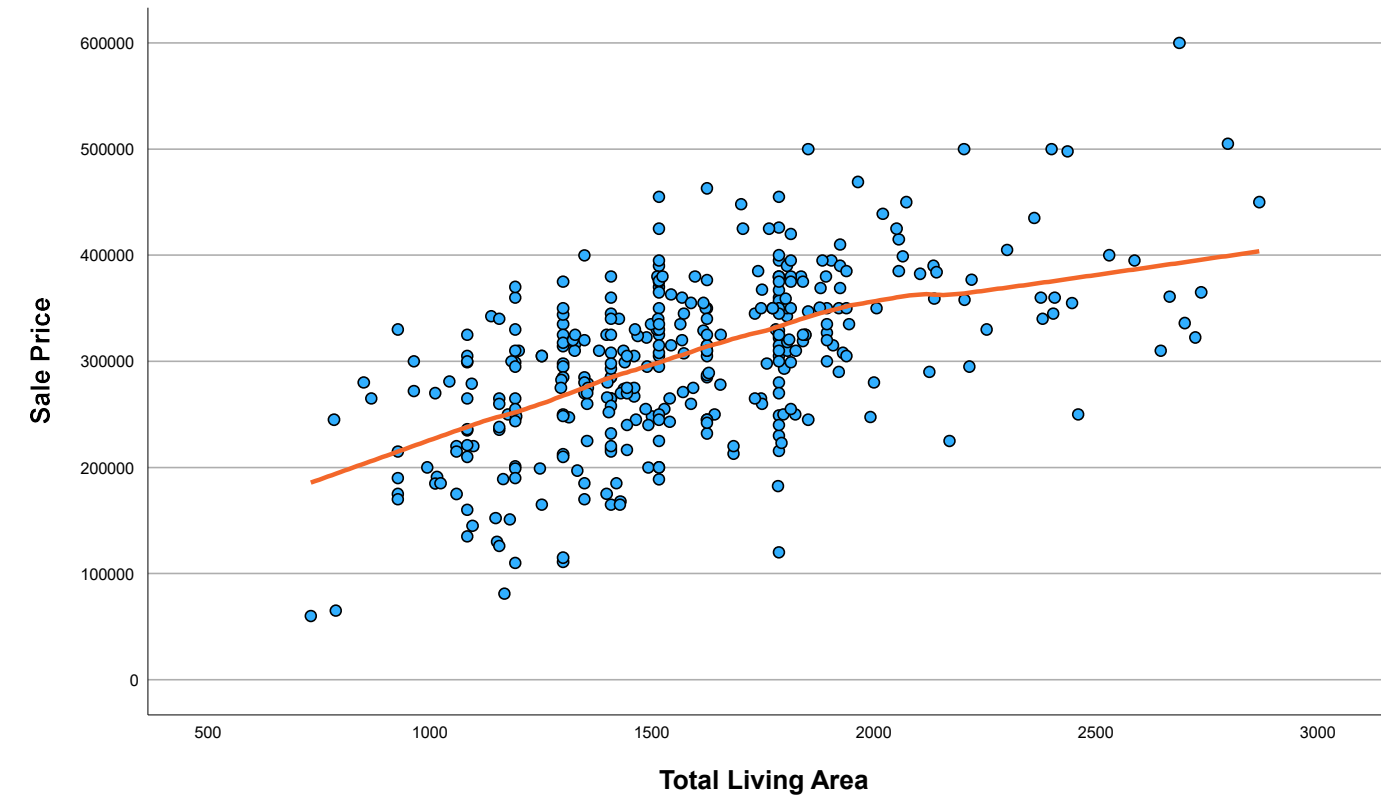
Graph



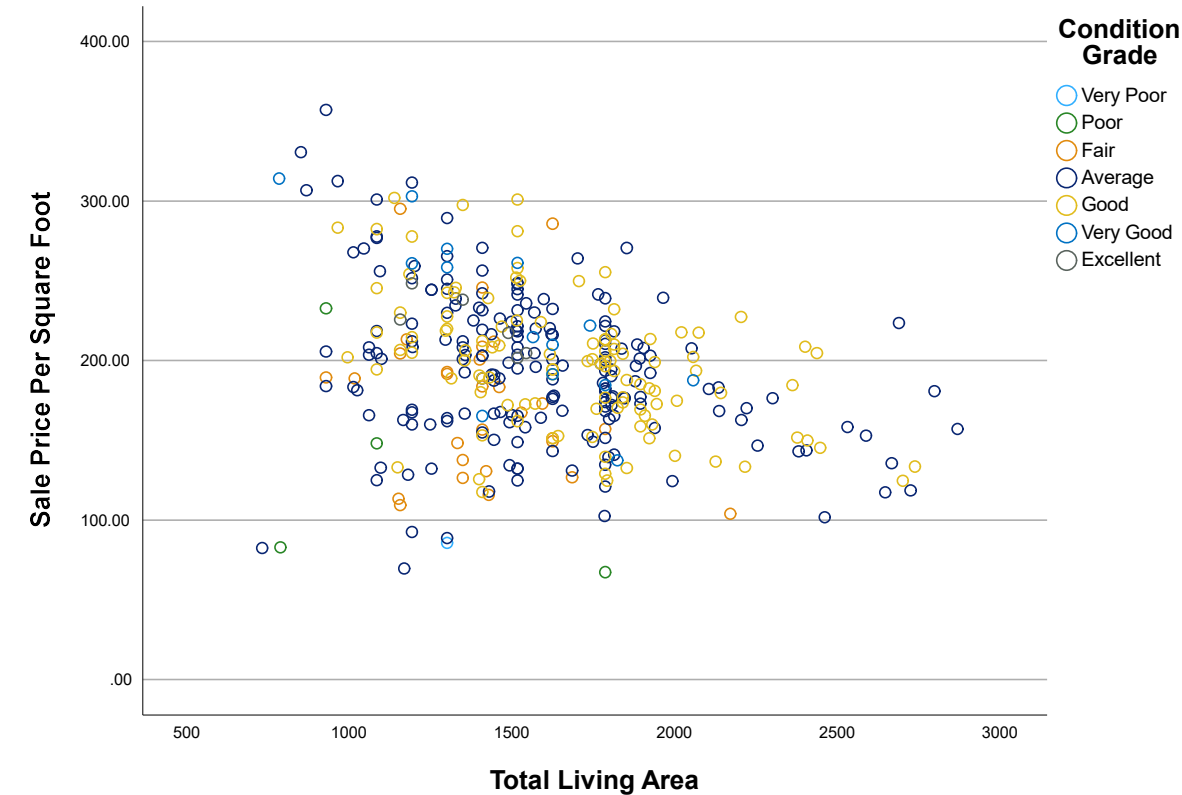
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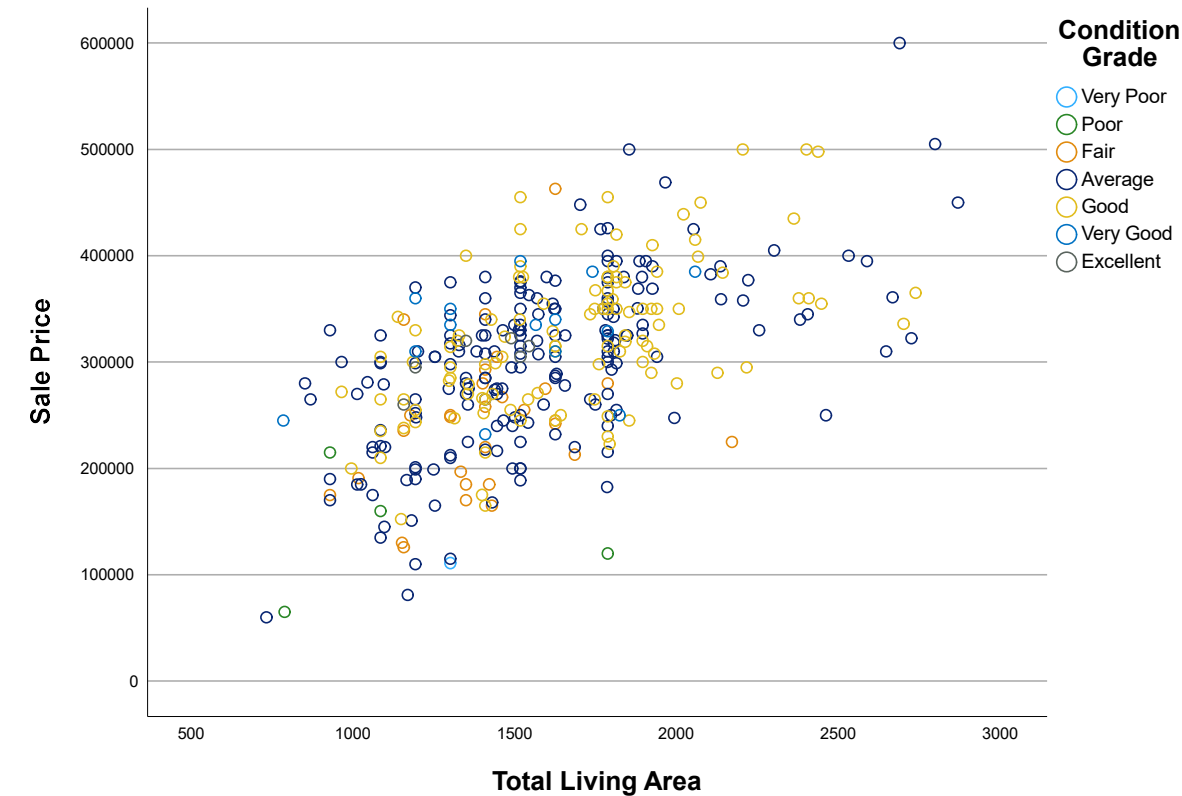
Graph



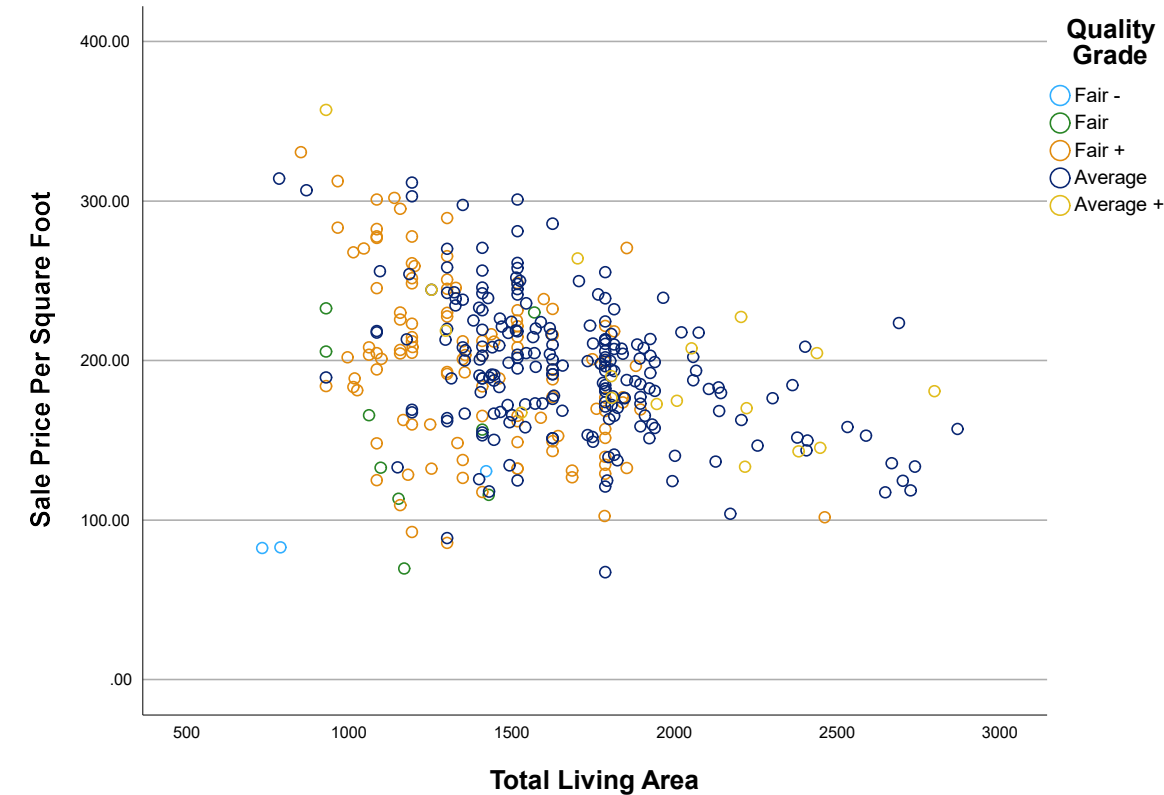
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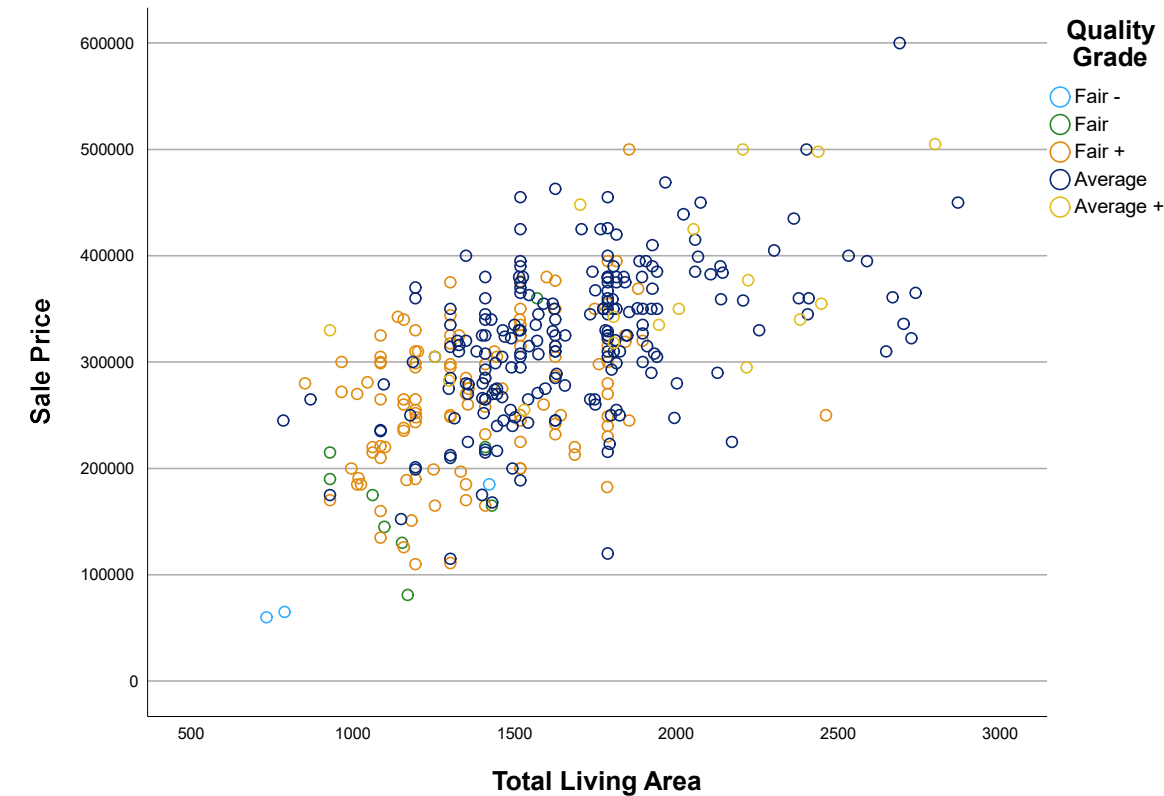
Graph



Graph



Graph

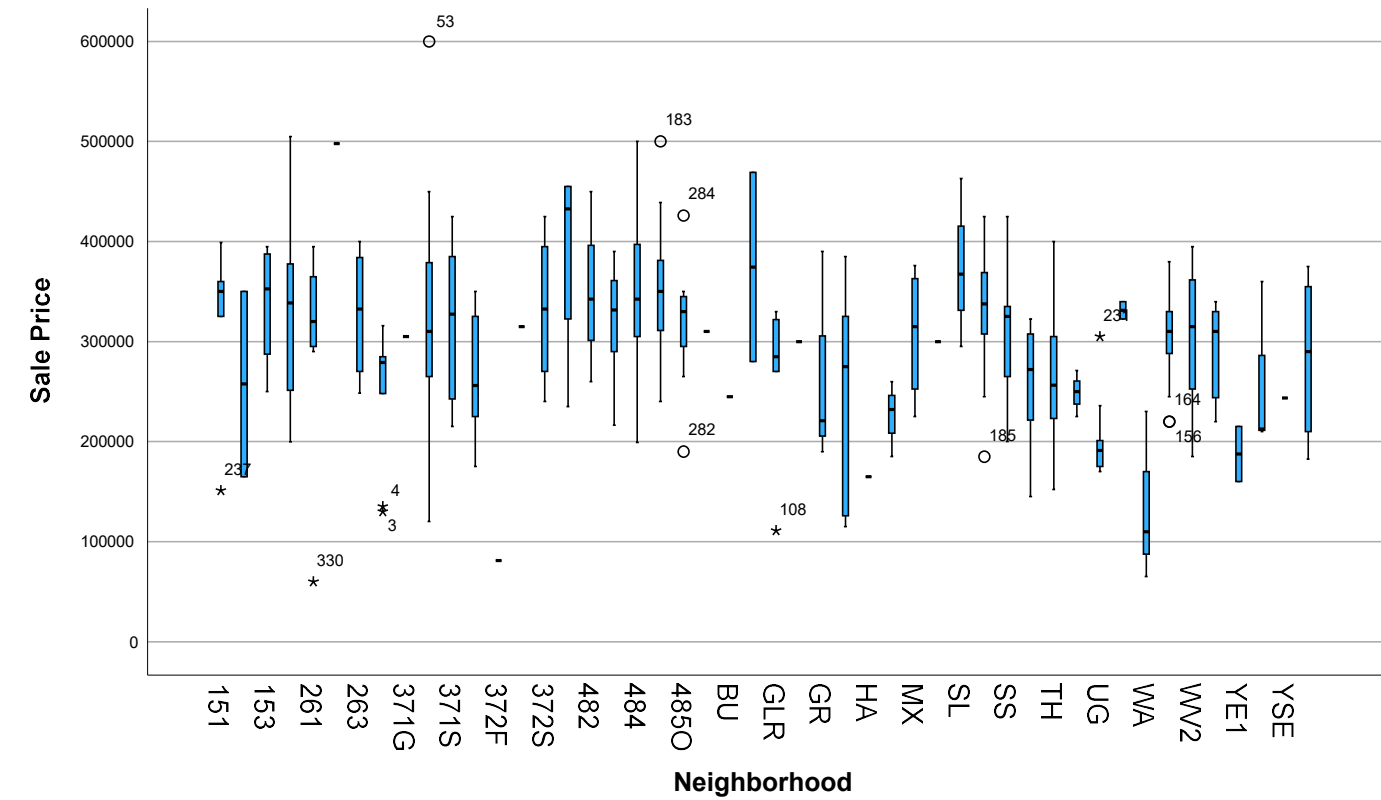


**Explore
Neighborhood**

Case Processing Summary

	Neighborhood	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Sale Price	151	5	100.0%	0	0.0%	5	100.0%
	152	2	100.0%	0	0.0%	2	100.0%
	153	4	100.0%	0	0.0%	4	100.0%
	260	16	100.0%	0	0.0%	16	100.0%
	261	7	100.0%	0	0.0%	7	100.0%
	262	1	100.0%	0	0.0%	1	100.0%
	263	6	100.0%	0	0.0%	6	100.0%
	370	9	100.0%	0	0.0%	9	100.0%
	371G	1	100.0%	0	0.0%	1	100.0%
	371R	29	100.0%	0	0.0%	29	100.0%
	371S	8	100.0%	0	0.0%	8	100.0%
	372	6	100.0%	0	0.0%	6	100.0%
	372F	1	100.0%	0	0.0%	1	100.0%
	372N	1	100.0%	0	0.0%	1	100.0%
	372S	4	100.0%	0	0.0%	4	100.0%
	481	4	100.0%	0	0.0%	4	100.0%
	482	3	100.0%	0	0.0%	3	100.0%
	483	10	100.0%	0	0.0%	10	100.0%
	484	8	100.0%	0	0.0%	8	100.0%
	485	23	100.0%	0	0.0%	23	100.0%
	485O	7	100.0%	0	0.0%	7	100.0%
	485P	1	100.0%	0	0.0%	1	100.0%
	BU	1	100.0%	0	0.0%	1	100.0%
	GL	2	100.0%	0	0.0%	2	100.0%
	GLR	5	100.0%	0	0.0%	5	100.0%
	GLV	1	100.0%	0	0.0%	1	100.0%
	GR	3	100.0%	0	0.0%	3	100.0%
	GV	5	100.0%	0	0.0%	5	100.0%
	HA	1	100.0%	0	0.0%	1	100.0%
	MB	3	100.0%	0	0.0%	3	100.0%
	MX	4	100.0%	0	0.0%	4	100.0%
	NA	1	100.0%	0	0.0%	1	100.0%
	SL	3	100.0%	0	0.0%	3	100.0%
	SLN	20	100.0%	0	0.0%	20	100.0%
	SS	9	100.0%	0	0.0%	9	100.0%
	TC	11	100.0%	0	0.0%	11	100.0%
	TH	30	100.0%	0	0.0%	30	100.0%
	TP	3	100.0%	0	0.0%	3	100.0%
	UG	9	100.0%	0	0.0%	9	100.0%
	UGW	2	100.0%	0	0.0%	2	100.0%
	WA	3	100.0%	0	0.0%	3	100.0%
	WV1	48	100.0%	0	0.0%	48	100.0%
	WV2	15	100.0%	0	0.0%	15	100.0%
	YC1	8	100.0%	0	0.0%	8	100.0%
	YE1	2	100.0%	0	0.0%	2	100.0%
	YN2	3	100.0%	0	0.0%	3	100.0%
	YSE	1	100.0%	0	0.0%	1	100.0%
	ZH	6	100.0%	0	0.0%	6	100.0%

Sale Price



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Sale Price * Neighborhood	355	100.0%	0	0.0%	355	100.0%

Report

Sale Price Neighborhood	Mean	Median	N	Std. Deviation
151	317000.00	350000.00	5	96542.737
152	257500.00	257500.00	2	130814.755
153	337500.00	352500.00	4	65637.896
260	336212.50	338500.00	16	88817.692
261	299271.43	320000.00	7	112368.660
262	497900.00	497900.00	1	.
263	327916.67	332500.00	6	63500.438
370	249555.56	279000.00	9	68853.306
371G	305000.00	305000.00	1	.
371R	320370.69	310000.00	29	97600.237
371S	318812.50	327500.00	8	80253.143
372	264516.67	256000.00	6	64899.319
372F	81000.00	81000.00	1	.
372N	315000.00	315000.00	1	.
372S	332500.00	332500.00	4	80052.066
481	388750.00	432500.00	4	104672.107
482	350833.33	342500.00	3	95273.728
483	321940.00	331450.00	10	50826.747
484	348500.00	342500.00	8	91036.884
485	349906.52	350000.00	23	60602.701
485O	318000.00	330000.00	7	73663.650

485P	310000.00	310000.00	1	.
BU	245000.00	245000.00	1	.
GL	374500.00	374500.00	2	133643.182
GLR	263600.00	285000.00	5	88889.257
GLV	300000.00	300000.00	1	.
GR	267000.00	221000.00	3	107642.928
GV	245200.00	275000.00	5	120375.247
HA	165000.00	165000.00	1	.
MB	225666.67	232000.00	3	37898.989
MX	307737.50	315000.00	4	68444.447
NA	300000.00	300000.00	1	.
SL	375166.67	367500.00	3	84261.992
SLN	333385.00	337500.00	20	55973.615
SS	305000.00	325000.00	9	67500.000
TC	257318.18	272000.00	11	61440.326
TH	262945.43	256500.00	30	55210.258
TP	248666.67	250000.00	3	23028.967
UG	203333.33	191000.00	9	43246.387
UGW	331250.00	331250.00	2	12374.369
WA	135000.00	110000.00	3	85293.611
WV1	308847.92	310000.00	48	36570.649
WV2	306533.33	315000.00	15	67741.227
YC1	291000.00	310000.00	8	47503.383
YE1	187500.00	187500.00	2	38890.873
YN2	260800.00	212400.00	3	85918.101
YSE	243500.00	243500.00	1	.
ZH	283750.00	290000.00	6	77423.349
Total	301578.63	308000.00	355	78941.230

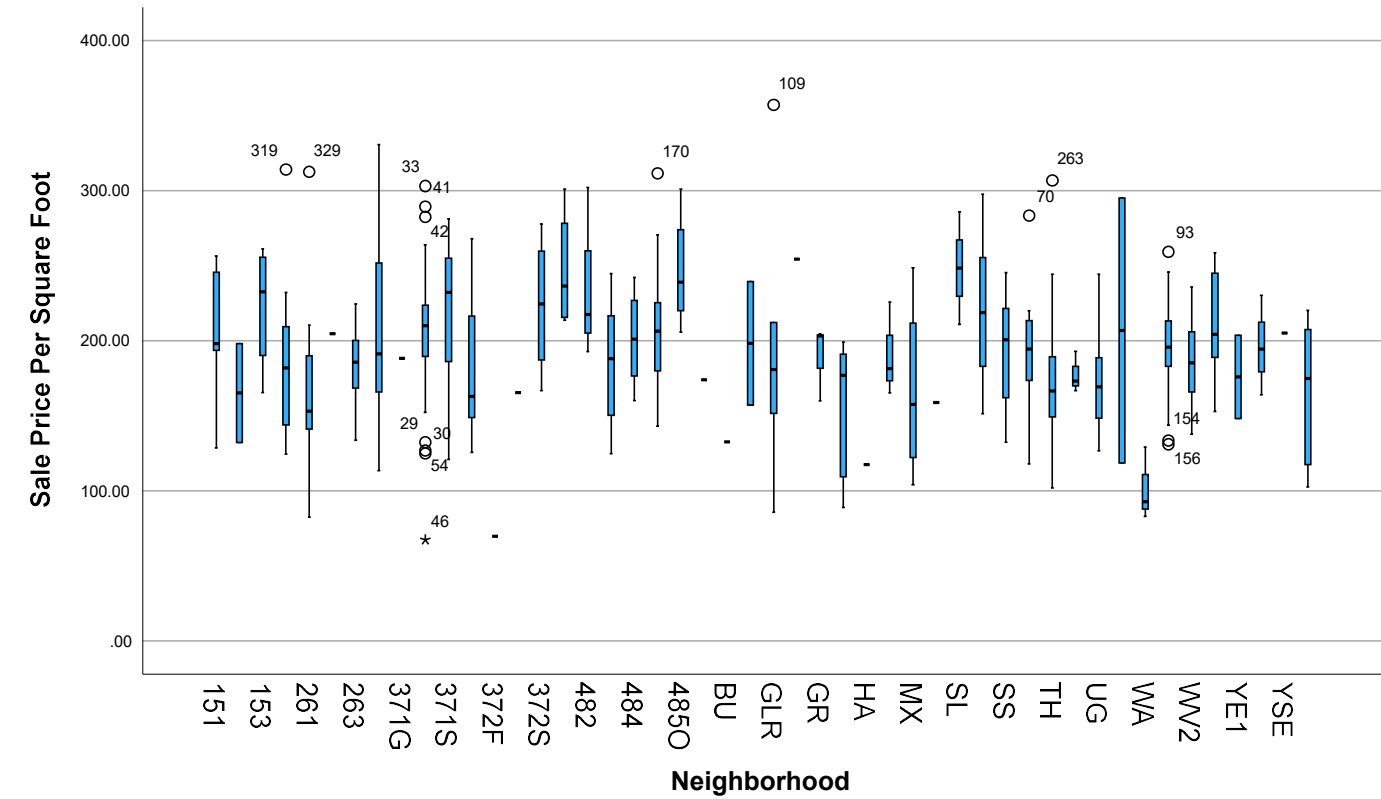
Explore Neighborhood

Case Processing Summary

	Neighborhood	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Sale Price Per Square Foot	151	5	100.0%	0	0.0%	5	100.0%
	152	2	100.0%	0	0.0%	2	100.0%
	153	4	100.0%	0	0.0%	4	100.0%
	260	16	100.0%	0	0.0%	16	100.0%
	261	7	100.0%	0	0.0%	7	100.0%
	262	1	100.0%	0	0.0%	1	100.0%
	263	6	100.0%	0	0.0%	6	100.0%
	370	9	100.0%	0	0.0%	9	100.0%
	371G	1	100.0%	0	0.0%	1	100.0%
	371R	29	100.0%	0	0.0%	29	100.0%
	371S	8	100.0%	0	0.0%	8	100.0%
	372	6	100.0%	0	0.0%	6	100.0%
	372F	1	100.0%	0	0.0%	1	100.0%
	372N	1	100.0%	0	0.0%	1	100.0%
	372S	4	100.0%	0	0.0%	4	100.0%
	481	4	100.0%	0	0.0%	4	100.0%
	482	3	100.0%	0	0.0%	3	100.0%
	483	10	100.0%	0	0.0%	10	100.0%
	484	8	100.0%	0	0.0%	8	100.0%
	485	23	100.0%	0	0.0%	23	100.0%
	485O	7	100.0%	0	0.0%	7	100.0%
	485P	1	100.0%	0	0.0%	1	100.0%
	BU	1	100.0%	0	0.0%	1	100.0%

	GL	2	100.0%	0	0.0%	2	100.0%
	GLR	5	100.0%	0	0.0%	5	100.0%
	GLV	1	100.0%	0	0.0%	1	100.0%
	GR	3	100.0%	0	0.0%	3	100.0%
	GV	5	100.0%	0	0.0%	5	100.0%
	HA	1	100.0%	0	0.0%	1	100.0%
	MB	3	100.0%	0	0.0%	3	100.0%
	MX	4	100.0%	0	0.0%	4	100.0%
	NA	1	100.0%	0	0.0%	1	100.0%
	SL	3	100.0%	0	0.0%	3	100.0%
	SLN	20	100.0%	0	0.0%	20	100.0%
	SS	9	100.0%	0	0.0%	9	100.0%
	TC	11	100.0%	0	0.0%	11	100.0%
	TH	30	100.0%	0	0.0%	30	100.0%
	TP	3	100.0%	0	0.0%	3	100.0%
	UG	9	100.0%	0	0.0%	9	100.0%
	UGW	2	100.0%	0	0.0%	2	100.0%
	WA	3	100.0%	0	0.0%	3	100.0%
	WV1	48	100.0%	0	0.0%	48	100.0%
	WV2	15	100.0%	0	0.0%	15	100.0%
	YC1	8	100.0%	0	0.0%	8	100.0%
	YE1	2	100.0%	0	0.0%	2	100.0%
	YN2	3	100.0%	0	0.0%	3	100.0%
	YSE	1	100.0%	0	0.0%	1	100.0%
	ZH	6	100.0%	0	0.0%	6	100.0%

Sale Price Per Square Foot



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Sale Price Per Square Foot * Neighborhood	355	100.0%	0	0.0%	355	100.0%

Report

Sale Price Per Square Foot Neighborhood	Mean	Median	N	Std. Deviation
151	204.4049	197.9638	5	50.84511
152	165.0877	165.0877	2	46.49387
153	222.8836	232.4735	4	43.12994
260	184.5593	181.7745	16	48.71756
261	172.8072	152.9230	7	72.53118
262	204.7286	204.7286	1	.
263	182.9670	185.6789	6	30.84385
370	205.3693	191.2073	9	69.88120
371G	188.2716	188.2716	1	.
371R	203.9485	210.0608	29	51.34904
371S	218.5196	232.0827	8	52.14593
372	180.7580	162.9107	6	52.77366
372F	69.5876	69.5876	1	.
372N	165.4412	165.4412	1	.
372S	223.3669	224.5115	4	47.42948
481	246.8478	236.4618	4	40.66766
482	237.3724	217.4964	3	57.36141
483	182.7585	187.9772	10	41.06992
484	201.3407	200.9680	8	29.65876
485	208.7741	206.3609	23	40.25377
485O	247.6231	239.0572	7	36.11354
485P	173.9618	173.9618	1	.
BU	132.5758	132.5758	1	.
GL	198.2063	198.2063	2	58.09511
GLR	197.4111	180.6958	5	100.75395
GLV	254.2373	254.2373	1	.
GR	189.2291	203.1250	3	25.38261
GV	153.0333	177.0153	5	50.43357
HA	117.5214	117.5214	1	.
MB	190.7697	181.3725	3	31.30255
MX	166.9070	157.5529	4	61.71243
NA	158.7302	158.7302	1	.
SL	248.2805	248.3165	3	37.54001
SLN	218.1946	218.6799	20	43.22697
SS	192.7624	200.6173	9	39.51988
TC	192.3171	194.4444	11	45.08184
TH	172.2913	166.3966	30	41.62152
TP	177.5401	173.0524	3	13.68093
UG	175.1134	169.1919	9	38.93743
UGW	206.8525	206.8525	2	124.85576
WA	101.5231	92.5926	3	24.34150
WV1	196.9047	195.6078	48	26.34626
WV2	184.5278	185.1852	15	28.40250
YC1	210.9074	204.1584	8	36.64223
YE1	175.8733	175.8733	2	39.20931
YN2	196.1708	194.4444	3	33.17877
YSE	204.9663	204.9663	1	.

ZH	166.1534	174.7685	6	48.00072
Total	194.6223	194.4444	355	47.29453

Ratio Statistics
Case Processing
Summary

	Count
Overall	355
Excluded	0
Total	355

Ratio Statistics for Previous Assessed Total / Sale Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
355	.770	.750	.753	.068	1.022	.201

Ratio Statistics
Case Processing Summary

		Count	Percent
model_nbhd	151	7	2.0%
	153	4	1.1%
	260	16	4.5%
	261	8	2.3%
	263	6	1.7%
	370	9	2.5%
	371G	1	0.3%
	371R	29	8.2%
	371S	8	2.3%
	372	7	2.0%
	372S	5	1.4%
	481	4	1.1%
	482	3	0.8%
	483	10	2.8%
	484	8	2.3%
	485	23	6.5%
	485O	7	2.0%
	485P	1	0.3%
	GLR	7	2.0%
	GLV	1	0.3%
	GR	3	0.8%
	GV	5	1.4%
	HA	1	0.3%
	MB	3	0.8%
	MX	4	1.1%
	NA	1	0.3%
	SL	3	0.8%
	SLN	20	5.6%
	SS	9	2.5%
	TC	11	3.1%
	TH	30	8.5%
	TP	3	0.8%
	UG	9	2.5%
	UGW	2	0.6%
	WA	3	0.8%
	WV1	48	13.5%
WV2	15	4.2%	
YC1	8	2.3%	
YE1	2	0.6%	

	YN2	3	0.8%
	YSE	1	0.3%
	ZH	7	2.0%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	7	.637	.635	.645	.104	.988	.109
153	4	.637	.640	.643	.315	.991	.114
260	16	.817	.801	.815	.057	1.002	.102
261	8	.813	.869	.791	-.026	1.028	.204
263	6	.751	.724	.761	.520	.987	.188
370	9	.533	.504	.527	.044	1.011	.153
371G	1	.747	.747	.747	.	1.000	.000
371R	29	.719	.695	.710	.062	1.012	.158
371S	8	.723	.740	.732	.257	.989	.161
372	7	.714	.667	.679	.363	1.051	.274
372S	5	.693	.658	.674	-.077	1.028	.219
481	4	.706	.699	.709	.042	.996	.019
482	3	.689	.697	.685	-.064	1.006	.062
483	10	.769	.779	.772	.396	.997	.155
484	8	.723	.722	.734	.163	.985	.082
485	23	.648	.637	.642	.458	1.008	.206
485O	7	.590	.575	.617	.499	.957	.263
485P	1	.688	.688	.688	.	1.000	.000
GLR	7	1.134	1.012	1.030	-.808	1.101	.213
GLV	1	.987	.987	.987	.	1.000	.000
GR	3	.790	.771	.806	.125	.981	.048
GV	5	1.193	1.097	1.057	-.492	1.129	.262
HA	1	1.372	1.372	1.372	.	1.000	.000
MB	3	.865	.912	.857	-.237	1.009	.068
MX	4	.858	.939	.829	-.066	1.035	.157
NA	1	.779	.779	.779	.	1.000	.000
SL	3	.684	.719	.658	-1.423	1.038	.155
SLN	20	.713	.707	.713	.276	1.001	.149
SS	9	1.013	.861	.975	-.300	1.040	.203
TC	11	.916	.894	.891	-.353	1.028	.115
TH	30	.809	.806	.810	.274	.998	.142
TP	3	.934	.933	.932	-.350	1.002	.025
UG	9	.978	.989	.956	-.272	1.022	.119
UGW	2	.859	.859	.856	2.569	1.003	.114
WA	3	1.119	.935	1.099	.159	1.019	.285
WV1	48	.710	.708	.712	.527	.997	.132
WV2	15	.678	.689	.699	.377	.971	.157
YC1	8	.692	.712	.691	.486	1.001	.182
YE1	2	1.053	1.053	1.022	-2.839	1.030	.198
YN2	3	.717	.723	.686	-.530	1.045	.149
YSE	1	.934	.934	.934	.	1.000	.000
ZH	7	.952	.859	.915	-.481	1.040	.175
Overall	355	.770	.750	.753	.068	1.022	.201

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Fair -	3	0.8%
	Fair	9	2.5%
	Fair +	113	31.8%
	Average	213	60.0%
	Average +	17	4.8%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Fair -	3	.941	1.000	.967	.065	.973	.066
Fair	9	.638	.552	.608	.199	1.049	.409
Fair +	113	.745	.715	.707	.062	1.054	.266
Average	213	.783	.761	.771	.046	1.015	.161
Average +	17	.821	.835	.819	.182	1.003	.127
Overall	355	.770	.750	.753	.068	1.022	.201

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	1	0.3%
	Poor	4	1.1%
	Fair	29	8.2%
	Average	190	53.5%
	Good	111	31.3%
	Very Good	14	3.9%
	Excellent	6	1.7%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	1	2.060	2.060	2.060	.	1.000	.000
Poor	4	.812	.771	.783	.152	1.038	.291
Fair	29	.708	.651	.693	.363	1.021	.318
Average	190	.737	.709	.717	.011	1.028	.200
Good	111	.822	.808	.809	.038	1.016	.149
Very Good	14	.788	.821	.776	-.181	1.015	.116
Excellent	6	.876	.818	.880	.740	.996	.119
Overall	355	.770	.750	.753	.068	1.022	.201

Ratio Statistics**Case Processing Summary**

		Count	Percent
SQFT Range	0 thru 1,000	13	3.7%
	1,000 thru 1,500	142	40.0%
	1,500 thru 2,000	162	45.6%
	2,000 thru 2,500	28	7.9%
	2,500 thru 3,000	10	2.8%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
0 thru 1,000	13	.721	.812	.693	-.009	1.039
1,000 thru 1,500	142	.761	.730	.729	-.014	1.044
1,500 thru 2,000	162	.764	.743	.750	.158	1.018
2,000 thru 2,500	28	.842	.848	.835	.057	1.007
2,500 thru 3,000	10	.867	.866	.845	-.193	1.026
Overall	355	.770	.750	.753	.068	1.022

Ratio Statistics for Previous Assessed Total / Sale Price

Group	Coefficient of Dispersion
0 thru 1,000	.267
1,000 thru 1,500	.232
1,500 thru 2,000	.177
2,000 thru 2,500	.116
2,500 thru 3,000	.155
Overall	.201

Ratio Statistics**Case Processing Summary**

		Count	Percent
Age Range	Less than 10	13	3.7%
	10 thru 19	32	9.0%
	20 thru 29	170	47.9%
	30 thru 39	77	21.7%
	40 thru 49	63	17.7%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	13	.887	.866	.890	.134	.997	.110
10 thru 19	32	.872	.850	.850	-.092	1.026	.140
20 thru 29	170	.777	.751	.760	-.067	1.023	.167
30 thru 39	77	.760	.729	.741	.191	1.025	.221
40 thru 49	63	.687	.643	.649	.006	1.059	.291
Overall	355	.770	.750	.753	.068	1.022	.201

Means

Case Processing Summary

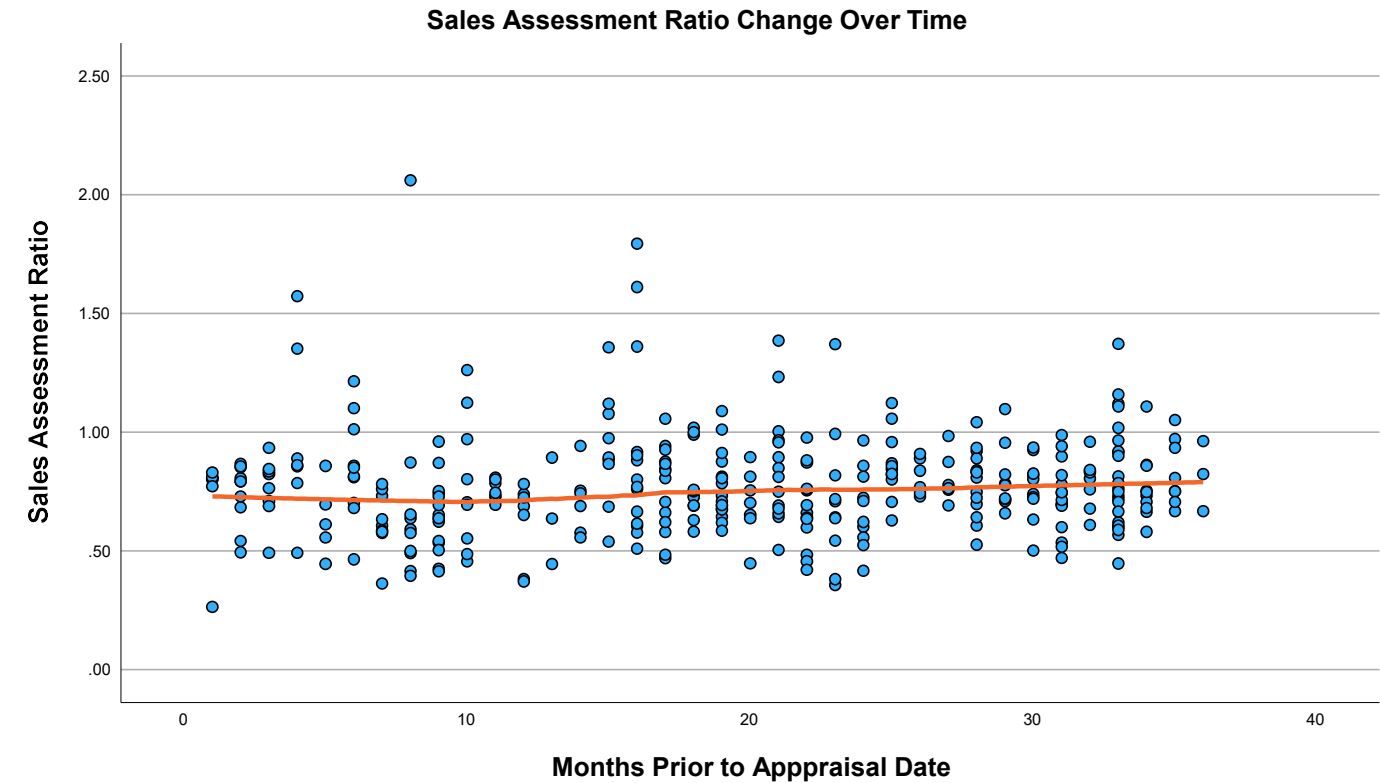
	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Months Prior to Appraisal Date * syear * smonth	355	100.0%	0	0.0%	355	100.0%

Report

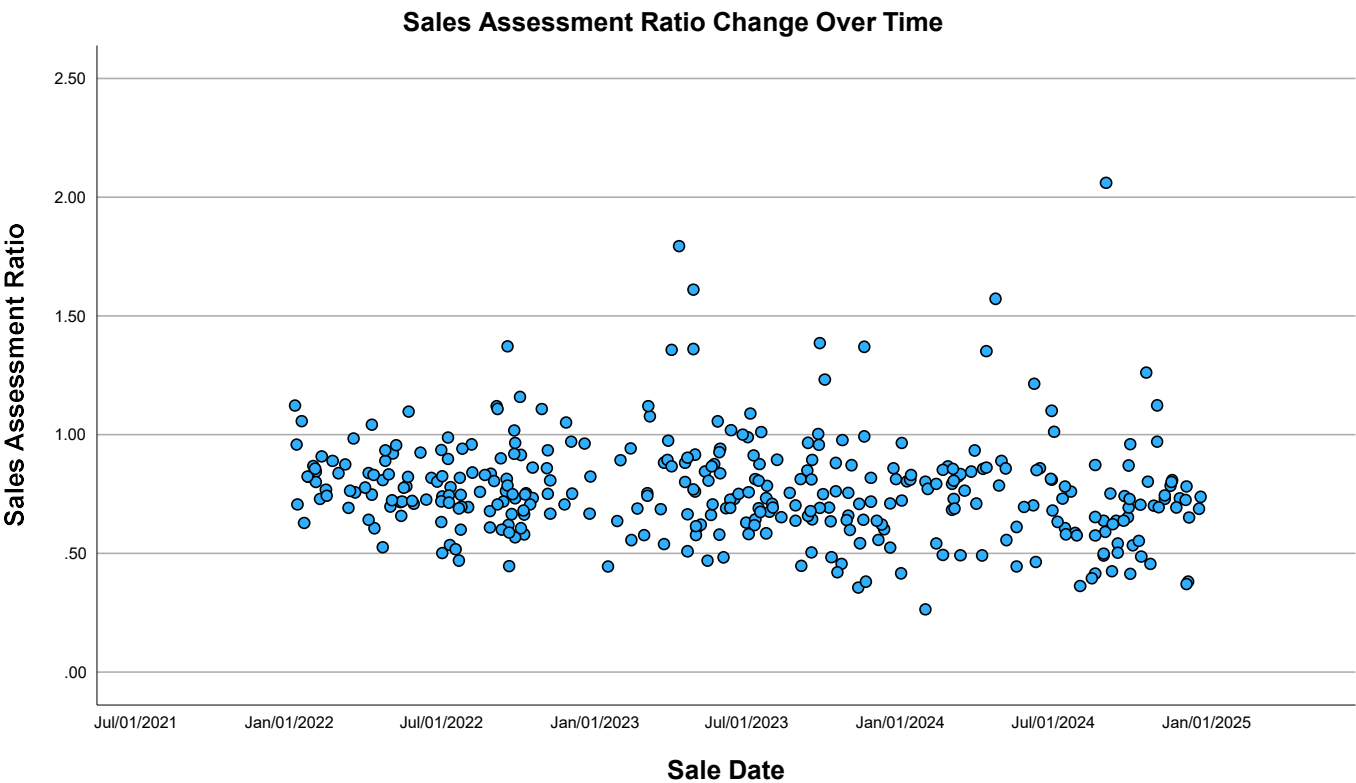
Months Prior to Appraisal Date		Mean	N	Std. Deviation
syear	smonth			
1.00	1.00	1.00	6	.000
	2.00	2.00	10	.000
	3.00	3.00	8	.000
	4.00	4.00	7	.000
	5.00	5.00	5	.000
	6.00	6.00	10	.000
	7.00	7.00	9	.000
	8.00	8.00	10	.000
	9.00	9.00	15	.000
	10.00	10.00	10	.000
	11.00	11.00	7	.000
	12.00	12.00	7	.000
	Total	6.75	104	3.309
2.00	1.00	13.00	3	.000
	2.00	14.00	6	.000
	3.00	15.00	9	.000
	4.00	16.00	14	.000
	5.00	17.00	14	.000
	6.00	18.00	11	.000
	7.00	19.00	16	.000
	8.00	20.00	7	.000
	9.00	21.00	14	.000
	10.00	22.00	13	.000
	11.00	23.00	10	.000
	12.00	24.00	10	.000
	Total	18.99	127	3.067
3.00	1.00	25.00	11	.000
	2.00	26.00	6	.000
	3.00	27.00	6	.000
	4.00	28.00	14	.000
	5.00	29.00	10	.000
	6.00	30.00	10	.000
	7.00	31.00	15	.000
	8.00	32.00	8	.000
	9.00	33.00	23	.000
	10.00	34.00	10	.000
	11.00	35.00	8	.000
	12.00	36.00	3	.000
	Total	30.51	124	3.099
Total	1.00	16.00	20	10.926
	2.00	11.82	22	10.234
	3.00	13.96	23	9.513
	4.00	18.40	35	9.111
	5.00	19.07	29	8.527
	6.00	18.00	31	9.798
	7.00	20.80	40	9.235
	8.00	19.04	25	10.346

9.00	22.85	52	10.189
10.00	22.00	33	9.487
11.00	23.48	25	9.474
12.00	21.60	20	8.350
Total	19.43	355	10.008

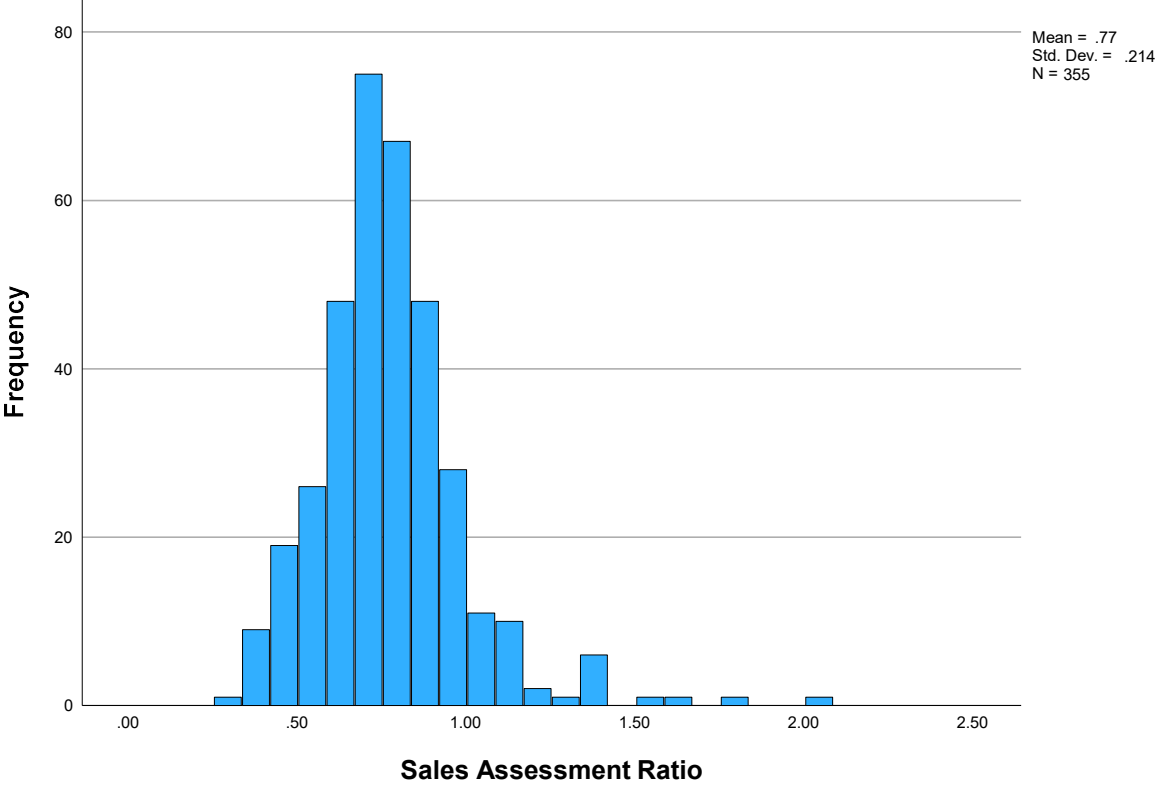
Graph



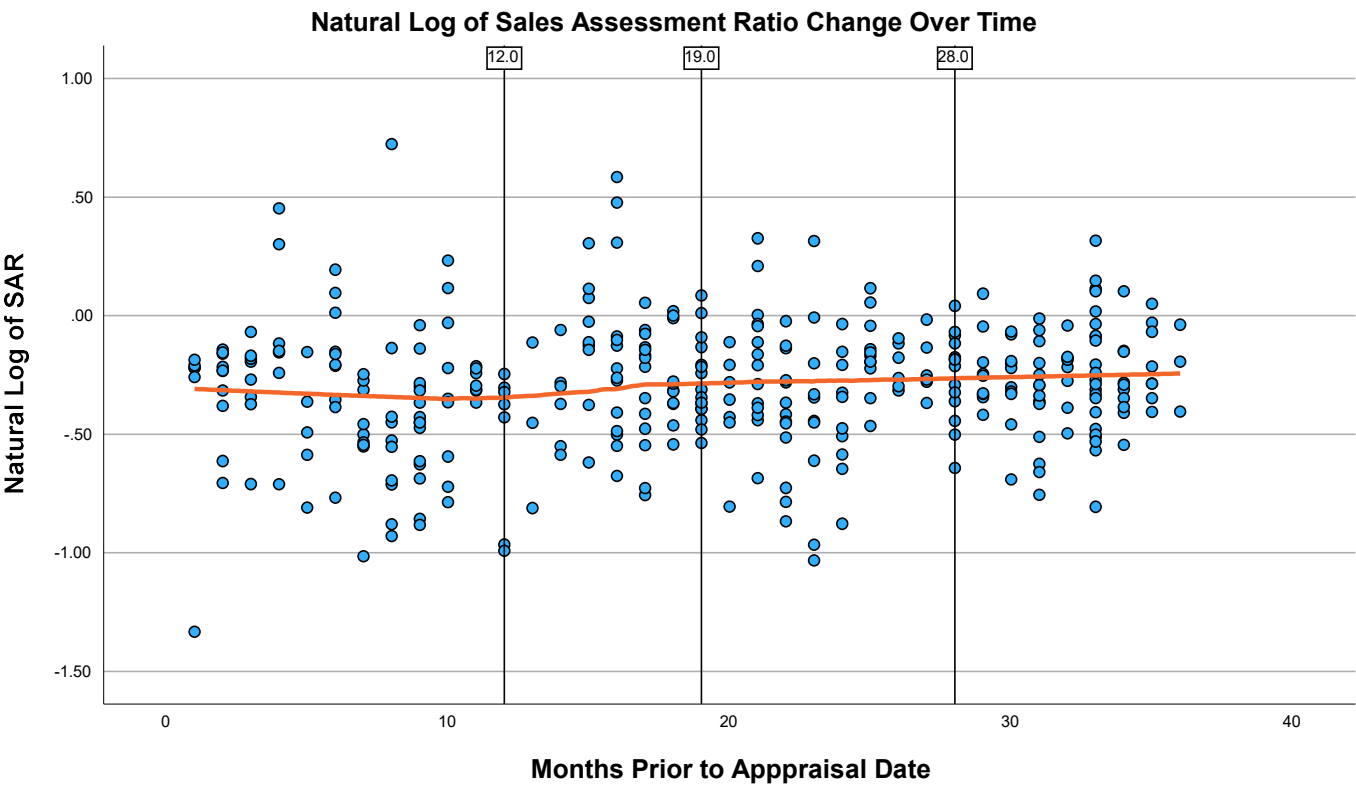
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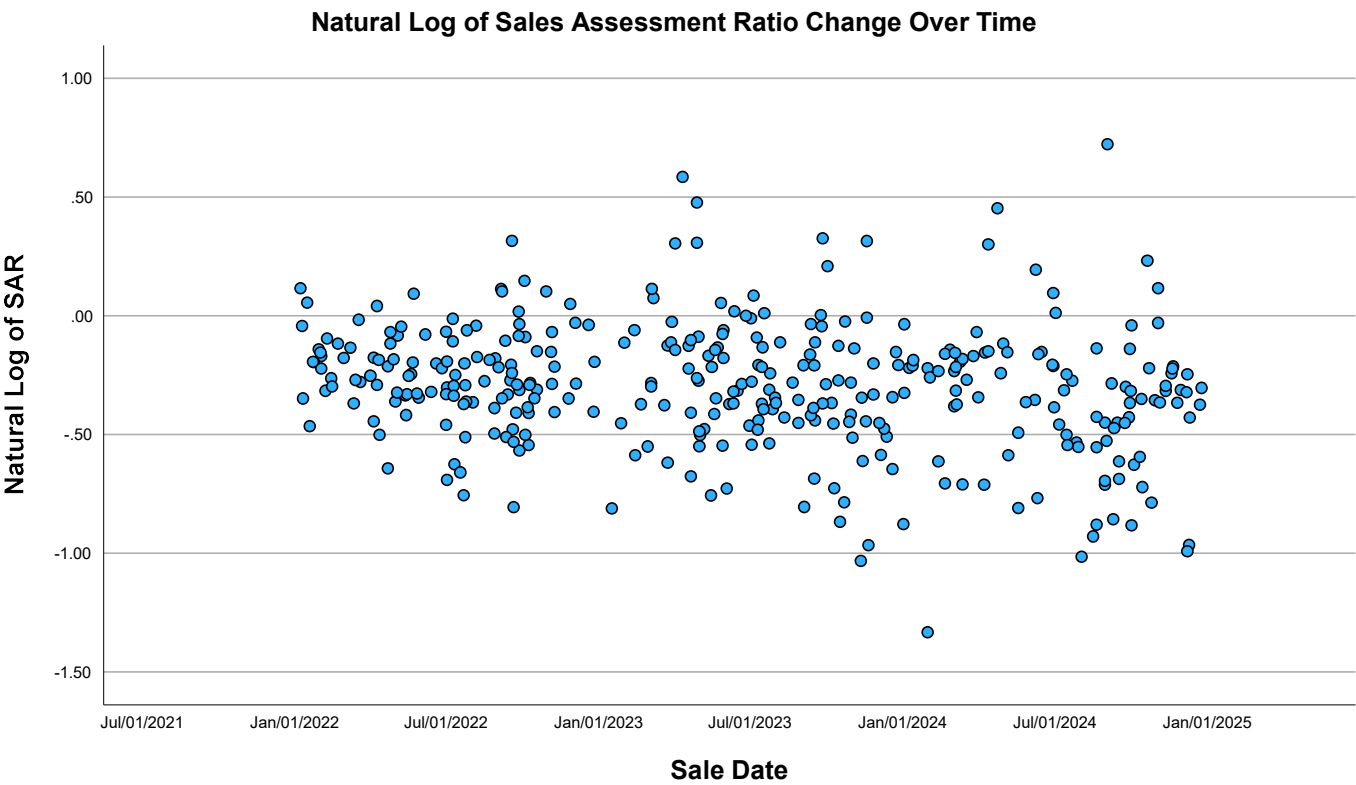
Graph



Graph



Graph



Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Months Prior to Appraisal Date		Stepwise (Criteria: Probability-of-F-to-enter <= .050, Probability-of-F-to-remove >= .100).

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.116	.013	.011	.26649

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	.342	1	.342	4.810	.029
	Residual	25.068	353	.071		
	Total	25.410	354			

Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients		
		B	Std. Error	Beta	t	Sig.
1	(Constant)	-.358	.031		-11.562	<.001
	Months Prior to Appraisal Date	.003	.001	.116	2.193	.029

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
MONTHS1 * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%
MONTHS2 * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%
MONTHS3 * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%
MONTHS4 * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%

Report

Mean				
Months Prior to Appraisal Date	MONTHS1	MONTHS2	MONTHS3	MONTHS4
1	1.0000	.0000	.0000	.0000
2	2.0000	.0000	.0000	.0000
3	3.0000	.0000	.0000	.0000

4	4.0000	.0000	.0000	.0000
5	5.0000	.0000	.0000	.0000
6	6.0000	.0000	.0000	.0000
7	7.0000	.0000	.0000	.0000
8	8.0000	.0000	.0000	.0000
9	9.0000	.0000	.0000	.0000
10	10.0000	.0000	.0000	.0000
11	11.0000	.0000	.0000	.0000
12	11.0000	1.0000	.0000	.0000
13	11.0000	2.0000	.0000	.0000
14	11.0000	3.0000	.0000	.0000
15	11.0000	4.0000	.0000	.0000
16	11.0000	5.0000	.0000	.0000
17	11.0000	6.0000	.0000	.0000
18	11.0000	7.0000	.0000	.0000
19	11.0000	7.0000	1.0000	.0000
20	11.0000	7.0000	2.0000	.0000
21	11.0000	7.0000	3.0000	.0000
22	11.0000	7.0000	4.0000	.0000
23	11.0000	7.0000	5.0000	.0000
24	11.0000	7.0000	6.0000	.0000
25	11.0000	7.0000	7.0000	.0000
26	11.0000	7.0000	8.0000	.0000
27	11.0000	7.0000	9.0000	.0000
28	11.0000	7.0000	10.0000	.0000
29	11.0000	7.0000	10.0000	1.0000
30	11.0000	7.0000	10.0000	2.0000
31	11.0000	7.0000	10.0000	3.0000
32	11.0000	7.0000	10.0000	4.0000
33	11.0000	7.0000	10.0000	5.0000
34	11.0000	7.0000	10.0000	6.0000
35	11.0000	7.0000	10.0000	7.0000
36	11.0000	7.0000	10.0000	8.0000
Total	9.7352	4.6648	4.0085	1.0197

Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	MONTHS2		Stepwise (Criteria: Probability-of-F- to-enter <= .050, Probability-of-F- to-remove >= .100).

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.135	.018	.015	.26585

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	.460	1	.460	6.511	.011
	Residual	24.950	353	.071		
	Total	25.410	354			

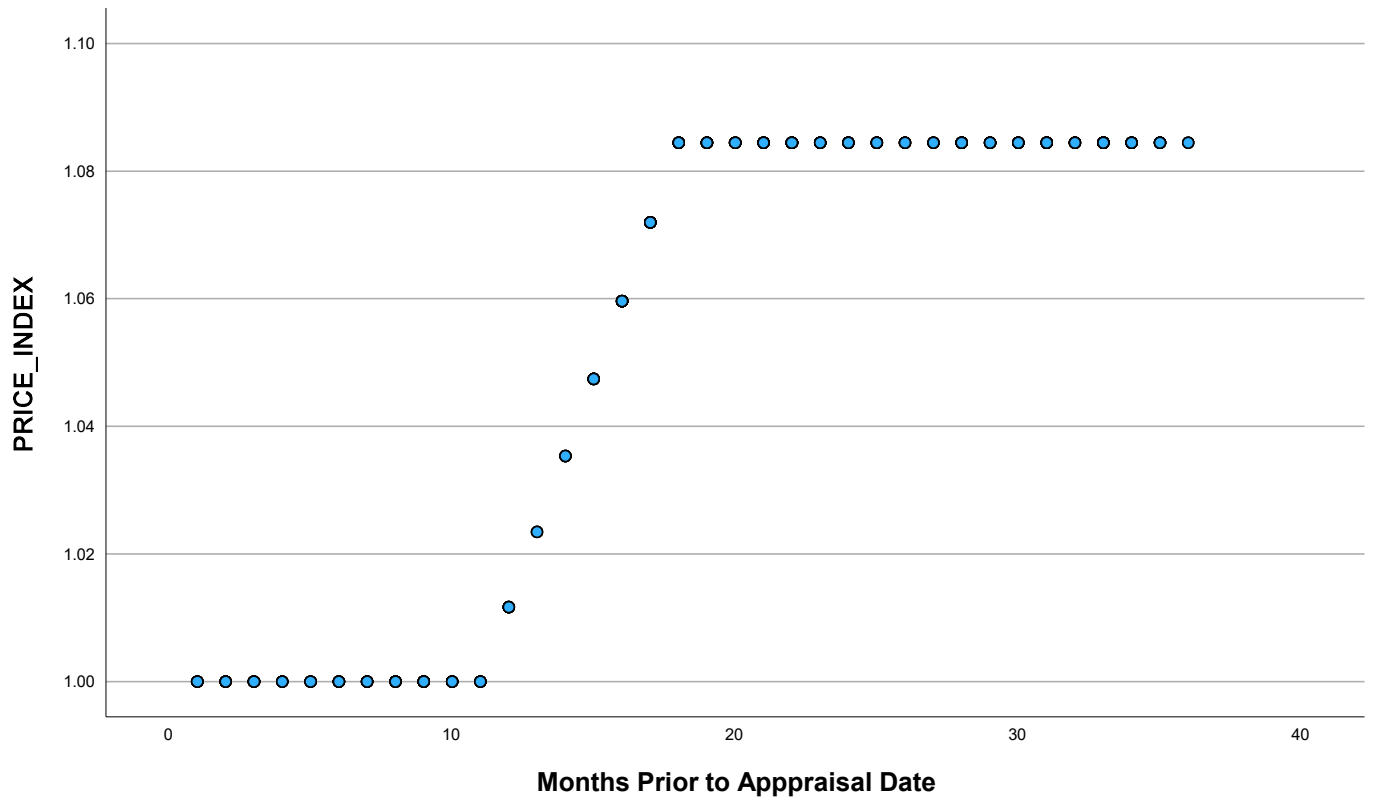
Coefficients

Model		Unstandardized Coefficients B	Std. Error	Standardized Coefficients Beta	t	Sig.
1	(Constant)	-.35154659	.026		-13.761	<.001
	MONTHS2	.01164903	.005	.135	2.552	.011

Excluded Variables

Model		Beta In	t	Sig.	Partial Correlation	Collinearity Statistics Tolerance
1	MONTHS1	-.083	-1.083	.280	-.058	.468
	MONTHS3	.005	.071	.943	.004	.521
	MONTHS4	.037	.655	.513	.035	.856

Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
PRICE_INDEX * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%

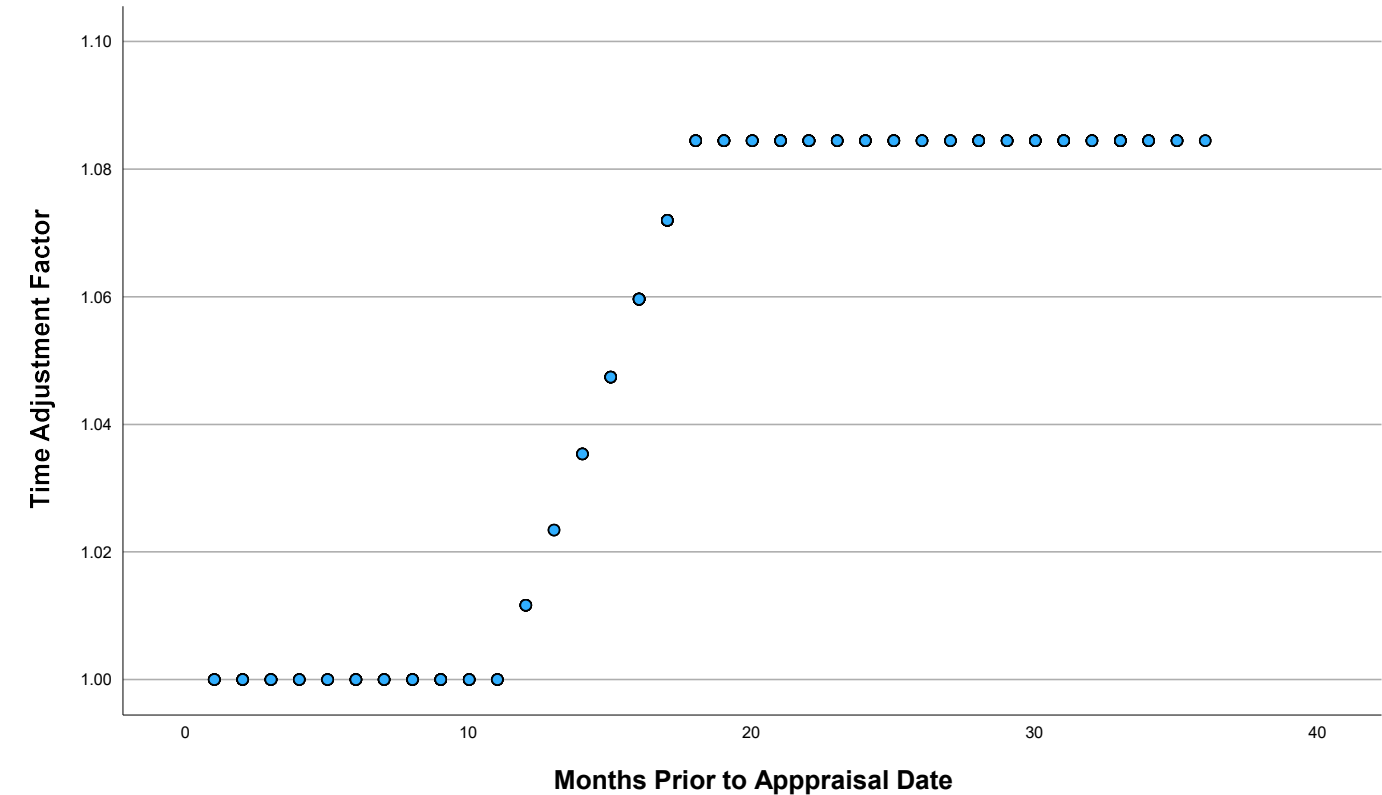
Report

PRICE_INDEX

Months Prior to Appraisal

Date	Mean	N	Std. Deviation
1	1.0000	6	.00000
2	1.0000	10	.00000
3	1.0000	8	.00000
4	1.0000	7	.00000
5	1.0000	5	.00000
6	1.0000	10	.00000
7	1.0000	9	.00000
8	1.0000	10	.00000
9	1.0000	15	.00000
10	1.0000	10	.00000
11	1.0000	7	.00000
12	1.0116	7	.00000
13	1.0234	3	.00000
14	1.0354	6	.00000
15	1.0474	9	.00000
16	1.0596	14	.00000
17	1.0720	14	.00000
18	1.0844	11	.00000
19	1.0844	16	.00000
20	1.0844	7	.00000
21	1.0844	14	.00000
22	1.0844	13	.00000
23	1.0844	10	.00000
24	1.0844	10	.00000
25	1.0844	11	.00000
26	1.0844	6	.00000
27	1.0844	6	.00000
28	1.0844	14	.00000
29	1.0844	10	.00000
30	1.0844	10	.00000
31	1.0844	15	.00000
32	1.0844	8	.00000
33	1.0844	23	.00000
34	1.0844	10	.00000
35	1.0844	8	.00000
36	1.0844	3	.00000
Total	1.0562	355	.03736

Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjustment Factor * Months Prior to Appraisal Date	355	100.0%	0	0.0%	355	100.0%

Report

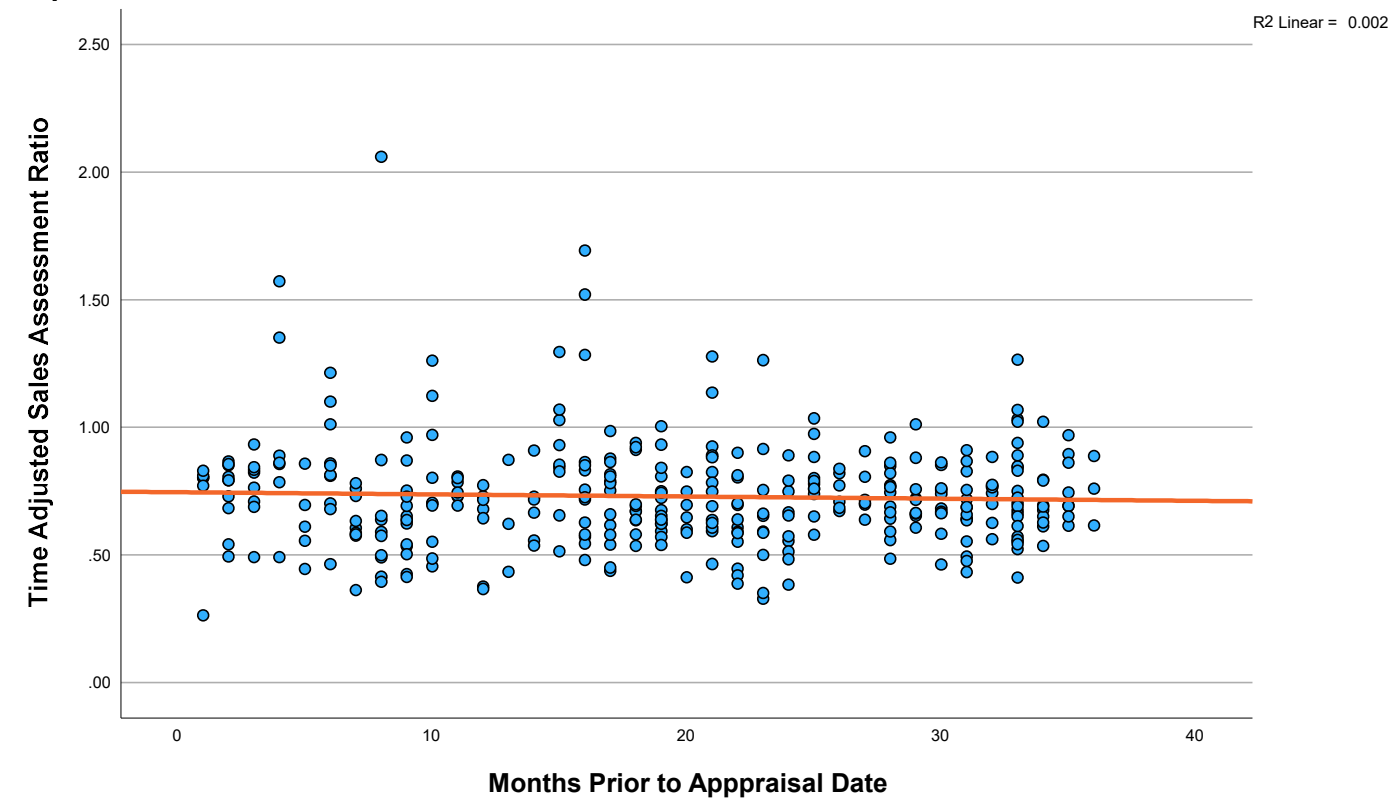
Time Adjustment Factor Months Prior to Appraisal Date	Mean	N	Std. Deviation
1	1.0000	6	.00000
2	1.0000	10	.00000
3	1.0000	8	.00000
4	1.0000	7	.00000
5	1.0000	5	.00000
6	1.0000	10	.00000
7	1.0000	9	.00000
8	1.0000	10	.00000
9	1.0000	15	.00000
10	1.0000	10	.00000
11	1.0000	7	.00000
12	1.0116	7	.00000
13	1.0234	3	.00000
14	1.0354	6	.00000
15	1.0474	9	.00000
16	1.0596	14	.00000
17	1.0720	14	.00000
18	1.0844	11	.00000

19	1.0844	16	.00000
20	1.0844	7	.00000
21	1.0844	14	.00000
22	1.0844	13	.00000
23	1.0844	10	.00000
24	1.0844	10	.00000
25	1.0844	11	.00000
26	1.0844	6	.00000
27	1.0844	6	.00000
28	1.0844	14	.00000
29	1.0844	10	.00000
30	1.0844	10	.00000
31	1.0844	15	.00000
32	1.0844	8	.00000
33	1.0844	23	.00000
34	1.0844	10	.00000
35	1.0844	8	.00000
36	1.0844	3	.00000
Total	1.0562	355	.03736

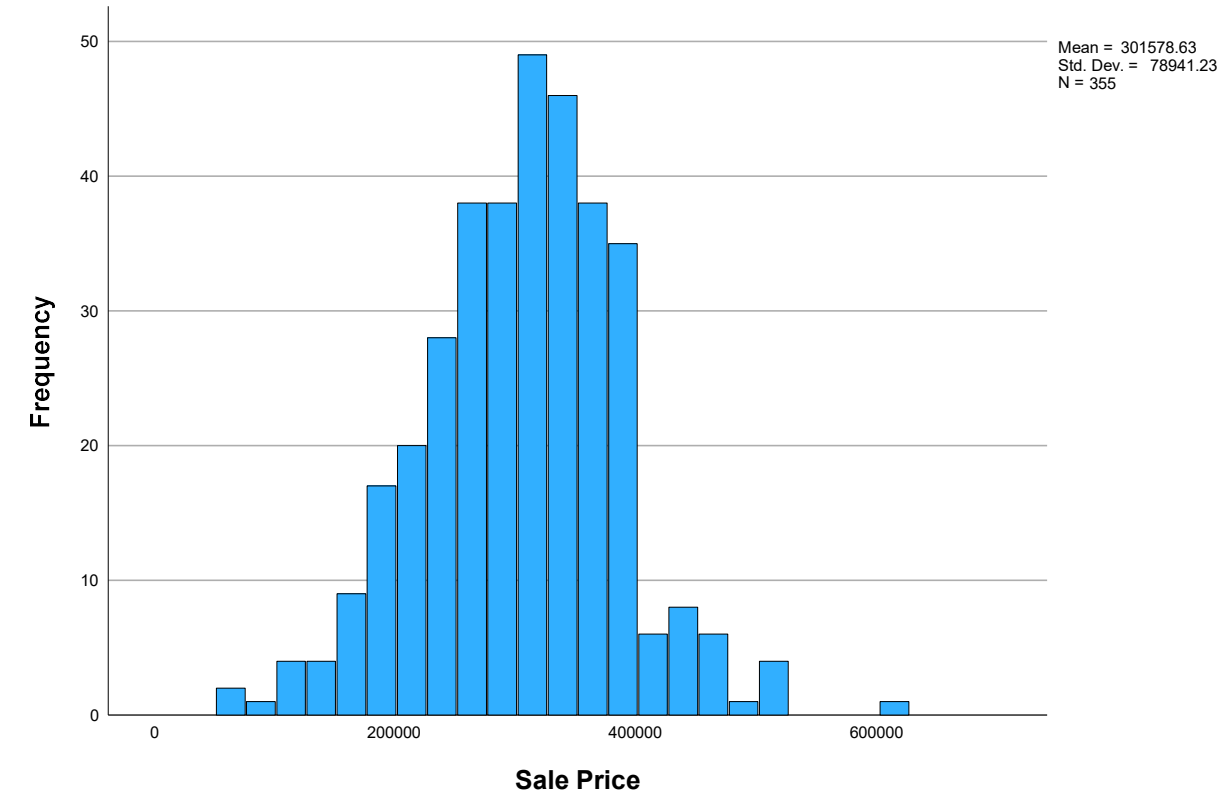
Descriptives

Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
Sale Price	355	60000	600000	301578.63	78941.230
Time Adjusted Sales Price	355	65066.93	600000.00	318339.4334	83129.36605
Time Adjustment Factor	355	1.00	1.08	1.0562	.03736
Valid N (listwise)	355				

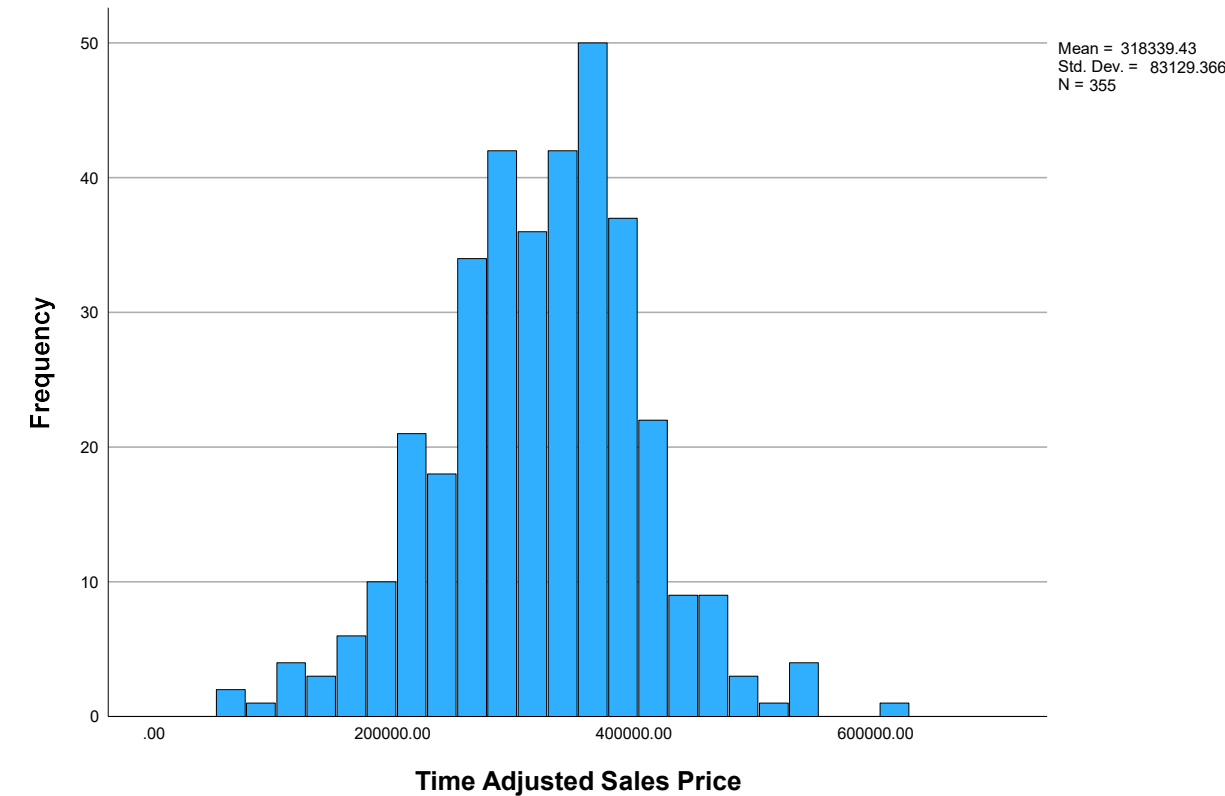
Graph



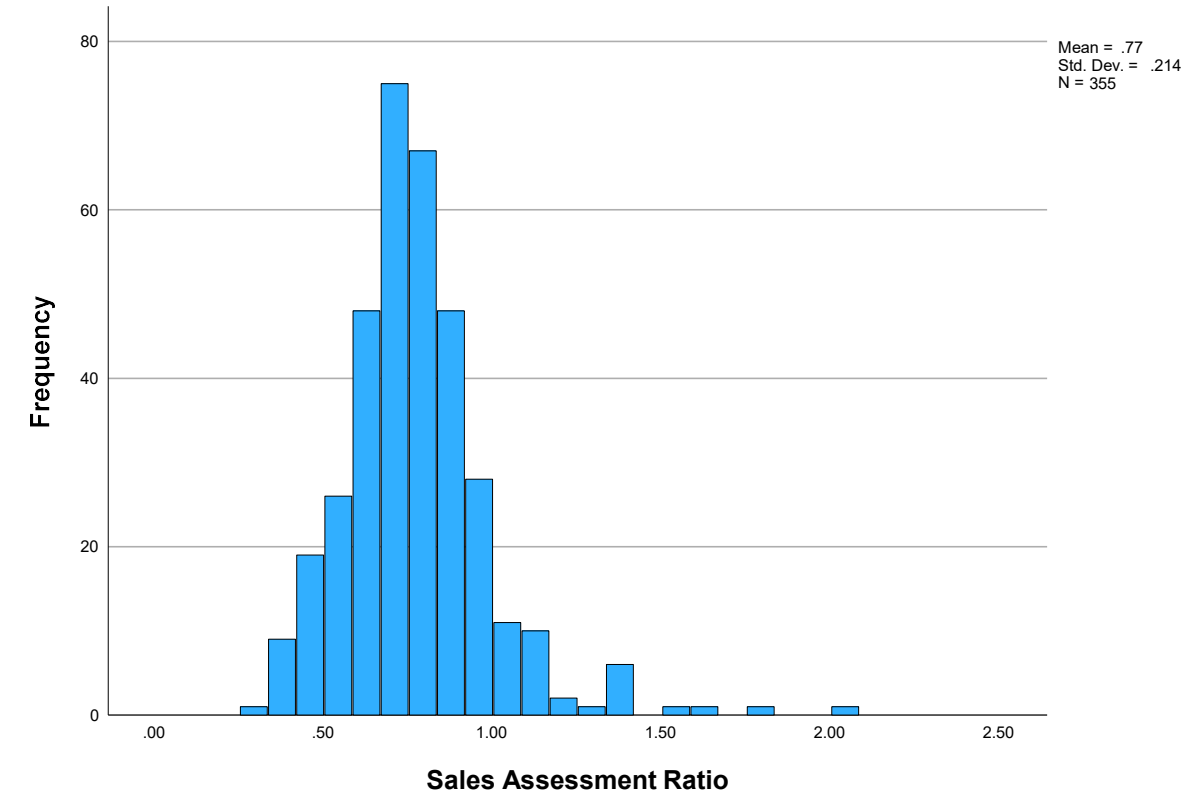
Graph



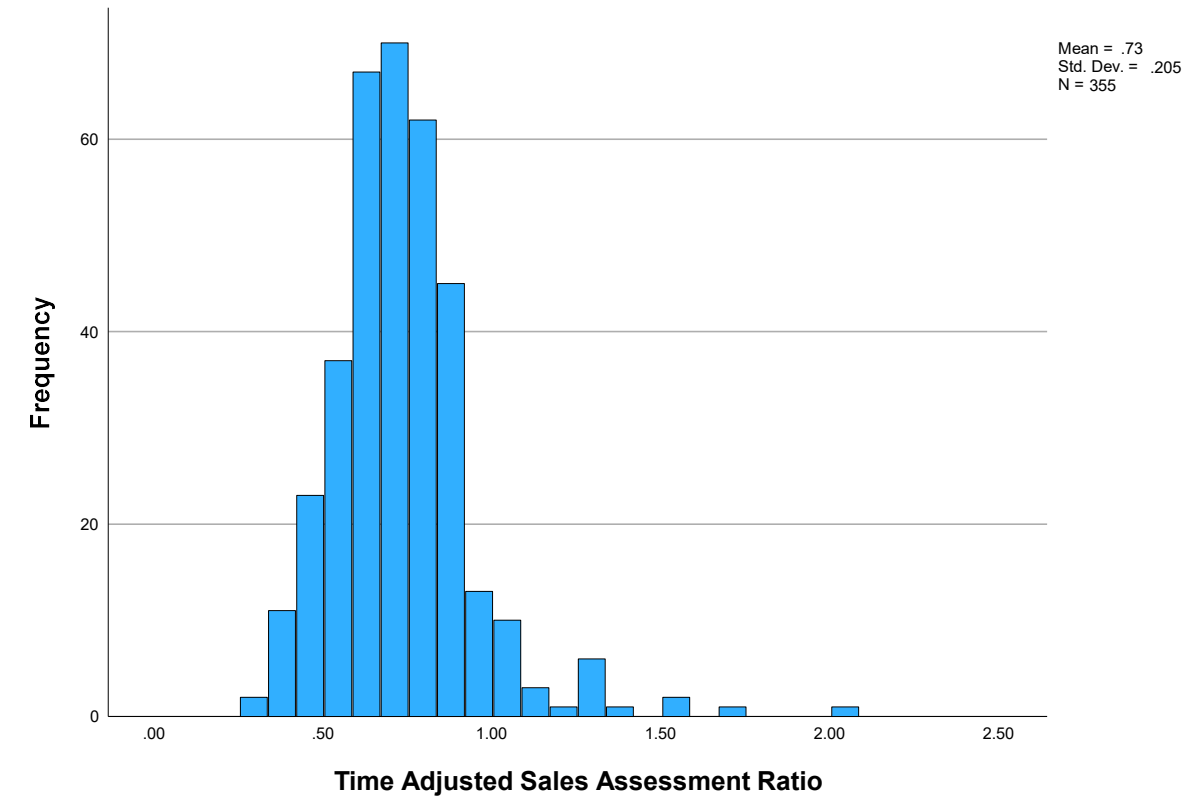
Graph



Graph



Graph



**Ratio Statistics
Case Processing
Summary**

	Count
Overall	355
Excluded	0
Total	355

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
355	.729	.704	.714	.069	1.022	.203

**Ratio Statistics
Case Processing Summary**

		Count	Percent
model_nbhd	151	7	2.0%
	153	4	1.1%
	260	16	4.5%
	261	8	2.3%
	263	6	1.7%
	370	9	2.5%
	371G	1	0.3%
	371R	29	8.2%
	371S	8	2.3%
	372	7	2.0%
	372S	5	1.4%
	481	4	1.1%
	482	3	0.8%
	483	10	2.8%
	484	8	2.3%
	485	23	6.5%
	485O	7	2.0%
	485P	1	0.3%
	GLR	7	2.0%
	GLV	1	0.3%
	GR	3	0.8%
	GV	5	1.4%
	HA	1	0.3%
	MB	3	0.8%
	MX	4	1.1%
	NA	1	0.3%
	SL	3	0.8%
	SLN	20	5.6%
	SS	9	2.5%
	TC	11	3.1%
	TH	30	8.5%
	TP	3	0.8%
	UG	9	2.5%
	UGW	2	0.6%
	WA	3	0.8%
	WV1	48	13.5%
	WV2	15	4.2%
	YC1	8	2.3%
	YE1	2	0.6%
	YN2	3	0.8%
	YSE	1	0.3%
	ZH	7	2.0%

Overall	355	100.0%
Excluded	0	
Total	355	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
151	7	.588	.586	.595	.104	.988	.109
153	4	.605	.607	.610	.209	.992	.104
260	16	.769	.778	.768	.062	1.002	.112
261	8	.753	.801	.736	-.021	1.024	.199
263	6	.701	.668	.710	.570	.988	.194
370	9	.507	.491	.504	.050	1.007	.138
371G	1	.689	.689	.689	.	1.000	.000
371R	29	.684	.659	.679	.060	1.008	.150
371S	8	.672	.682	.681	.271	.987	.160
372	7	.667	.615	.632	.305	1.055	.288
372S	5	.679	.606	.664	-.066	1.022	.231
481	4	.673	.674	.674	.023	.998	.028
482	3	.635	.642	.632	-.064	1.006	.062
483	10	.721	.726	.726	.425	.993	.142
484	8	.676	.689	.685	.147	.987	.093
485	23	.610	.627	.606	.461	1.006	.191
485O	7	.557	.575	.583	.508	.956	.255
485P	1	.688	.688	.688	.	1.000	.000
GLR	7	1.111	.975	1.004	-.864	1.106	.226
GLV	1	.910	.910	.910	.	1.000	.000
GR	3	.790	.771	.806	.125	.981	.048
GV	5	1.114	1.012	.979	-.516	1.137	.276
HA	1	1.265	1.265	1.265	.	1.000	.000
MB	3	.798	.841	.790	-.237	1.009	.068
MX	4	.820	.904	.795	-.108	1.031	.160
NA	1	.719	.719	.719	.	1.000	.000
SL	3	.665	.663	.641	-1.455	1.038	.168
SLN	20	.674	.679	.676	.294	.998	.146
SS	9	.971	.858	.934	-.324	1.039	.202
TC	11	.856	.842	.832	-.357	1.029	.109
TH	30	.774	.793	.774	.274	.999	.151
TP	3	.911	.933	.905	-.554	1.007	.050
UG	9	.929	.912	.910	-.216	1.020	.118
UGW	2	.821	.821	.822	1.004	.999	.074
WA	3	1.044	.862	1.020	.161	1.024	.298
WV1	48	.671	.660	.673	.486	.997	.131
WV2	15	.647	.669	.666	.373	.970	.162
YC1	8	.658	.685	.660	.435	.998	.173
YE1	2	1.053	1.053	1.022	-2.839	1.030	.198
YN2	3	.678	.667	.658	-.463	1.031	.132
YSE	1	.861	.861	.861	.	1.000	.000
ZH	7	.901	.850	.868	-.451	1.038	.160
Overall	355	.729	.704	.714	.069	1.022	.203

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Fair -	3	0.8%
	Fair	9	2.5%
	Fair +	113	31.8%
	Average	213	60.0%

Average +	17	4.8%
Overall	355	100.0%
Excluded	0	
Total	355	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Fair -	3	.868	.922	.892	.065	.973	.066
Fair	9	.613	.552	.586	.176	1.045	.393
Fair +	113	.709	.662	.673	.079	1.055	.276
Average	213	.739	.721	.729	.048	1.015	.160
Average +	17	.775	.781	.772	.203	1.003	.130
Overall	355	.729	.704	.714	.069	1.022	.203

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Very Poor	1	0.3%
	Poor	4	1.1%
	Fair	29	8.2%
	Average	190	53.5%
	Good	111	31.3%
	Very Good	14	3.9%
	Excellent	6	1.7%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Very Poor	1	2.060	2.060	2.060	.	1.000	.000
Poor	4	.788	.739	.751	.183	1.049	.294
Fair	29	.688	.644	.676	.394	1.019	.320
Average	190	.701	.671	.683	.028	1.026	.206
Good	111	.767	.754	.755	.044	1.015	.149
Very Good	14	.739	.759	.726	-.222	1.017	.124
Excellent	6	.844	.809	.845	.818	.999	.130
Overall	355	.729	.704	.714	.069	1.022	.203

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	13	3.7%
	1,000 thru 1,500	142	40.0%
	1,500 thru 2,000	162	45.6%
	2,000 thru 2,500	28	7.9%
	2,500 thru 3,000	10	2.8%
Overall		355	100.0%
Excluded		0	
Total		355	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential
0 thru 1,000	13	.686	.749	.667	.031	1.029

1,000 thru 1,500	142	.723	.693	.691	-.020	1.045
1,500 thru 2,000	162	.722	.701	.710	.163	1.017
2,000 thru 2,500	28	.790	.791	.783	.041	1.008
2,500 thru 3,000	10	.823	.835	.808	-.092	1.019
Overall	355	.729	.704	.714	.069	1.022

**Ratio Statistics for Previous
Assessed Total / Time Adjusted
Sales Price**

Group	Coefficient of Dispersion
0 thru 1,000	.283
1,000 thru 1,500	.235
1,500 thru 2,000	.175
2,000 thru 2,500	.123
2,500 thru 3,000	.131
Overall	.203

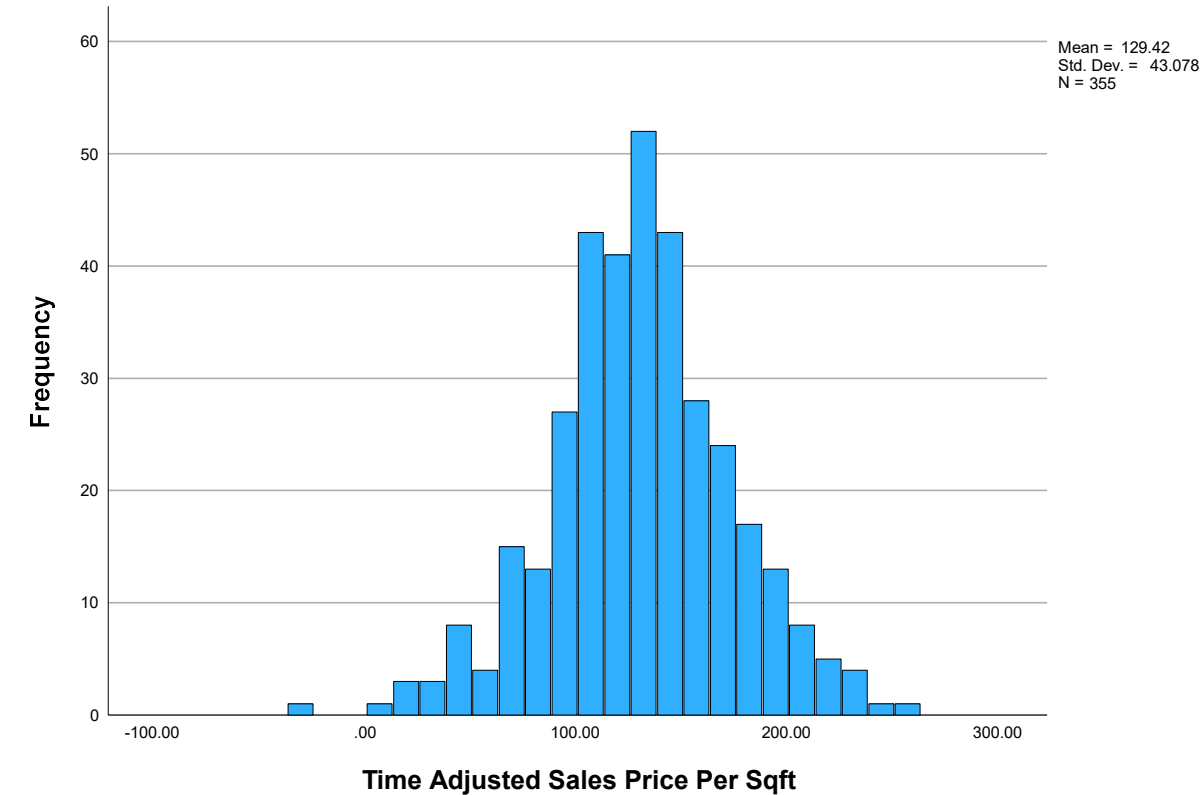
**Ratio Statistics
Case Processing Summary**

		Count	Percent
Age Range	Less than 10	13	3.7%
	10 thru 19	32	9.0%
	20 thru 29	170	47.9%
	30 thru 39	77	21.7%
	40 thru 49	63	17.7%
Overall		355	100.0%
Excluded		0	
Total		355	

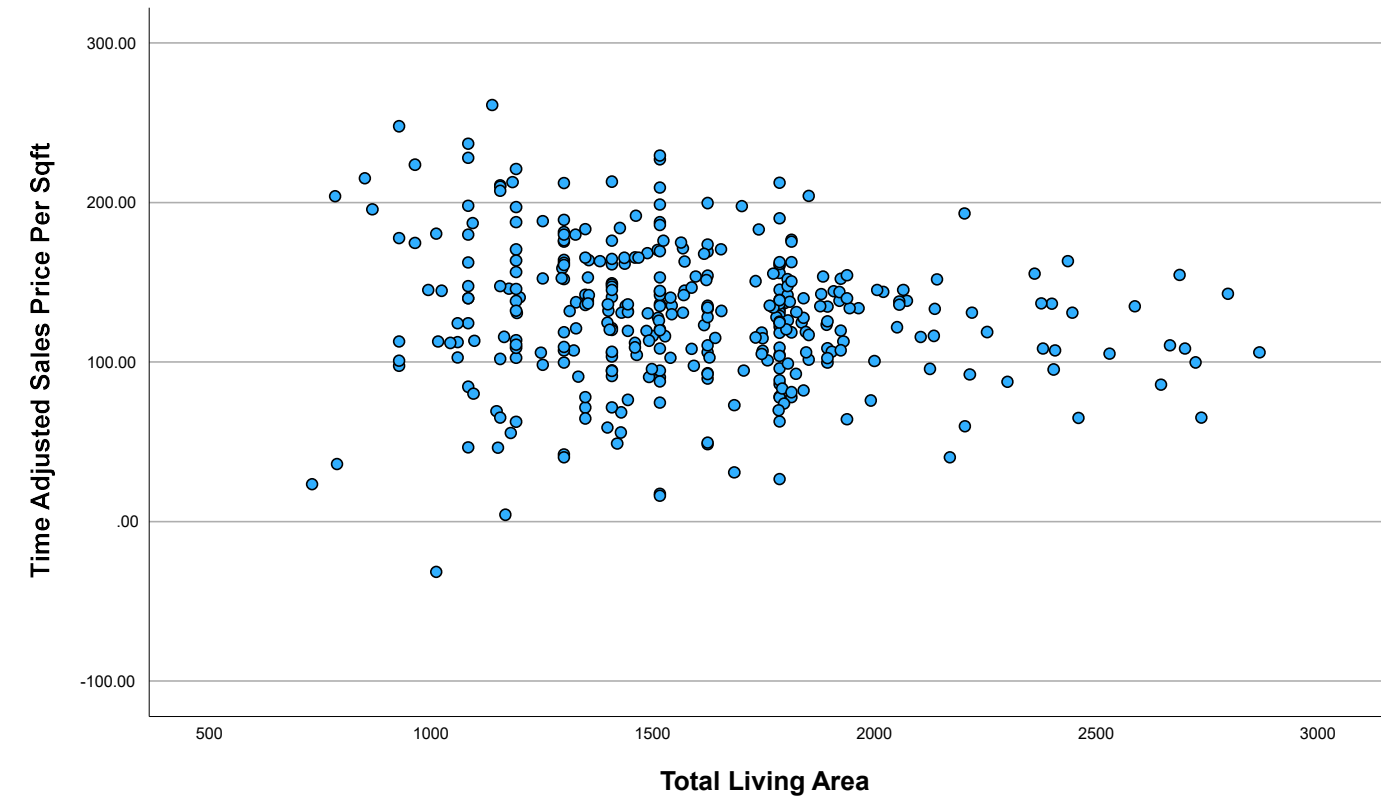
Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
Less than 10	13	.854	.834	.856	.137	.998	.101
10 thru 19	32	.834	.799	.815	-.086	1.023	.135
20 thru 29	170	.733	.702	.717	-.062	1.022	.167
30 thru 39	77	.719	.688	.701	.174	1.026	.222
40 thru 49	63	.653	.593	.617	.017	1.058	.296
Overall	355	.729	.704	.714	.069	1.022	.203

Graph



Graph



Graph

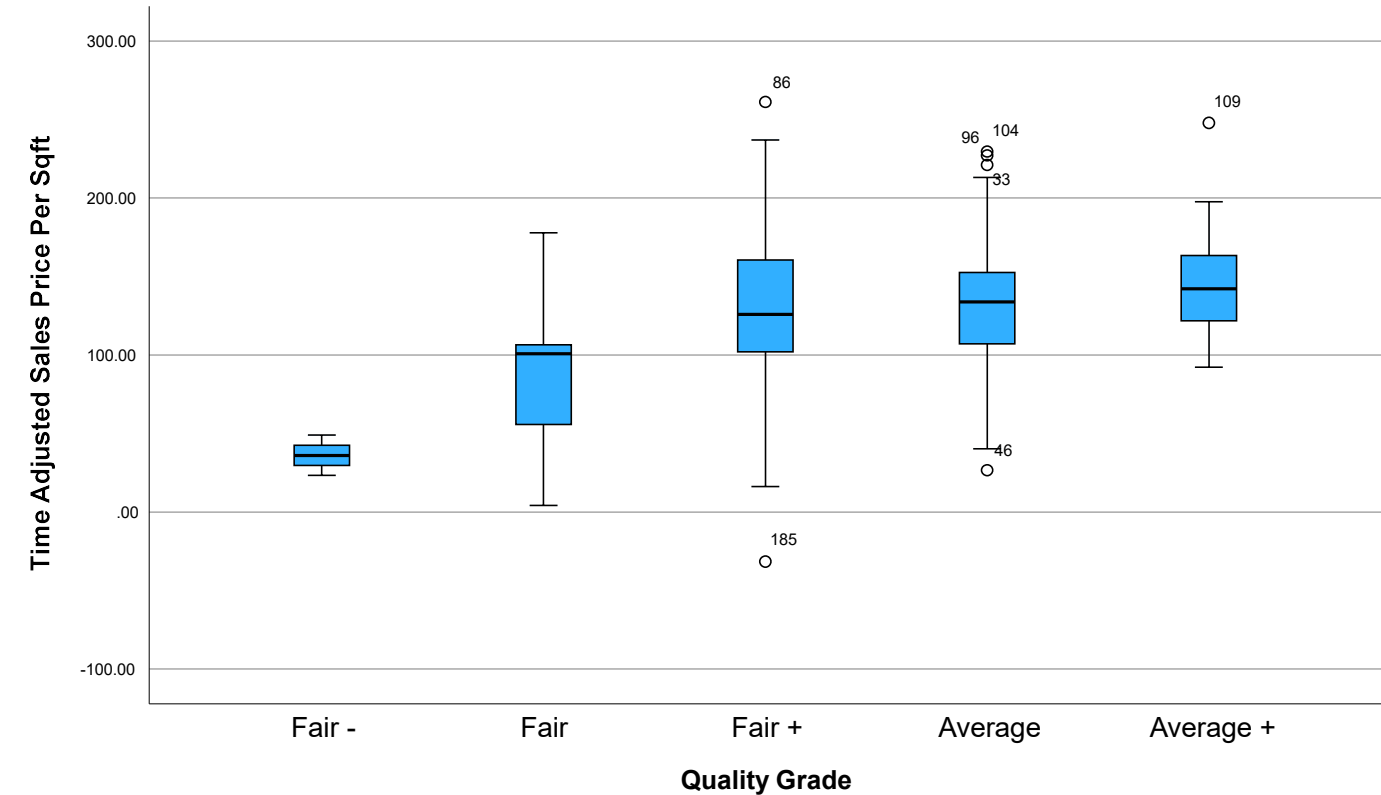


Explore
Quality Grade

Case Processing Summary

		Valid		Cases Missing		Total	
Quality Grade		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Fair -	3	100.0%	0	0.0%	3	100.0%
	Fair	9	100.0%	0	0.0%	9	100.0%
	Fair +	113	100.0%	0	0.0%	113	100.0%
	Average	213	100.0%	0	0.0%	213	100.0%
	Average +	17	100.0%	0	0.0%	17	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Total Living Area * Quality Grade	355	100.0%	0	0.0%	355	100.0%

Report

Total Living Area Quality Grade	Mean	Median	N	Std. Deviation
Fair -	976.00	784.00	3	382.079
Fair	1188.78	1147.00	9	226.939
Fair +	1384.38	1344.00	113	288.113
Average	1680.83	1620.00	213	355.607
Average +	1937.88	2002.00	17	490.264
Total	1580.34	1512.00	355	382.507

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Quality Grade	355	100.0%	0	0.0%	355	100.0%

Report

Time Adjusted Sales Price Per Sqft Quality Grade	Mean	Median	N	Std. Deviation
Fair -	36.1612	36.0831	3	12.75686

Fair	93.9856	100.8187	9	56.15615
Fair +	127.7865	125.9686	113	49.09932
Average	131.6331	133.7755	213	37.03678
Average +	147.8187	142.0816	17	40.37651
Total	129.4225	131.3072	355	43.07849

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
GRADE1_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE2_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE3_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE4_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE5_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE6_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE7_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE8_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE9_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE10_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE11_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE12_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%
GRADE13_SF * Quality Grade	355	100.0%	0	0.0%	355	100.0%

Report

Mean

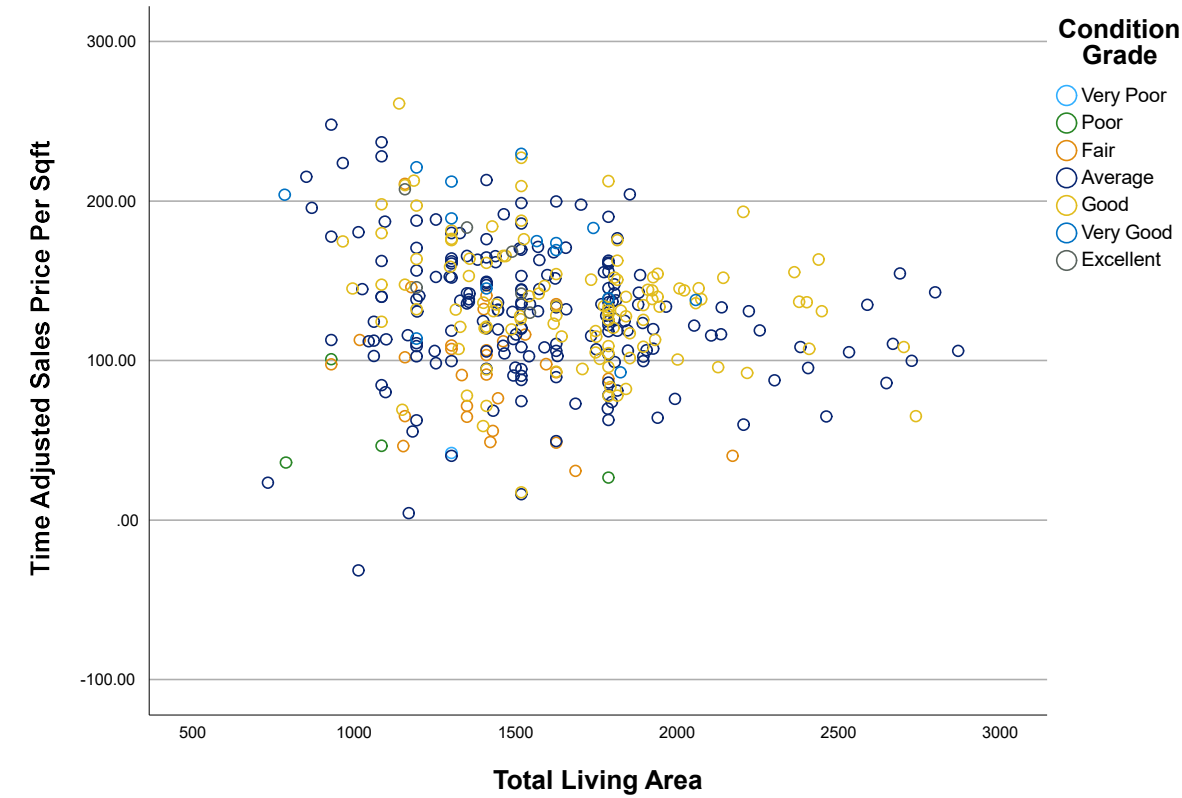
Quality Grade	GRADE1_SF	GRADE2_SF	GRADE3_SF	GRADE4_SF	GRADE5_SF	GRADE6_SF	GRADE7_SF
Fair -	.0000	976.0000	.0000	.0000	.0000	.0000	.0000
Fair	.0000	.0000	1188.7778	.0000	.0000	.0000	.0000
Fair +	.0000	.0000	.0000	1384.3805	.0000	.0000	.0000
Average	.0000	.0000	.0000	.0000	1680.8263	.0000	.0000
Average +	.0000	.0000	.0000	.0000	.0000	1937.8824	.0000
Total	.0000	8.2479	30.1380	440.6620	1008.4958	92.8000	.0000

Report

Mean

Quality Grade	GRADE8_SF	GRADE9_SF	GRADE10_SF	GRADE11_SF	GRADE12_SF	GRADE13_SF
Fair -	.0000	.0000	.0000	.0000	.0000	.0000
Fair	.0000	.0000	.0000	.0000	.0000	.0000
Fair +	.0000	.0000	.0000	.0000	.0000	.0000
Average	.0000	.0000	.0000	.0000	.0000	.0000
Average +	.0000	.0000	.0000	.0000	.0000	.0000
Total	.0000	.0000	.0000	.0000	.0000	.0000

Graph

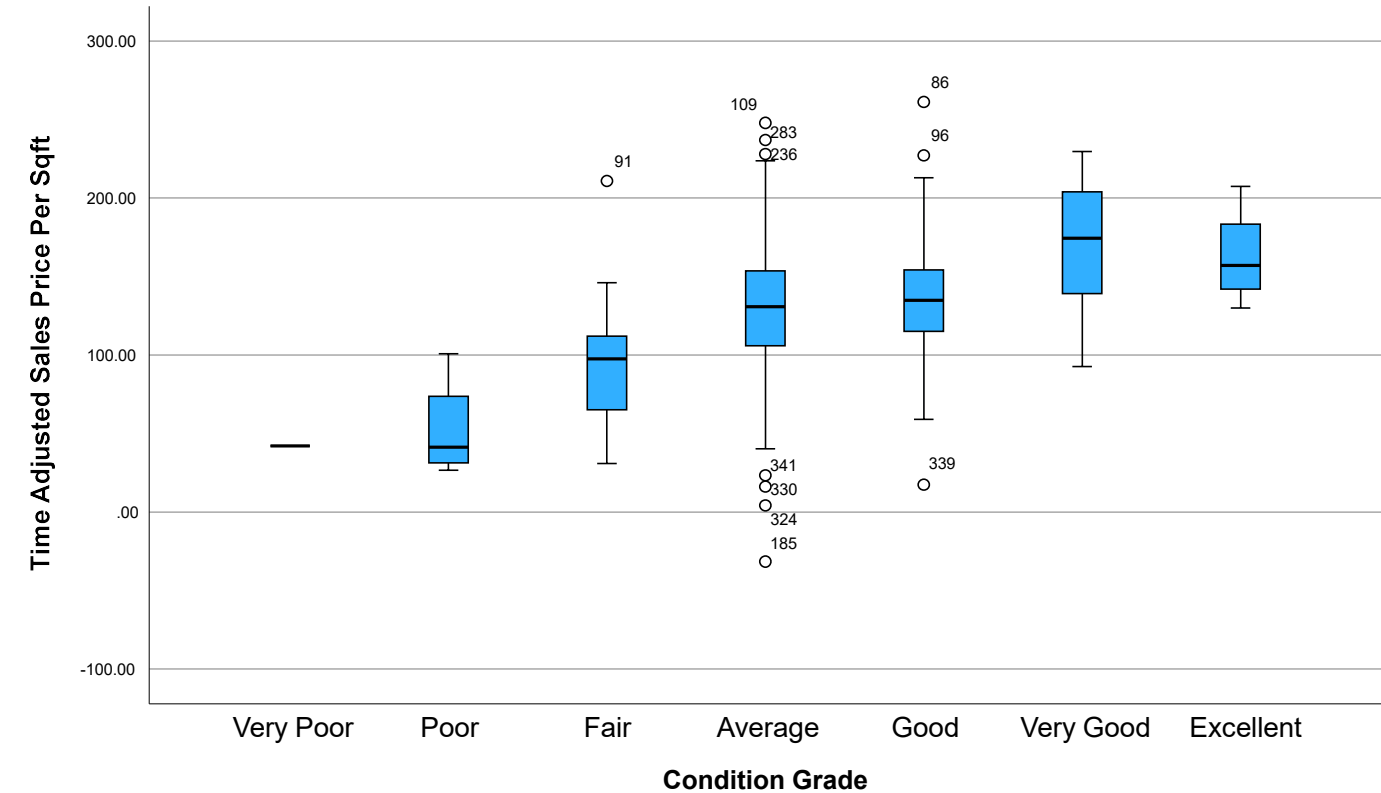


Explore
Condition Grade

Case Processing Summary

		Valid		Cases Missing		Total	
Condition Grade		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Very Poor	1	100.0%	0	0.0%	1	100.0%
	Poor	4	100.0%	0	0.0%	4	100.0%
	Fair	29	100.0%	0	0.0%	29	100.0%
	Average	190	100.0%	0	0.0%	190	100.0%
	Good	111	100.0%	0	0.0%	111	100.0%
	Very Good	14	100.0%	0	0.0%	14	100.0%
	Excellent	6	100.0%	0	0.0%	6	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Total Living Area * Condition Grade	355	100.0%	0	0.0%	355	100.0%

Report

Total Living Area Condition Grade	Mean	Median	N	Std. Deviation
Very Poor	1296.00	1296.00	1	.
Poor	1142.50	1002.00	4	443.144
Fair	1402.34	1404.00	29	248.106
Average	1576.50	1512.00	190	397.530
Good	1674.61	1742.00	111	368.729
Very Good	1489.43	1536.00	14	325.544
Excellent	1369.83	1414.00	6	169.142
Total	1580.34	1512.00	355	382.507

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price * Condition Grade	355	100.0%	0	0.0%	355	100.0%

Report

Time Adjusted Sales Price

Condition Grade	Mean	Median	N	Std. Deviation
Very Poor	111000.0000	111000.0000	1	.
Poor	145911.4219	140000.0000	4	68726.77833
Fair	248177.4643	255387.7122	29	67808.57122
Average	315053.6318	320206.2104	190	80990.39967
Good	346797.3331	345939.1940	111	74325.64514
Very Good	347968.8802	361645.1881	14	58217.18593
Excellent	315408.0641	317500.0000	6	24374.75757
Total	318339.4334	325000.0000	355	83129.36605

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Condition Grade	355	100.0%	0	0.0%	355	100.0%

Report

Time Adjusted Sales Price Per Sqft

Condition Grade	Mean	Median	N	Std. Deviation
Very Poor	42.1296	42.1296	1	.
Poor	52.5328	41.3286	4	33.20275
Fair	94.5504	97.5958	29	38.21184
Average	128.7782	130.8269	190	41.65596
Good	136.2185	134.7802	111	37.80177
Very Good	170.4125	174.3411	14	40.58845
Excellent	162.8162	157.0802	6	29.09843
Total	129.4225	131.3072	355	43.07849

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
COND1_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND2_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND3_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND4_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND5_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND6_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%
COND7_SF * Condition Grade	355	100.0%	0	0.0%	355	100.0%

Report

Mean

Condition Grade	COND1_SF	COND2_SF	COND3_SF	COND4_SF	COND5_SF	COND6_SF	COND7_SF
Very Poor	1296.0000	.0000	.0000	.0000	.0000	.0000	.0000
Poor	.0000	1142.5000	.0000	.0000	.0000	.0000	.0000
Fair	.0000	.0000	1402.3448	.0000	.0000	.0000	.0000

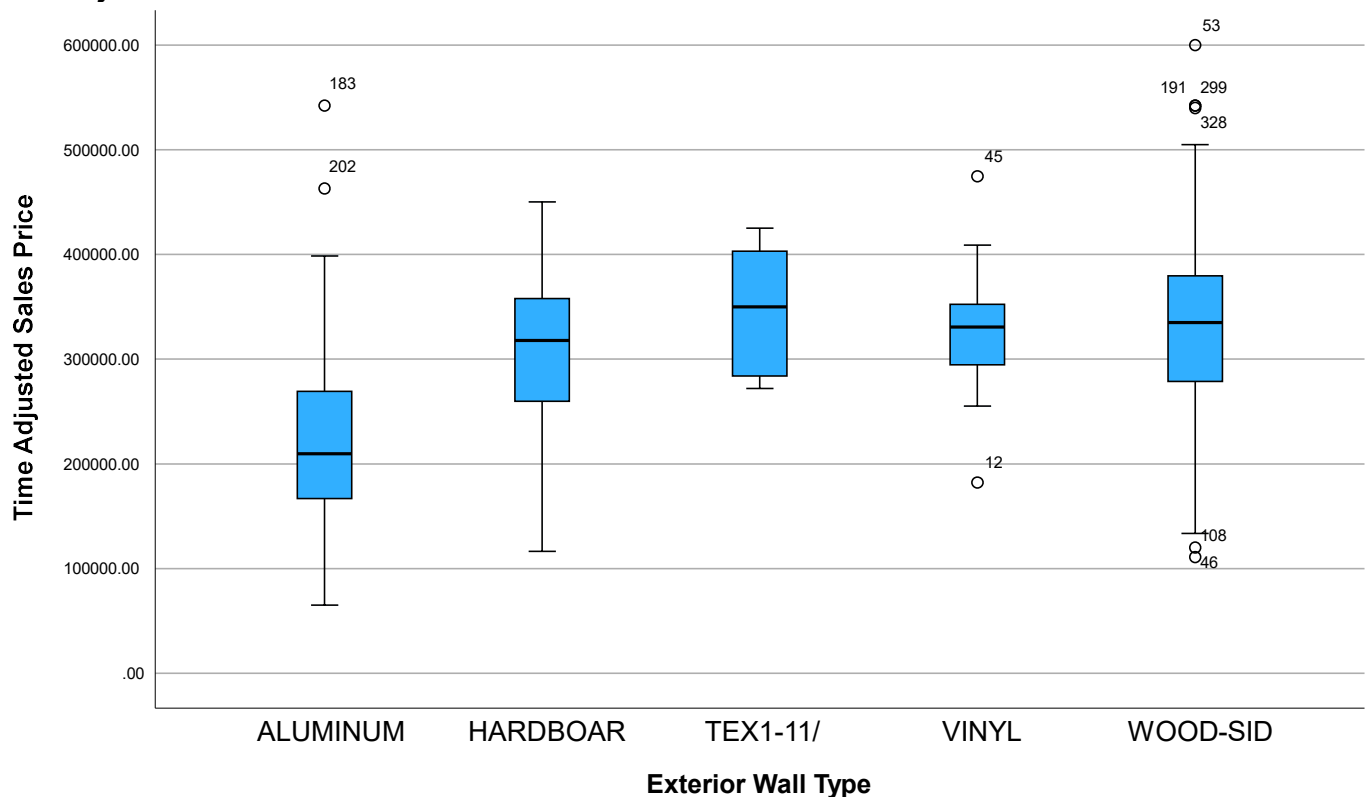
Average	.0000	.0000	.0000	1576.5000	.0000	.0000	.0000
Good	.0000	.0000	.0000	.0000	1674.6126	.0000	.0000
Very Good	.0000	.0000	.0000	.0000	.0000	1489.4286	.0000
Excellent	.0000	.0000	.0000	.0000	.0000	.0000	1369.8333
Total	3.6507	12.8732	114.5577	843.7606	523.6113	58.7380	23.1521

Explore Exterior Wall Type

Case Processing Summary

	Exterior Wall Type	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	ALUMINUM	22	100.0%	0	0.0%	22	100.0%
	HARDBOARD	88	100.0%	0	0.0%	88	100.0%
	TEX1-11/PWD	13	100.0%	0	0.0%	13	100.0%
	VINYL	17	100.0%	0	0.0%	17	100.0%
	WOOD-SIDING	215	100.0%	0	0.0%	215	100.0%

Time Adjusted Sales Price



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * Exterior Wall Type	355	100.0%	0	0.0%	355	100.0%

Report

Time Adjusted Sales Price Per Sqft

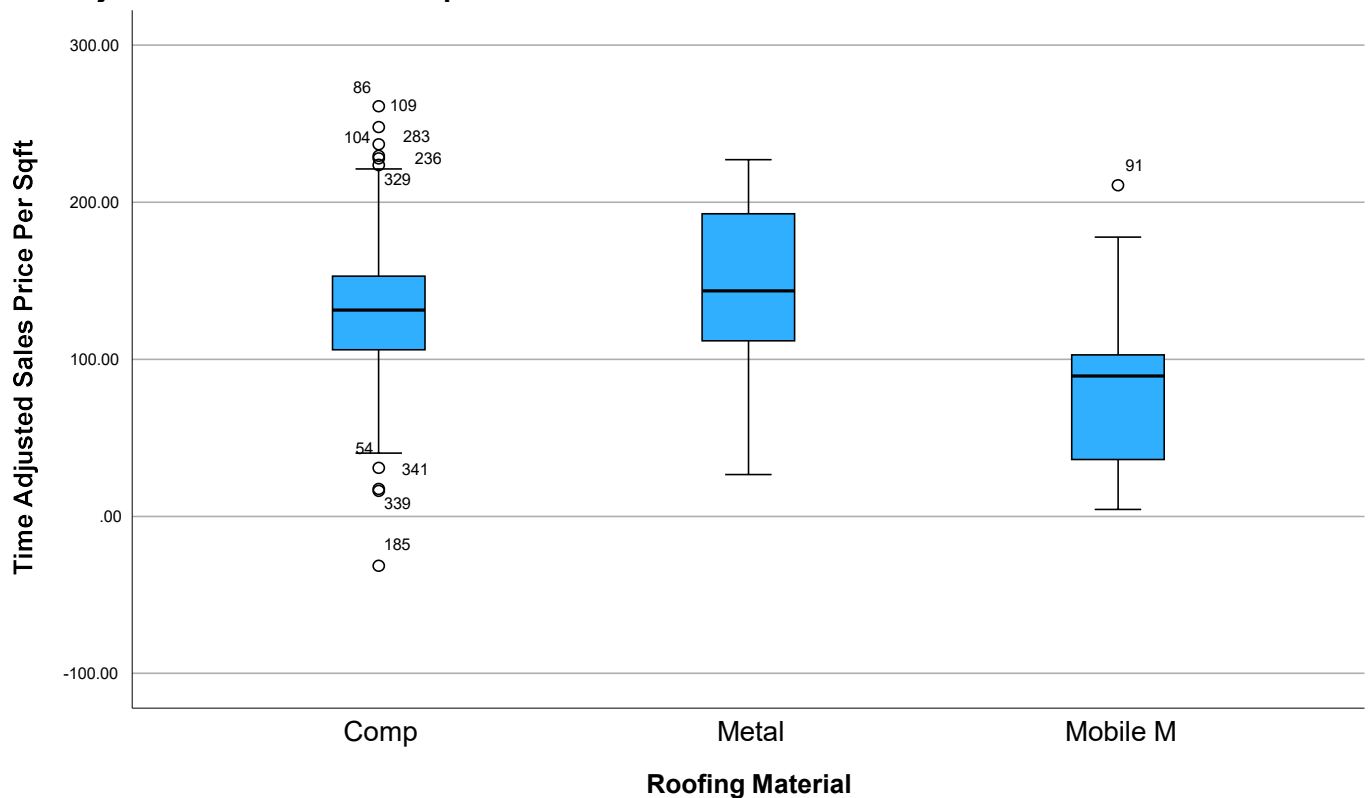
Exterior Wall Type	Mean	Median	N	Std. Deviation
ALUMINUM	83.8035	89.2709	22	55.99273
HARDBOARD	122.7646	124.8790	88	36.41145
TEX1-11/PWD	141.0458	138.0387	13	48.70497
VINYL	143.8185	151.9876	17	53.20813
WOOD-SIDING	134.9745	134.9041	215	39.88296
Total	129.4225	131.3072	355	43.07849

Explore Roofing Material

Case Processing Summary

	Roofing Material	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	Comp	329	100.0%	0	0.0%	329	100.0%
	Metal	16	100.0%	0	0.0%	16	100.0%
	Mobile Metal	10	100.0%	0	0.0%	10	100.0%

Time Adjusted Sales Price Per Sqft

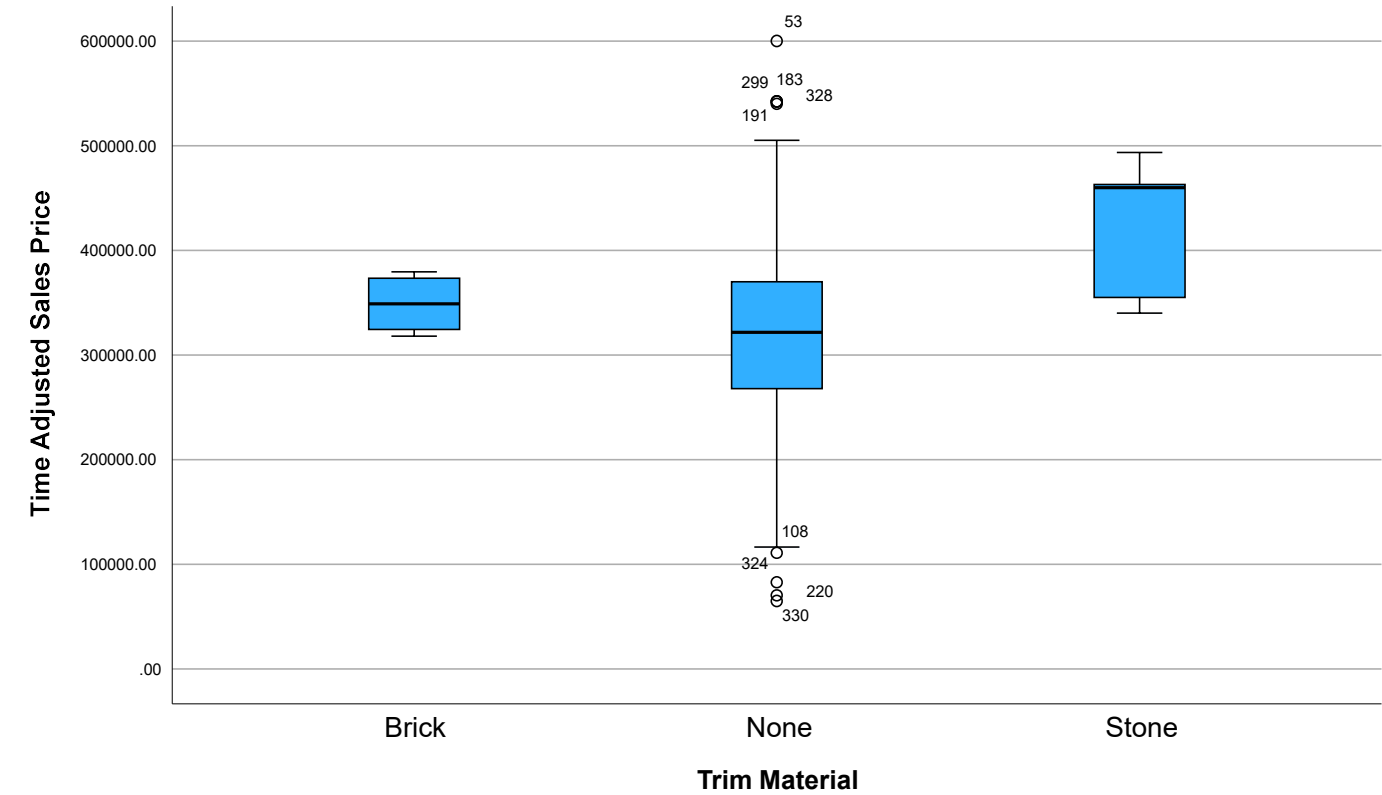


Explore Trim Material

Case Processing Summary

	Trim Material	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	Brick	4	100.0%	0	0.0%	4	100.0%
	None	346	100.0%	0	0.0%	346	100.0%
	Stone	5	100.0%	0	0.0%	5	100.0%

Time Adjusted Sales Price

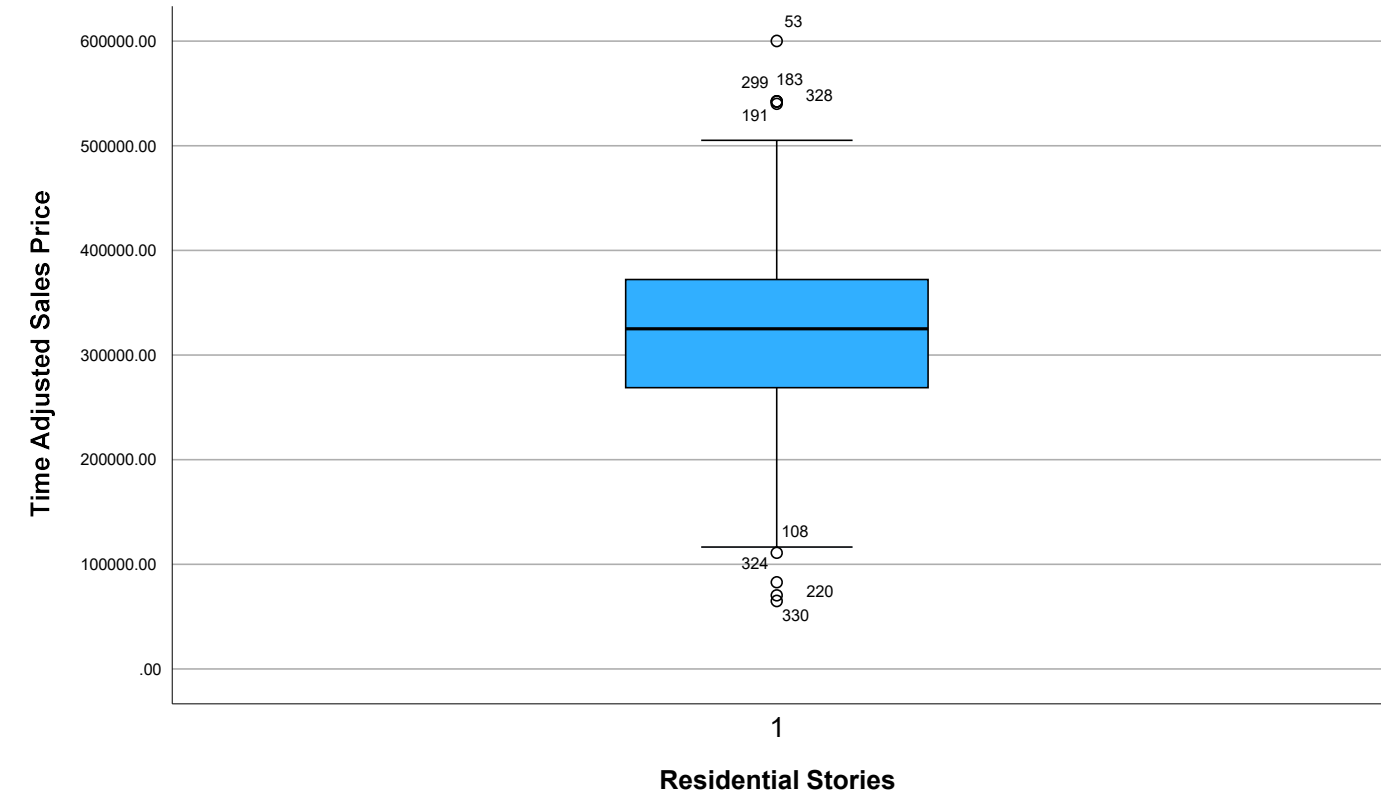


Explore
Residential Stories

Case Processing Summary

		Valid		Cases Missing		Total	
Residential Stories		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	1	355	100.0%	0	0.0%	355	100.0%

Time Adjusted Sales Price

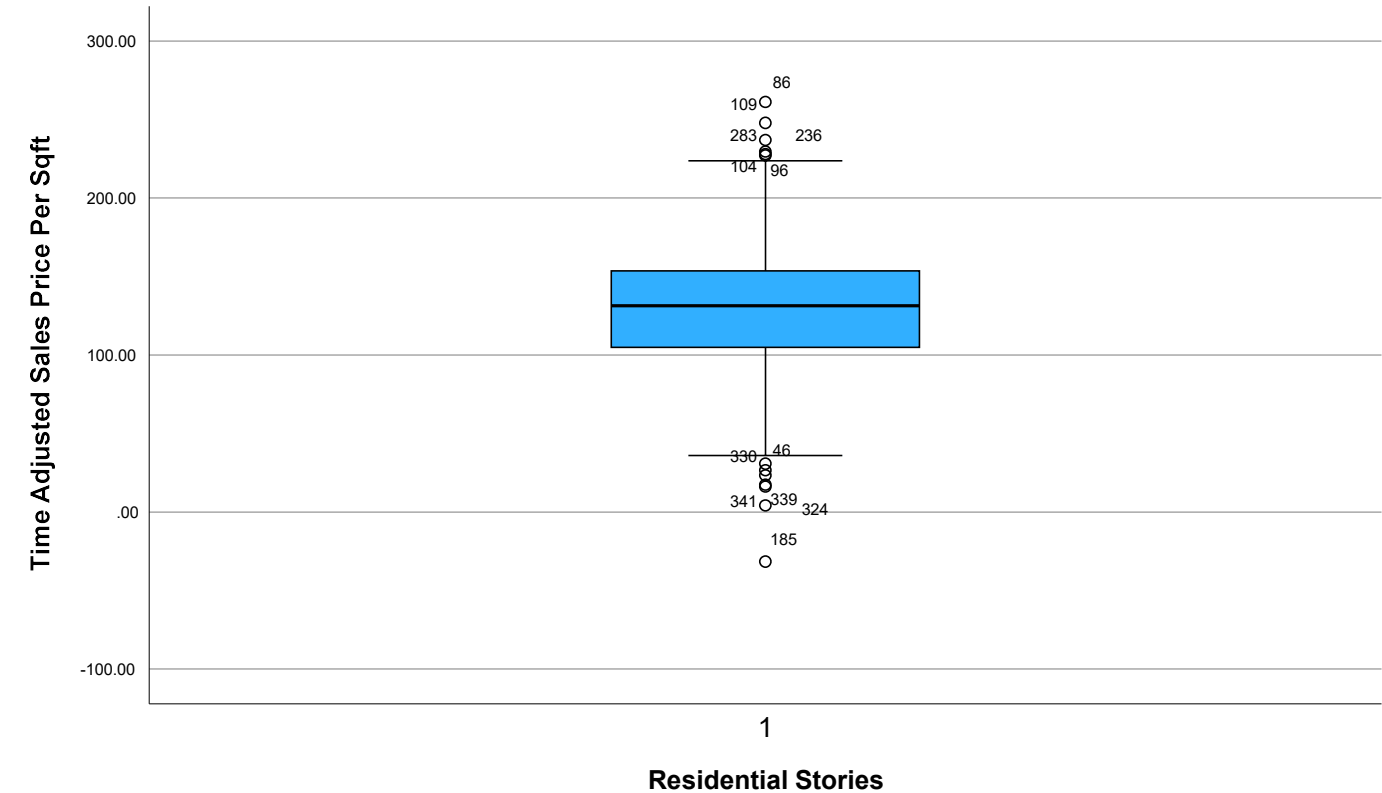


Explore
Residential Stories

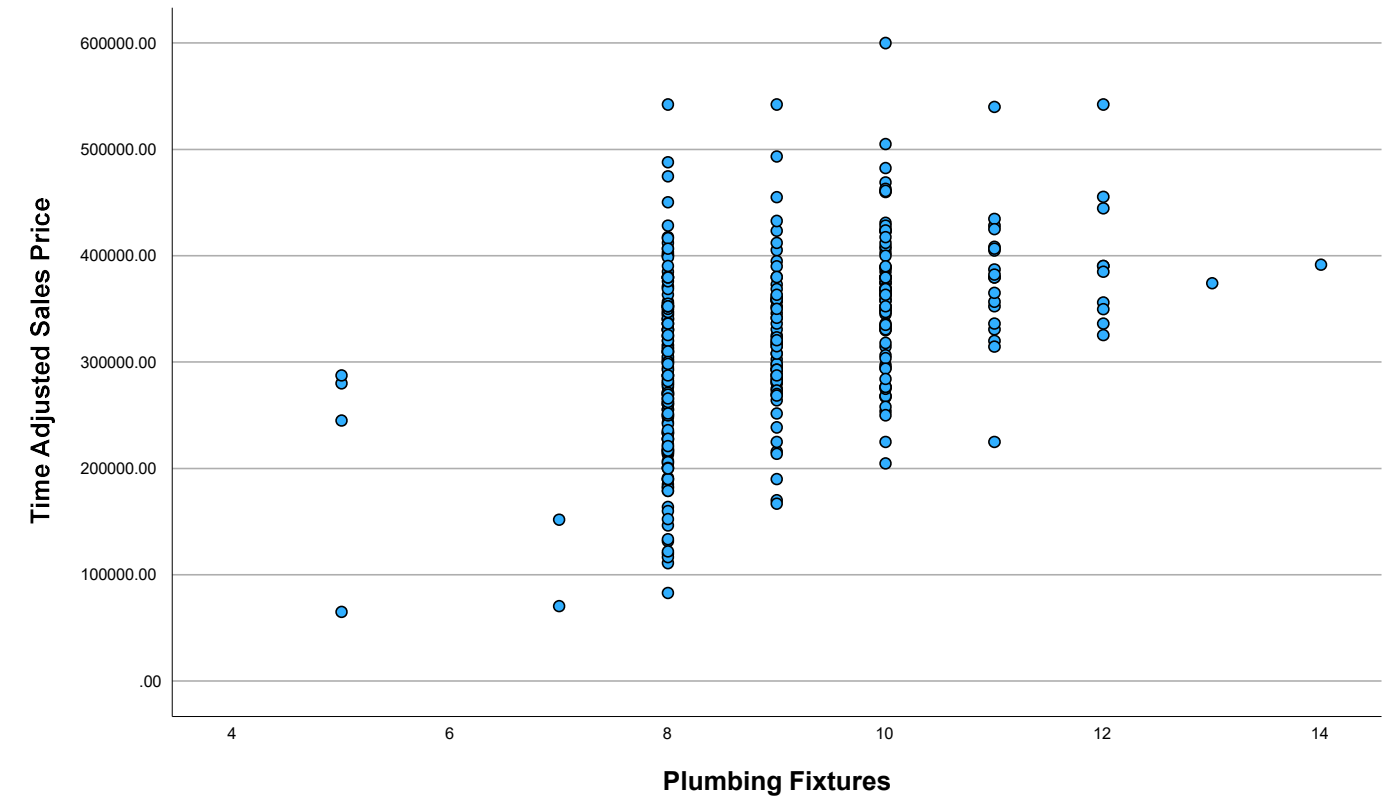
Case Processing Summary

	Residential Stories	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	1	355	100.0%	0	0.0%	355	100.0%
Per Sqft							

Time Adjusted Sales Price Per Sqft



Graph

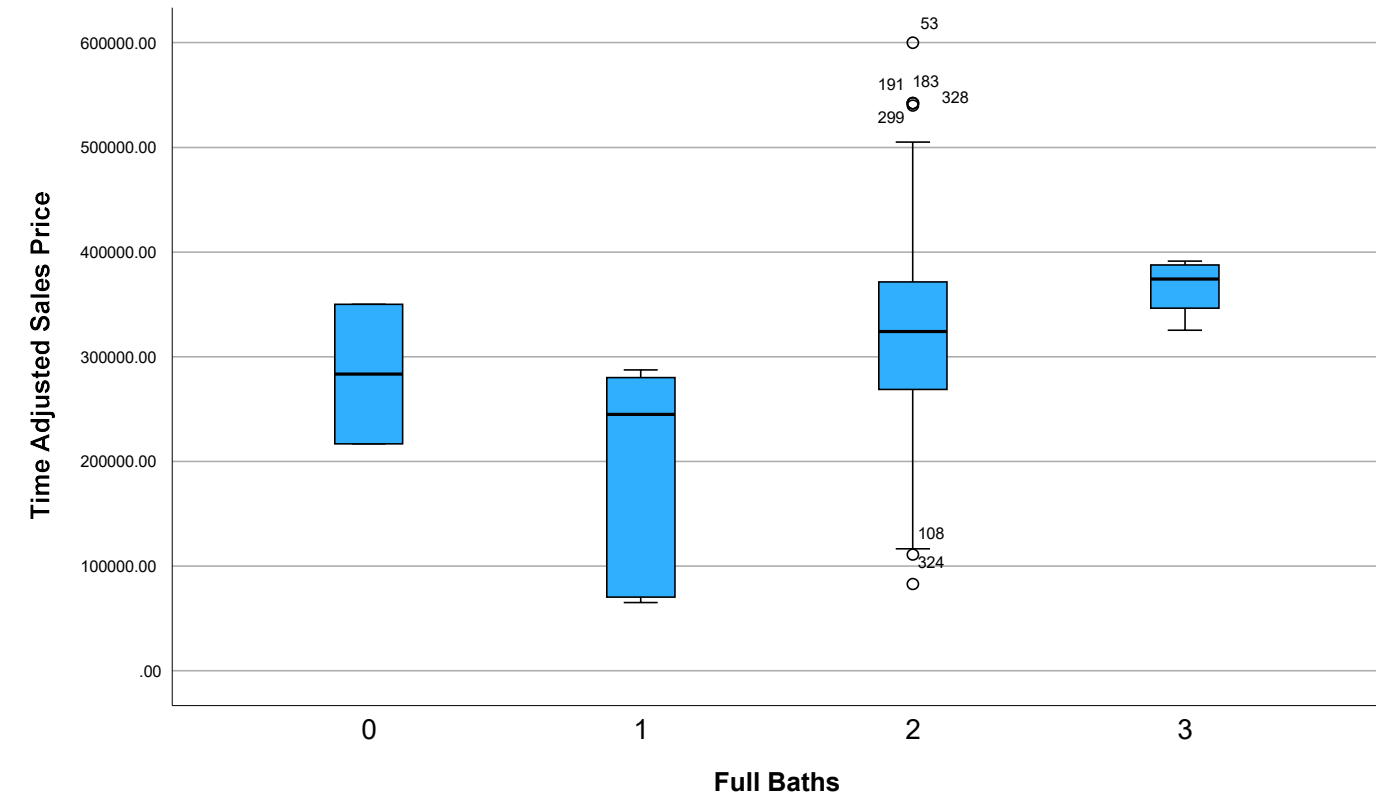


Explore
Full Baths

Case Processing Summary

	Full Baths	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	0	2	100.0%	0	0.0%	2	100.0%
	1	5	100.0%	0	0.0%	5	100.0%
	2	341	100.0%	0	0.0%	341	100.0%
	3	7	100.0%	0	0.0%	7	100.0%

Time Adjusted Sales Price



Explore
Number of Bedrooms

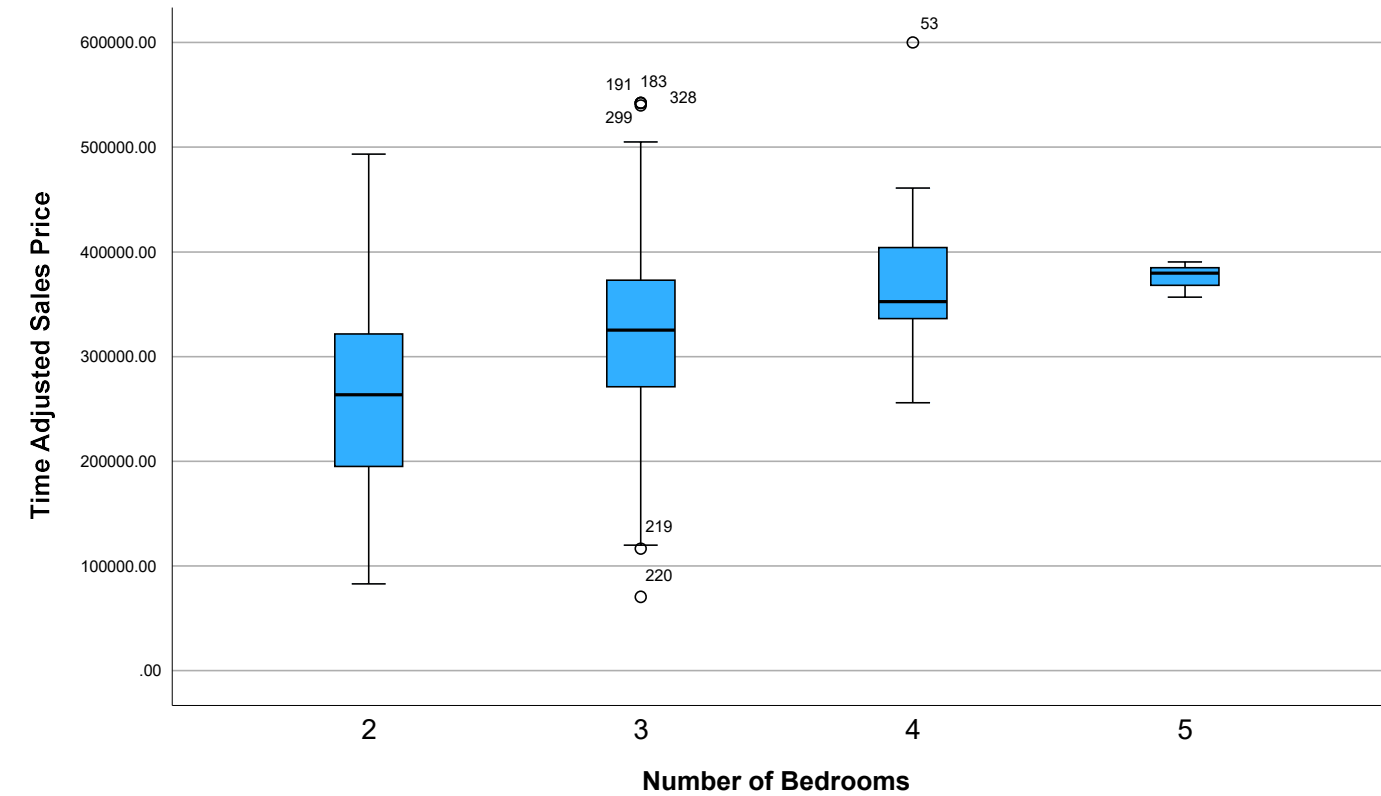
Case Processing Summary

	Number of Bedrooms	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	2	39	100.0%	0	0.0%	39	
	3	278	100.0%	0	0.0%	278	
	4	27	100.0%	0	0.0%	27	
	5	3	100.0%	0	0.0%	3	

Case Processing Summary

	Number of Bedrooms	Cases Total	
		Percent	
Time Adjusted Sales Price	2	100.0%	
	3	100.0%	
	4	100.0%	
	5	100.0%	

Time Adjusted Sales Price



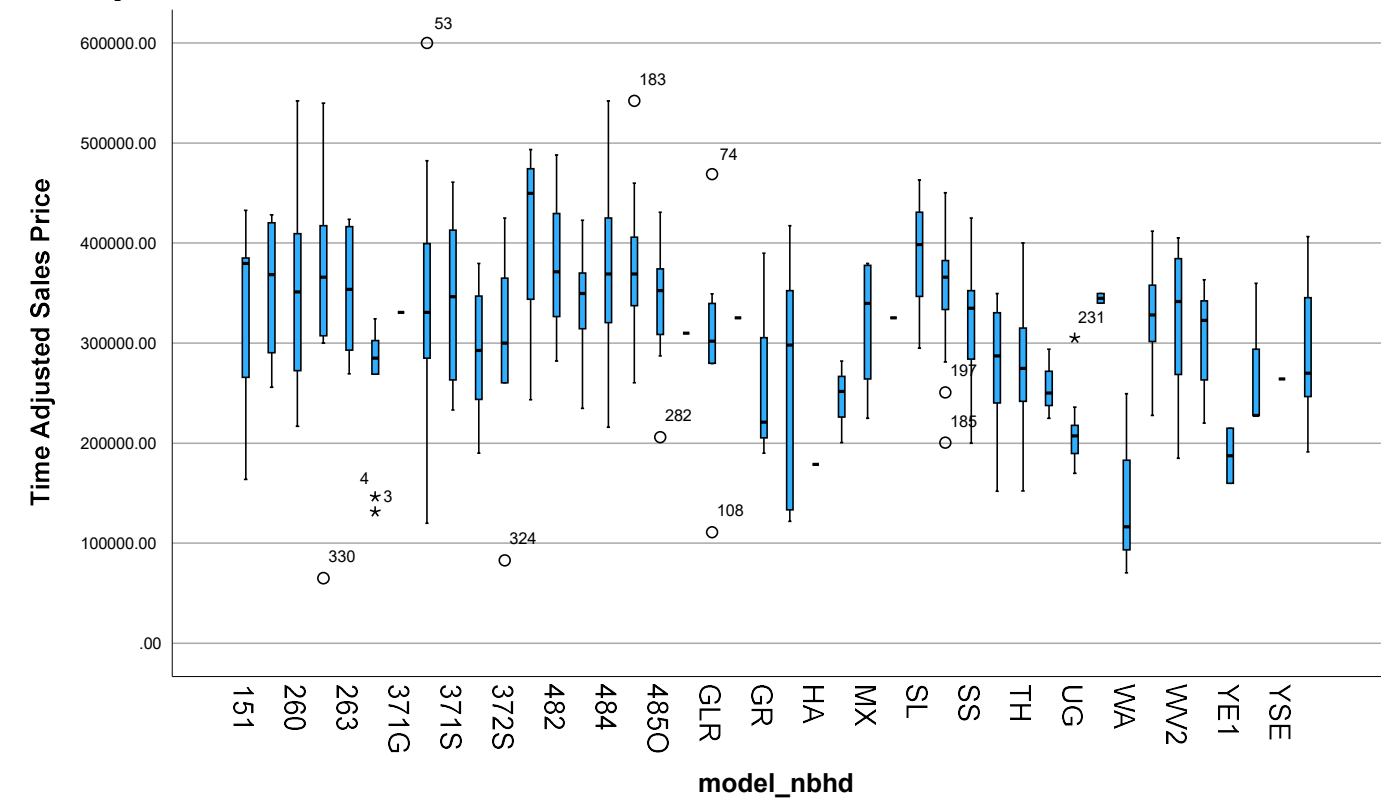
Explore
model_nbhd

Case Processing Summary

		Valid		Cases Missing		Total	
model_nbhd		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price	151	7	100.0%	0	0.0%	7	100.0%
	153	4	100.0%	0	0.0%	4	100.0%
	260	16	100.0%	0	0.0%	16	100.0%
	261	8	100.0%	0	0.0%	8	100.0%
	263	6	100.0%	0	0.0%	6	100.0%
	370	9	100.0%	0	0.0%	9	100.0%
	371G	1	100.0%	0	0.0%	1	100.0%
	371R	29	100.0%	0	0.0%	29	100.0%
	371S	8	100.0%	0	0.0%	8	100.0%
	372	7	100.0%	0	0.0%	7	100.0%
	372S	5	100.0%	0	0.0%	5	100.0%
	481	4	100.0%	0	0.0%	4	100.0%
	482	3	100.0%	0	0.0%	3	100.0%
	483	10	100.0%	0	0.0%	10	100.0%
	484	8	100.0%	0	0.0%	8	100.0%
	485	23	100.0%	0	0.0%	23	100.0%
	485O	7	100.0%	0	0.0%	7	100.0%
	485P	1	100.0%	0	0.0%	1	100.0%
	GLR	7	100.0%	0	0.0%	7	100.0%
	GLV	1	100.0%	0	0.0%	1	100.0%
	GR	3	100.0%	0	0.0%	3	100.0%
	GV	5	100.0%	0	0.0%	5	100.0%
	HA	1	100.0%	0	0.0%	1	100.0%
	MB	3	100.0%	0	0.0%	3	100.0%

	MX	4	100.0%	0	0.0%	4	100.0%
	NA	1	100.0%	0	0.0%	1	100.0%
	SL	3	100.0%	0	0.0%	3	100.0%
	SLN	20	100.0%	0	0.0%	20	100.0%
	SS	9	100.0%	0	0.0%	9	100.0%
	TC	11	100.0%	0	0.0%	11	100.0%
	TH	30	100.0%	0	0.0%	30	100.0%
	TP	3	100.0%	0	0.0%	3	100.0%
	UG	9	100.0%	0	0.0%	9	100.0%
	UGW	2	100.0%	0	0.0%	2	100.0%
	WA	3	100.0%	0	0.0%	3	100.0%
	WV1	48	100.0%	0	0.0%	48	100.0%
	WV2	15	100.0%	0	0.0%	15	100.0%
	YC1	8	100.0%	0	0.0%	8	100.0%
	YE1	2	100.0%	0	0.0%	2	100.0%
	YN2	3	100.0%	0	0.0%	3	100.0%
	YSE	1	100.0%	0	0.0%	1	100.0%
	ZH	7	100.0%	0	0.0%	7	100.0%

Time Adjusted Sales Price



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price * model_nbhd	355	100.0%	0	0.0%	355	100.0%

Report

Time Adjusted Sales Price model_nbhd	Mean	Median	N	Std. Deviation
151	325334.6652	379557.1094	7	107948.52077

153	355326.5813	368545.2880	4	80351.83252
260	356967.9245	351222.9436	16	92777.64095
261	348303.0501	365947.2759	8	137103.02192
263	351700.6806	353820.8732	6	65207.78034
370	261312.0828	285000.0000	9	71552.18650
371G	330756.9096	330756.9096	1	.
371R	335295.2321	330756.9096	29	100412.94911
371S	342408.5714	346565.7146	8	85273.75855
372	291961.3176	292801.1987	7	70203.20573
372S	286633.1733	300000.0000	5	130065.86102
481	409089.2227	449812.0212	4	112496.12031
482	380460.8168	371423.7428	3	103319.48849
483	342255.0624	349753.1701	10	51420.71701
484	373493.7492	369269.6813	8	99752.63690
485	370991.1368	369000.0000	23	63027.07431
485O	336443.1923	352445.8873	7	72505.78915
485P	310000.0000	310000.0000	1	.
GLR	302961.3918	301991.1440	7	106741.77998
GLV	325334.6652	325334.6652	1	.
GR	267000.0000	221000.0000	3	107642.92824
GV	264710.0201	298223.4431	5	132088.63559
HA	178934.0659	178934.0659	1	.
MB	244723.9648	251592.1411	3	41099.51584
MX	321038.1992	339797.8438	4	72951.13407
NA	325334.6652	325334.6652	1	.
SL	385511.6550	398534.9649	3	84753.79018
SLN	351697.5937	366001.4983	20	56633.53679
SS	318097.2234	335000.0000	9	65906.08527
TC	275411.6043	287378.9542	11	66376.50226
TH	275101.6038	274907.7921	30	55569.03584
TP	256295.2159	250000.0000	3	34871.62767
UG	213597.2731	207129.7368	9	39587.56347
UGW	344867.3825	344867.3825	2	6883.51840
WA	145490.1354	116557.9854	3	92909.37497
WV1	326675.8400	328316.8996	48	40981.38496
WV2	321445.5515	341601.3984	15	69743.59220
YC1	304957.7783	322878.4548	8	50422.98676
YE1	187500.0000	187500.0000	2	38890.87297
YN2	271806.3011	227734.2656	3	76377.98770
YSE	264063.3032	264063.3032	1	.
ZH	293203.6098	270000.0000	7	75868.08011
Total	318339.4334	325000.0000	355	83129.36605

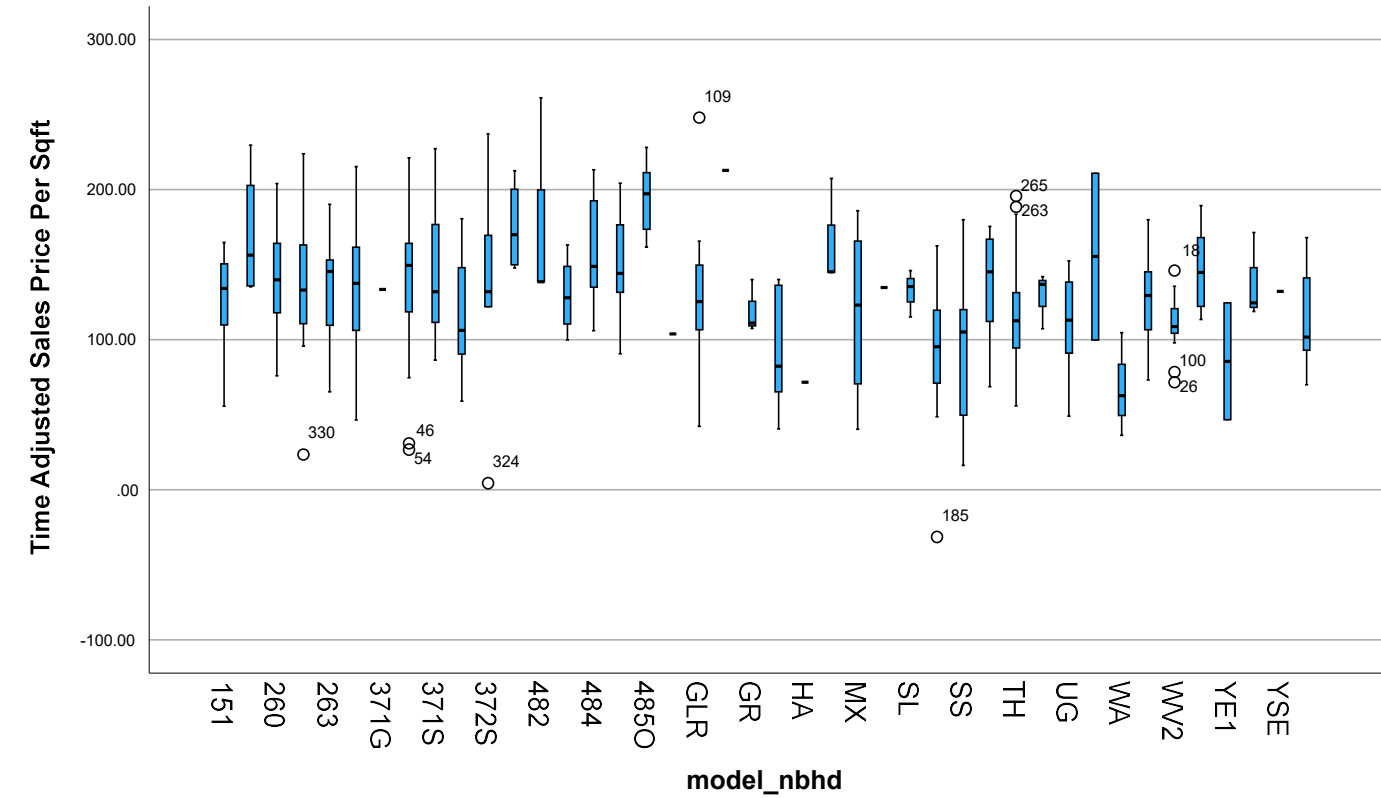
Explore model_nbhd

Case Processing Summary

	model_nbhd	Valid		Cases Missing		Total	
		N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft	151	7	100.0%	0	0.0%	7	100.0%
	153	4	100.0%	0	0.0%	4	100.0%
	260	16	100.0%	0	0.0%	16	100.0%
	261	8	100.0%	0	0.0%	8	100.0%
	263	6	100.0%	0	0.0%	6	100.0%
	370	9	100.0%	0	0.0%	9	100.0%
	371G	1	100.0%	0	0.0%	1	100.0%
	371R	29	100.0%	0	0.0%	29	100.0%
	371S	8	100.0%	0	0.0%	8	100.0%

	372	7	100.0%	0	0.0%	7	100.0%
	372S	5	100.0%	0	0.0%	5	100.0%
	481	4	100.0%	0	0.0%	4	100.0%
	482	3	100.0%	0	0.0%	3	100.0%
	483	10	100.0%	0	0.0%	10	100.0%
	484	8	100.0%	0	0.0%	8	100.0%
	485	23	100.0%	0	0.0%	23	100.0%
	485O	7	100.0%	0	0.0%	7	100.0%
	485P	1	100.0%	0	0.0%	1	100.0%
	GLR	7	100.0%	0	0.0%	7	100.0%
	GLV	1	100.0%	0	0.0%	1	100.0%
	GR	3	100.0%	0	0.0%	3	100.0%
	GV	5	100.0%	0	0.0%	5	100.0%
	HA	1	100.0%	0	0.0%	1	100.0%
	MB	3	100.0%	0	0.0%	3	100.0%
	MX	4	100.0%	0	0.0%	4	100.0%
	NA	1	100.0%	0	0.0%	1	100.0%
	SL	3	100.0%	0	0.0%	3	100.0%
	SLN	20	100.0%	0	0.0%	20	100.0%
	SS	9	100.0%	0	0.0%	9	100.0%
	TC	11	100.0%	0	0.0%	11	100.0%
	TH	30	100.0%	0	0.0%	30	100.0%
	TP	3	100.0%	0	0.0%	3	100.0%
	UG	9	100.0%	0	0.0%	9	100.0%
	UGW	2	100.0%	0	0.0%	2	100.0%
	WA	3	100.0%	0	0.0%	3	100.0%
	WV1	48	100.0%	0	0.0%	48	100.0%
	WV2	15	100.0%	0	0.0%	15	100.0%
	YC1	8	100.0%	0	0.0%	8	100.0%
	YE1	2	100.0%	0	0.0%	2	100.0%
	YN2	3	100.0%	0	0.0%	3	100.0%
	YSE	1	100.0%	0	0.0%	1	100.0%
	ZH	7	100.0%	0	0.0%	7	100.0%

Time Adjusted Sales Price Per Sqft



Means

Case Processing Summary

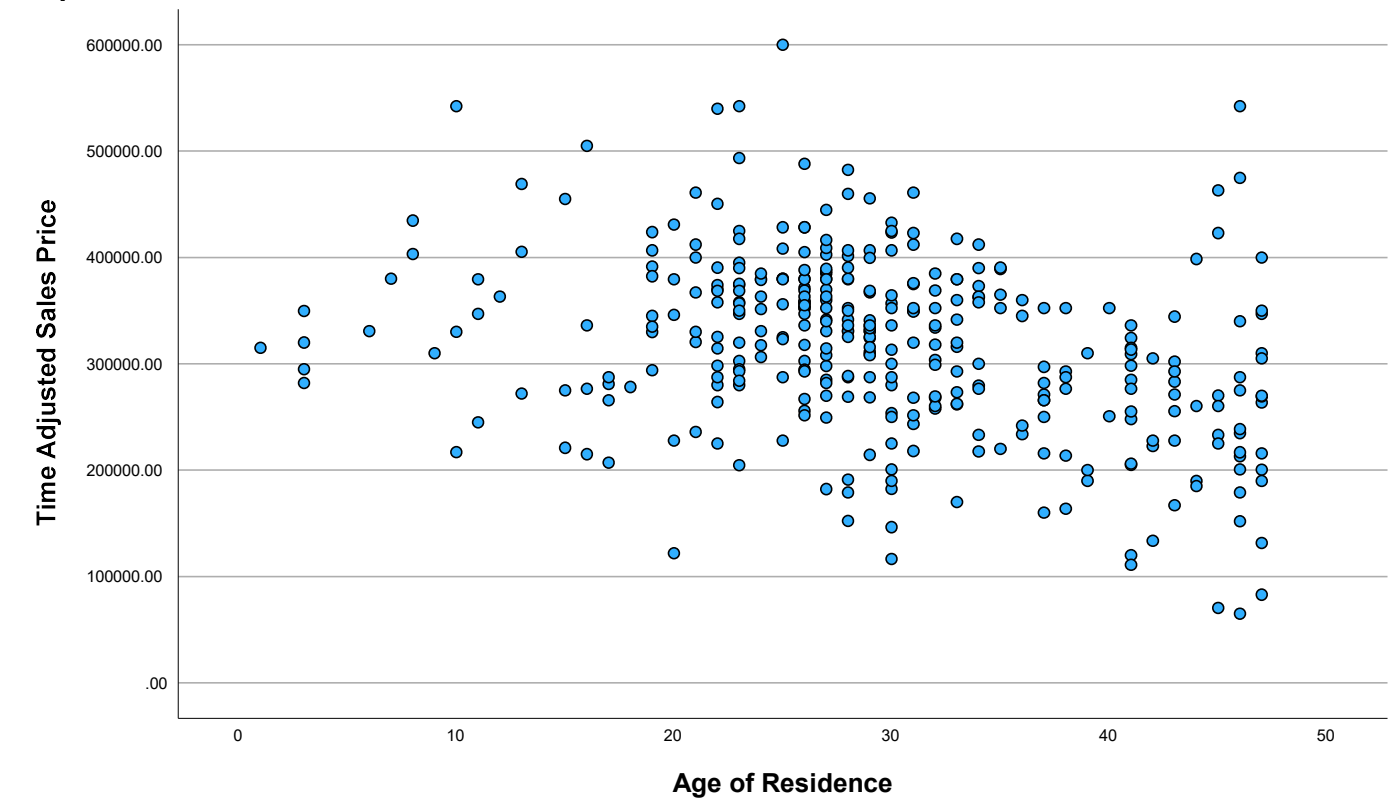
	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Time Adjusted Sales Price Per Sqft * model_nbhd	355	100.0%	0	0.0%	355	100.0%

Report

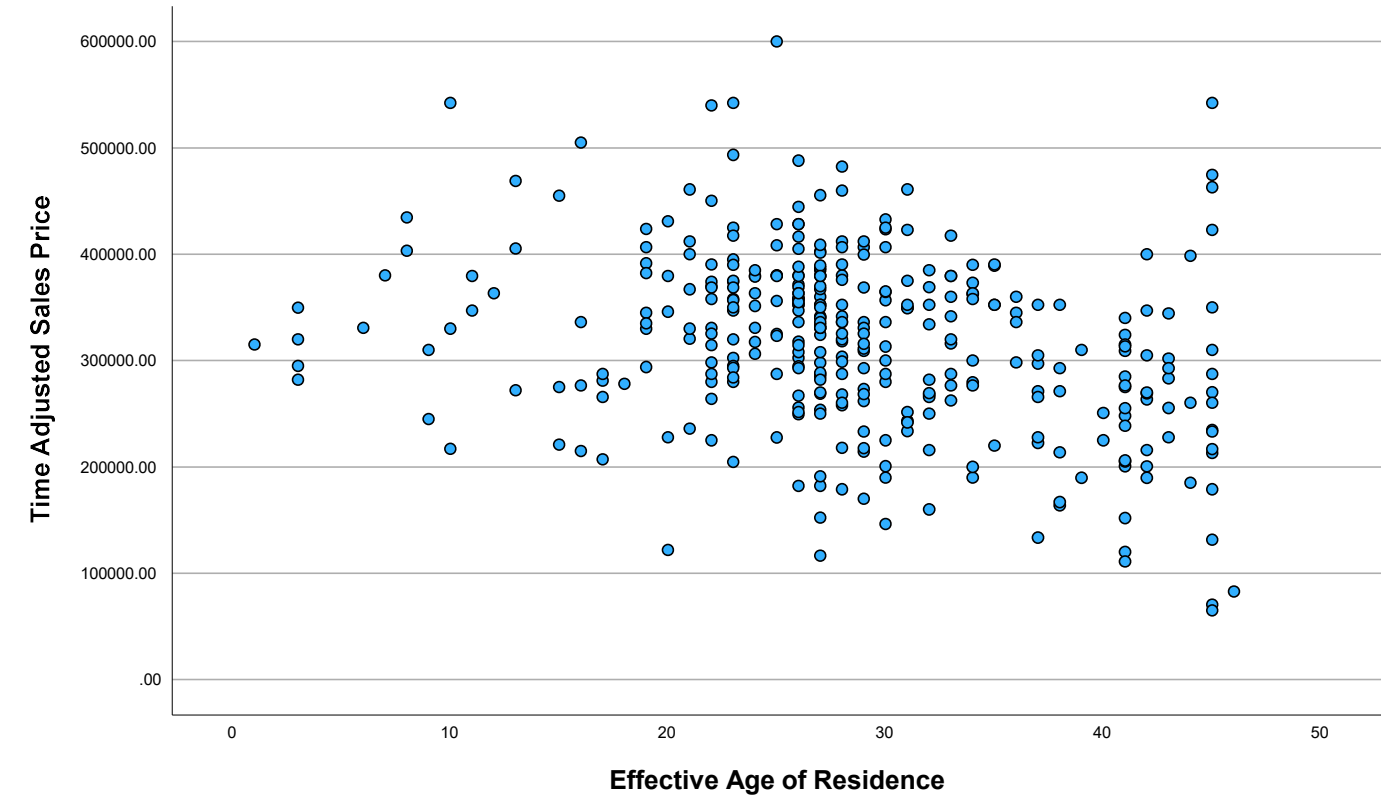
model_nbhd	Mean	Median	N	Std. Deviation
151	124.9400	134.1386	7	37.73164
153	169.2622	156.1780	4	44.45171
260	139.2864	139.8522	16	34.35850
261	132.5327	132.9252	8	57.92234
263	134.7442	145.3242	6	42.85624
370	134.5973	137.4906	9	52.32776
371G	133.4302	133.4302	1	.
371R	138.7312	149.4302	29	45.49379
371S	144.1888	131.8056	8	49.56634
372	117.4210	106.1595	7	42.61990
372S	132.8877	131.8526	5	84.89492
481	174.9761	169.9161	4	30.73681
482	179.3394	138.4737	3	70.83455
483	129.5985	127.8280	10	21.04638
484	158.9370	148.8286	8	36.72355
485	151.6501	144.0059	23	31.95043
485O	193.6961	197.1380	7	24.80522
485P	103.8159	103.8159	1	.
GLR	132.5352	125.2784	7	64.03651
GLV	212.8260	212.8260	1	.

GR	119.4462	110.9428	3	17.88824
GV	92.7849	82.1601	5	43.99941
HA	71.6055	71.6055	1	.
MB	165.7639	145.2223	3	36.00758
MX	118.0020	122.8788	4	62.42684
NA	134.7802	134.7802	1	.
SL	132.0771	135.3704	3	15.70600
SLN	92.2889	95.1870	20	41.97491
SS	93.5030	105.1091	9	55.12158
TC	135.4580	145.1412	11	37.92239
TH	117.0738	112.4606	30	35.13857
TP	128.6709	136.8148	3	18.72490
UG	107.0915	112.8752	9	34.70640
UGW	155.3214	155.3214	2	78.53022
WA	67.7442	62.5909	3	34.52732
WV1	126.9394	129.3281	48	25.50095
WV2	110.4834	108.6546	15	19.42861
YC1	146.5364	144.7808	8	28.46221
YE1	85.4556	85.4556	2	54.98678
YN2	138.1120	124.3836	3	28.87642
YSE	132.2082	132.2082	1	.
ZH	115.2854	101.5638	7	35.66383
Total	129.4225	131.3072	355	43.07849

Graph



Graph



Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Age1 * Age of Residence	355	100.0%	0	0.0%	355	100.0%
Age2 * Age of Residence	355	100.0%	0	0.0%	355	100.0%
Age3 * Age of Residence	355	100.0%	0	0.0%	355	100.0%

Report

Mean			
Age of Residence	Age1	Age2	Age3
1	1.0000	.0000	.0000
3	3.0000	.0000	.0000
6	6.0000	.0000	.0000
7	7.0000	.0000	.0000
8	8.0000	.0000	.0000
9	9.0000	.0000	.0000
10	10.0000	.0000	.0000
11	11.0000	.0000	.0000
12	12.0000	.0000	.0000
13	13.0000	.0000	.0000
15	15.0000	.0000	.0000
16	16.0000	.0000	.0000
17	17.0000	.0000	.0000
18	18.0000	.0000	.0000
19	19.0000	.0000	.0000
20	20.0000	.0000	.0000
21	21.0000	.0000	.0000
22	22.0000	.0000	.0000
23	23.0000	.0000	.0000

24	24.0000	.0000	.0000
25	25.0000	.0000	.0000
26	25.0000	1.0000	.0000
27	25.0000	2.0000	.0000
28	25.0000	3.0000	.0000
29	25.0000	4.0000	.0000
30	25.0000	5.0000	.0000
31	25.0000	6.0000	.0000
32	25.0000	7.0000	.0000
33	25.0000	8.0000	.0000
34	25.0000	9.0000	.0000
35	25.0000	10.0000	.0000
36	25.0000	11.0000	.0000
37	25.0000	12.0000	.0000
38	25.0000	13.0000	.0000
39	25.0000	14.0000	.0000
40	25.0000	14.0000	1.0000
41	25.0000	14.0000	2.0000
42	25.0000	14.0000	3.0000
43	25.0000	14.0000	4.0000
44	25.0000	14.0000	5.0000
45	25.0000	14.0000	6.0000
46	25.0000	14.0000	7.0000
47	25.0000	14.0000	8.0000
Total	23.2225	5.3606	.9324

Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	Covered_Porch, nbhd_485O_sqft, nbhd_HA_sqft, nbhd_GLV_sqft, masonry_stone, COND1_SF, COND2_SF, nbhd_482_sqft, nbhd_484_sqft, nbhd_SS_sqft, nbhd_261_sqft, nbhd_260_sqft, nbhd_SLN_sqft, nbhd_485_sqft, ext_wall_AL, COND6_SF, nbhd_371R_sqft, COND3_SF, nbhd_GV_sqft, Plumbing Fixtures, roofing_MT, nbhd_GLR_sqft, Age2, ext_wall_SS, ac_sf, Main Floor Area		. Enter

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.797	.635	.606	45400.44086

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	1177335642105.079	26	45282140080.965	21.969	<.001
	Residual	676073609967.817	328	2061200030.390		
	Total	1853409252072.896	354			

Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	49081.845	20577.607		2.385	.018
	COND1_SF	-92.591	37.282	-.088	-2.484	.014
	COND2_SF	-93.738	20.354	-.165	-4.605	<.001
	COND3_SF	-34.714	6.483	-.188	-5.355	<.001
	COND6_SF	18.186	8.411	.075	2.162	.031
	nbhd_260_sqft	20.553	6.424	.114	3.200	.002
	nbhd_261_sqft	25.347	8.614	.103	2.943	.003
	nbhd_371R_sqft	18.519	5.650	.116	3.278	.001
	nbhd_482_sqft	41.384	16.972	.082	2.438	.015
	nbhd_484_sqft	38.188	9.263	.140	4.123	<.001
	nbhd_485_sqft	22.606	5.915	.135	3.822	<.001
	nbhd_485O_sqft	35.860	13.588	.091	2.639	.009
	nbhd_GLR_sqft	19.345	11.636	.059	1.663	.097
	nbhd_GLV_sqft	65.261	38.663	.056	1.688	.092
	nbhd_GV_sqft	-31.866	14.504	-.081	-2.197	.029
	nbhd_HA_sqft	-61.189	32.488	-.063	-1.883	.061
	nbhd_SLN_sqft	-33.994	6.624	-.175	-5.132	<.001
	nbhd_SS_sqft	-46.942	10.909	-.164	-4.303	<.001
	roofing_MT	28.752	7.590	.136	3.788	<.001
	Main Floor Area	35.120	10.853	.184	3.236	.001
	ac_sf	9.548	5.432	.088	1.758	.080
	Age2	-2311.603	538.569	-.172	-4.292	<.001
	Plumbing Fixtures	10197.801	2585.069	.172	3.945	<.001
	ext_wall_AL	-26595.214	11312.684	-.089	-2.351	.019
	ext_wall_SS	26563.424	15463.189	.069	1.718	.087
	masonry_stone	73047.845	20928.240	.119	3.490	<.001
	Covered_Porch	46.048	21.253	.077	2.167	.031

Residuals Statistics

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	15552.1641	362496.1875	202049.5743	57669.80925	355
Residual	-114251.36719	181296.18750	.00000	43701.40109	355
Std. Predicted Value	-3.234	2.782	.000	1.000	355
Std. Residual	-2.517	3.993	.000	.963	355

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Unstandardized Predicted Value	355	100.0%	0	0.0%	355	100.0%

Report

Unstandardized Predicted Value					
Minimum	Maximum	Median	Mean	N	Std. Deviation
15552.16383	362496.18547	199354.6796720	202049.5742719	355	57669.80924714

Ratio Statistics

Case Processing Summary

	Count
Overall	350
Excluded	0
Total	350

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion
350	1.013	.999	.997	-.084	1.017	.112

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	7	2.0%
	153	4	1.1%
	260	16	4.6%
	261	7	2.0%
	263	6	1.7%
	370	9	2.6%
	371G	1	0.3%
	371R	29	8.3%
	371S	8	2.3%
	372	7	2.0%
	372S	4	1.1%
	481	4	1.1%
	482	3	0.9%
	483	10	2.9%
	484	8	2.3%
	485	23	6.6%
	485O	7	2.0%
	485P	1	0.3%
	GLR	6	1.7%
	GLV	1	0.3%
	GR	3	0.9%
	GV	4	1.1%
	HA	1	0.3%
	MB	3	0.9%
	MX	4	1.1%
	NA	1	0.3%
	SL	3	0.9%
	SLN	20	5.7%
	SS	9	2.6%
	TC	11	3.1%
	TH	30	8.6%
	TP	3	0.9%
	UG	9	2.6%
	UGW	2	0.6%
	WA	2	0.6%
	WV1	48	13.7%
	WV2	15	4.3%
	YC1	8	2.3%
	YE1	2	0.6%
	YN2	3	0.9%
	YSE	1	0.3%
	ZH	7	2.0%
Overall		350	100.0%

Excluded	0
Total	350

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
151	7	1.031	.992	.986	1.046	.114
153	4	.916	.935	.910	1.007	.072
260	16	1.033	.968	1.009	1.024	.110
261	7	1.002	.908	.987	1.015	.130
263	6	.933	.904	.928	1.005	.133
370	9	1.011	.966	.974	1.038	.128
371G	1	.932	.932	.932	1.000	.000
371R	29	1.045	1.012	1.005	1.040	.133
371S	8	.929	.938	.922	1.007	.145
372	7	1.043	.918	.997	1.047	.193
372S	4	.830	.827	.848	.979	.119
481	4	.985	.988	.979	1.007	.044
482	3	.995	1.022	.985	1.010	.111
483	10	.977	.993	.972	1.004	.092
484	8	1.036	1.023	1.009	1.027	.126
485	23	1.002	1.018	.993	1.010	.097
485O	7	.973	1.010	.986	.987	.084
485P	1	1.097	1.097	1.097	1.000	.000
GLR	6	.979	1.015	.983	.996	.068
GLV	1	1.000	1.000	1.000	1.000	.000
GR	3	1.123	1.115	1.114	1.008	.028
GV	4	.931	.876	.935	.996	.101
HA	1	1.000	1.000	1.000	1.000	.000
MB	3	1.009	1.051	.999	1.010	.061
MX	4	1.010	.990	.974	1.037	.170
NA	1	1.004	1.004	1.004	1.000	.000
SL	3	.942	.918	.932	1.010	.059
SLN	20	1.014	.986	1.002	1.012	.124
SS	9	1.028	.912	1.004	1.024	.161
TC	11	1.004	.920	.975	1.029	.141
TH	30	1.055	1.047	1.036	1.018	.103
TP	3	1.025	.996	1.020	1.004	.045
UG	9	1.091	1.059	1.075	1.016	.086
UGW	2	.815	.815	.818	.996	.254
WA	2	.948	.948	1.021	.929	.136
WV1	48	1.030	1.017	1.025	1.005	.082
WV2	15	1.009	.994	1.011	.998	.061
YC1	8	.960	.960	.955	1.006	.068
YE1	2	1.051	1.051	1.069	.984	.112
YN2	3	.985	1.008	.954	1.033	.119
YSE	1	1.140	1.140	1.140	1.000	.000
ZH	7	1.053	1.013	1.029	1.024	.091
Overall	350	1.013	.999	.997	1.017	.112

Ratio Statistics

Case Processing Summary

		Count	Percent
model_nbhd	151	7	2.0%
	153	4	1.1%
	260	16	4.6%
	261	7	2.0%
	263	6	1.7%

370	9	2.6%
371G	1	0.3%
371R	29	8.3%
371S	8	2.3%
372	7	2.0%
372S	4	1.1%
481	4	1.1%
482	3	0.9%
483	10	2.9%
484	8	2.3%
485	23	6.6%
485O	7	2.0%
485P	1	0.3%
GLR	6	1.7%
GLV	1	0.3%
GR	3	0.9%
GV	4	1.1%
HA	1	0.3%
MB	3	0.9%
MX	4	1.1%
NA	1	0.3%
SL	3	0.9%
SLN	20	5.7%
SS	9	2.6%
TC	11	3.1%
TH	30	8.6%
TP	3	0.9%
UG	9	2.6%
UGW	2	0.6%
WA	2	0.6%
WV1	48	13.7%
WV2	15	4.3%
YC1	8	2.3%
YE1	2	0.6%
YN2	3	0.9%
YSE	1	0.3%
ZH	7	2.0%
Overall	350	100.0%
Excluded	0	
Total	350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
151	7	1.039	1.000	.994	1.046	.114
153	4	.980	1.000	.973	1.007	.072
260	16	1.067	1.000	1.042	1.024	.110
261	7	1.103	1.000	1.087	1.015	.130
263	6	1.032	1.000	1.027	1.005	.133
370	9	1.047	1.000	1.008	1.038	.128
371G	1	1.000	1.000	1.000	1.000	.000
371R	29	1.033	1.000	.993	1.040	.133
371S	8	.990	1.000	.983	1.007	.145
372	7	1.137	.999	1.086	1.047	.193
372S	4	1.004	1.000	1.025	.979	.119
481	4	.997	.999	.991	1.007	.044
482	3	.973	1.000	.964	1.010	.111
483	10	.983	1.000	.979	1.004	.092

484	8	1.013	1.000	.987	1.027	.126
485	23	.985	1.000	.975	1.010	.097
485O	7	.964	1.000	.976	.987	.084
485P	1	1.000	1.000	1.000	1.000	.000
GLR	6	.964	1.000	.969	.996	.068
GLV	1	1.000	1.000	1.000	1.000	.000
GR	3	1.007	1.000	.999	1.008	.028
GV	4	1.063	1.000	1.068	.996	.101
HA	1	1.000	1.000	1.000	1.000	.000
MB	3	.961	1.000	.951	1.010	.061
MX	4	1.020	1.000	.984	1.037	.170
NA	1	1.000	1.000	1.000	1.000	.000
SL	3	1.026	1.000	1.015	1.010	.059
SLN	20	1.029	1.000	1.016	1.012	.124
SS	9	1.127	1.000	1.101	1.024	.161
TC	11	1.092	1.000	1.060	1.029	.141
TH	30	1.007	1.000	.990	1.018	.103
TP	3	1.029	1.000	1.024	1.004	.045
UG	9	1.031	1.000	1.015	1.016	.086
UGW	2	1.000	1.000	1.004	.996	.254
WA	2	1.000	1.000	1.077	.929	.136
WV1	48	1.013	1.000	1.008	1.005	.082
WV2	15	1.015	1.000	1.017	.998	.061
YC1	8	1.000	1.000	.995	1.006	.068
YE1	2	1.000	1.000	1.017	.984	.112
YN2	3	.977	1.000	.946	1.033	.119
YSE	1	1.000	1.000	1.000	1.000	.000
ZH	7	1.039	1.000	1.015	1.024	.091
Overall	350	1.023	1.000	1.008	1.015	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Fair -	2	0.6%
	Fair	8	2.3%
	Fair +	111	31.7%
	Average	212	60.6%
	Average +	17	4.9%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Fair -	2	.911	.911	.934	.976	.052
Fair	8	.947	.928	.906	1.045	.168
Fair +	111	1.037	1.000	1.015	1.022	.118
Average	212	1.024	1.000	1.011	1.013	.096
Average +	17	.981	.966	.976	1.006	.102
Overall	350	1.023	1.000	1.008	1.015	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
Quality Grade	Fair -	2	0.6%
	Fair	8	2.3%
	Fair +	111	31.7%

	Average	212	60.6%
	Average +	17	4.9%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Fair -	2	1.000	1.000	1.025	.976	.052
Fair	8	1.020	1.000	.976	1.045	.168
Fair +	111	1.037	1.000	1.015	1.022	.118
Average	212	1.024	1.000	1.011	1.013	.096
Average +	17	1.016	1.000	1.010	1.006	.102
Overall	350	1.027	1.000	1.011	1.016	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Poor	4	1.1%
	Fair	29	8.3%
	Average	186	53.1%
	Good	111	31.7%
	Very Good	14	4.0%
	Excellent	6	1.7%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Poor	4	1.006	.918	.958	1.050	.189
Fair	29	1.027	1.011	1.010	1.016	.101
Average	186	1.034	1.000	1.014	1.019	.112
Good	111	1.023	1.000	1.012	1.011	.093
Very Good	14	1.004	1.003	.993	1.011	.084
Excellent	6	.964	.994	.965	.999	.087
Overall	350	1.027	1.000	1.011	1.016	.105

Ratio Statistics

Case Processing Summary

		Count	Percent
Condition Grade	Poor	4	1.1%
	Fair	29	8.3%
	Average	186	53.1%
	Good	111	31.7%
	Very Good	14	4.0%
	Excellent	6	1.7%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Poor	4	1.096	1.000	1.044	1.050	.189

Fair	29	1.015	1.000	.999	1.016	.101
Average	186	1.034	1.000	1.014	1.019	.112
Good	111	1.023	1.000	1.012	1.011	.093
Very Good	14	1.001	1.000	.990	1.011	.084
Excellent	6	.970	1.000	.971	.999	.087
Overall	350	1.027	1.000	1.011	1.016	.104

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	12	3.4%
	1,000 thru 1,500	138	39.4%
	1,500 thru 2,000	162	46.3%
	2,000 thru 2,500	28	8.0%
	2,500 thru 3,000	10	2.9%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
0 thru 1,000	12	1.014	.991	.995	1.019	.155
1,000 thru 1,500	138	1.026	1.000	1.006	1.020	.105
1,500 thru 2,000	162	1.022	.997	1.006	1.016	.102
2,000 thru 2,500	28	1.058	1.020	1.045	1.012	.092
2,500 thru 3,000	10	1.055	1.003	1.039	1.015	.100
Overall	350	1.027	1.000	1.011	1.016	.104

Ratio Statistics

Case Processing Summary

		Count	Percent
SQFT Range	0 thru 1,000	12	3.4%
	1,000 thru 1,500	138	39.4%
	1,500 thru 2,000	162	46.3%
	2,000 thru 2,500	28	8.0%
	2,500 thru 3,000	10	2.9%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
0 thru 1,000	12	1.023	1.000	1.004	1.019	.155
1,000 thru 1,500	138	1.026	1.000	1.006	1.020	.105
1,500 thru 2,000	162	1.025	1.000	1.009	1.016	.102
2,000 thru 2,500	28	1.037	1.000	1.025	1.012	.092
2,500 thru 3,000	10	1.052	1.000	1.036	1.015	.100
Overall	350	1.027	1.000	1.011	1.016	.104

Ratio Statistics

Case Processing Summary

		Count	Percent
Age Range	Less than 10	13	3.7%
	10 thru 19	31	8.9%
	20 thru 29	169	48.3%

	30 thru 39	77	22.0%
	40 thru 49	60	17.1%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Less than 10	13	.996	.993	.990	1.006	.079
10 thru 19	31	1.051	1.003	1.039	1.011	.096
20 thru 29	169	1.026	.999	1.010	1.016	.099
30 thru 39	77	1.022	1.000	1.008	1.014	.106
40 thru 49	60	1.032	1.012	1.002	1.030	.123
Overall	350	1.027	1.000	1.011	1.016	.104

Ratio Statistics

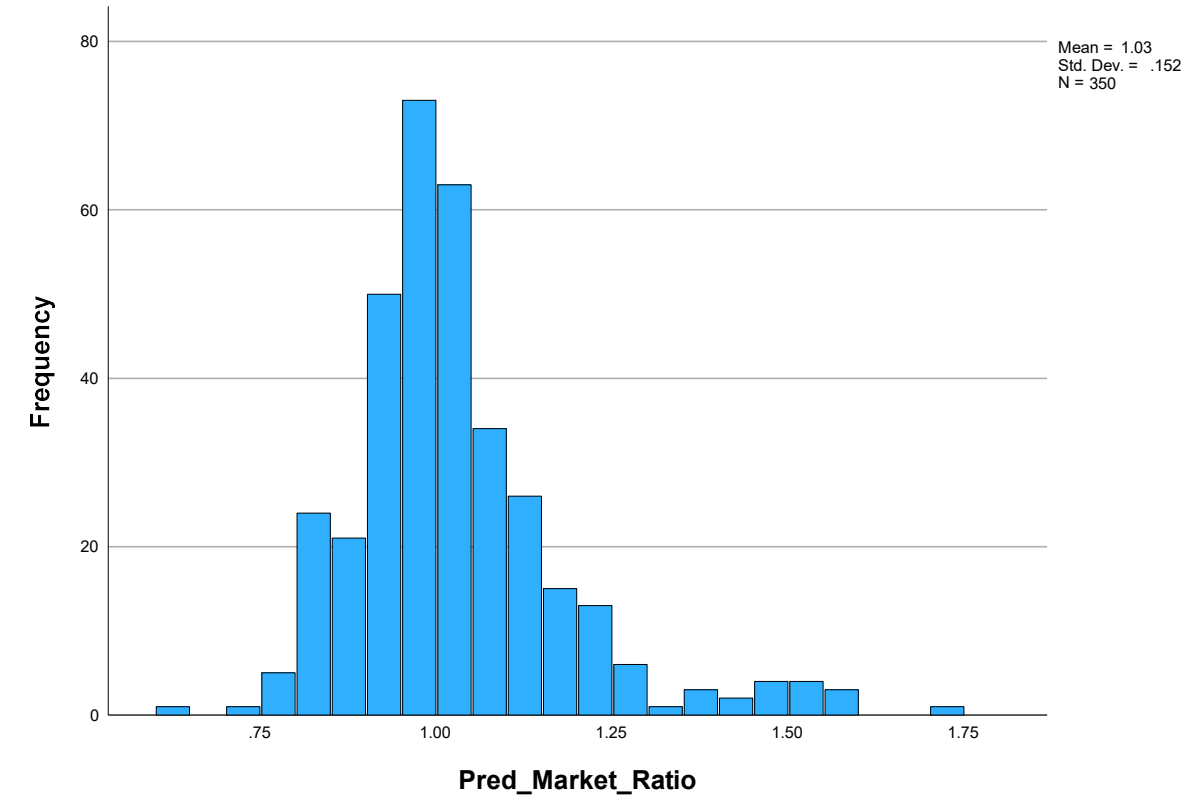
Case Processing Summary

		Count	Percent
Age Range	Less than 10	13	3.7%
	10 thru 19	31	8.9%
	20 thru 29	169	48.3%
	30 thru 39	77	22.0%
	40 thru 49	60	17.1%
Overall		350	100.0%
Excluded		0	
Total		350	

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
Less than 10	13	1.003	1.000	.997	1.006	.079
10 thru 19	31	1.048	1.000	1.036	1.011	.096
20 thru 29	169	1.027	1.000	1.011	1.016	.099
30 thru 39	77	1.022	1.000	1.008	1.014	.106
40 thru 49	60	1.019	1.000	.990	1.030	.123
Overall	350	1.026	1.000	1.009	1.016	.104

Graph



Explore

Case Processing Summary

	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Pred_Market_Ratio	350	100.0%	0	0.0%	350	100.0%

Descriptives

			Statistic	Std. Error
Pred_Market_Ratio	Mean		1.0256	.00812
	95% Confidence Interval for Mean	Lower Bound	1.0096	
		Upper Bound	1.0415	
	5% Trimmed Mean		1.0130	
	Median		1.0000	
	Variance		.0231	
	Std. Deviation		.1518	
	Minimum		.6480	
	Maximum		1.7212	
	Range		1.0731	
	Interquartile Range		.1483	
	Skewness		1.4059	.130
	Kurtosis		3.1768	.260

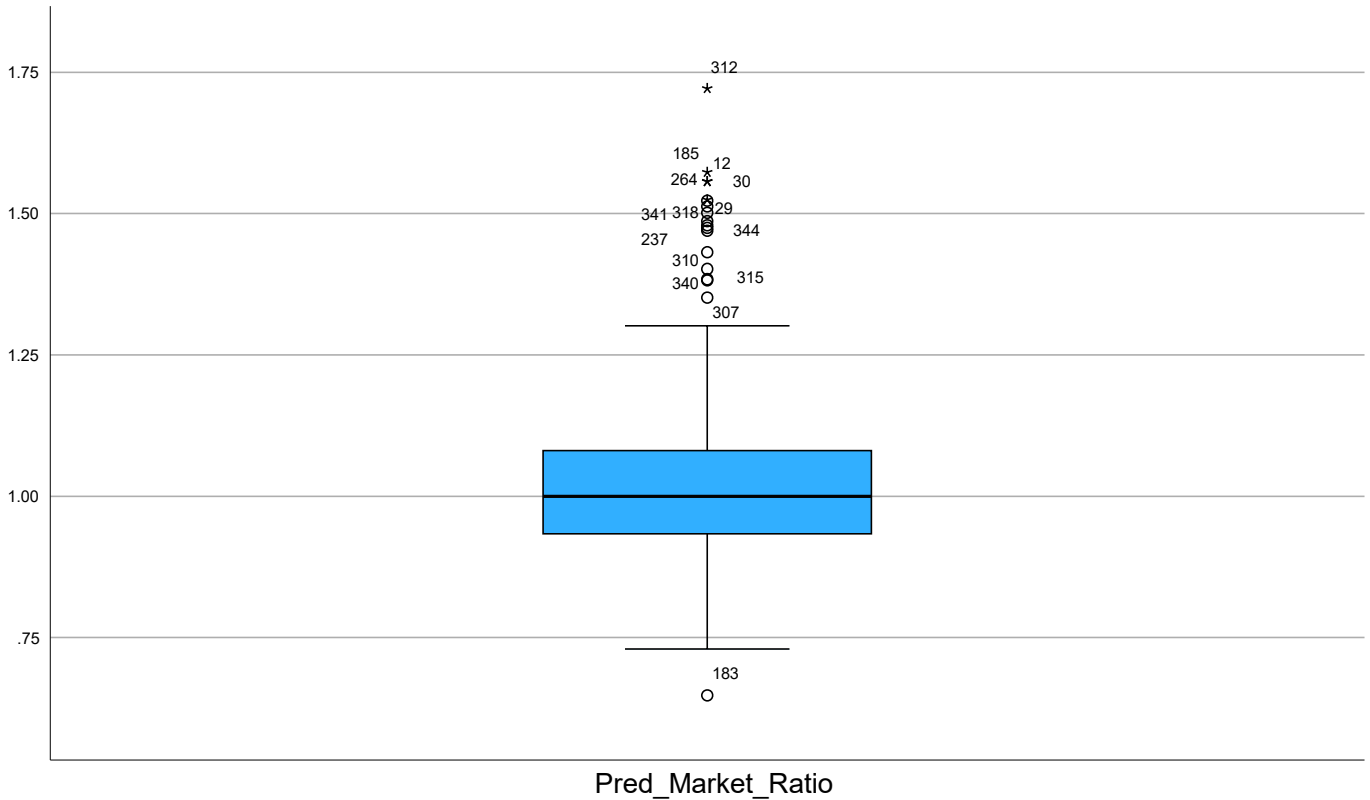
Percentiles

		Percentiles		
		25	50	75
Weighted Average(Definition 1)	Pred_Market_Ratio	.9327	1.0000	1.0810
Tukey's Hinges	Pred_Market_Ratio	.9334	1.0000	1.0808

Pred_Market_Ratio

Pred_Market_Ratio Stem-and-Leaf Plot

```
Frequency      Stem & Leaf  
1.00 Extremes    (=<.65)  
1.00           7 .   2  
5.00           7 .   77889  
24.00          8 .   000011222233333334444444  
21.00          8 .   555666666777788889999  
50.00          9 .   0000000000011111111122222222222333334444444444  
73.00          9 .   55555555555666666666677777778888888888899999999999999999999  
63.00         10 .   00000000000000000000001111111122222222223333333333344444444  
34.00         10 .   55555556666666666667777788889999999  
26.00         11 .   00000111111111122223334444  
15.00         11 .   555556677788999  
13.00         12 .   0001223333344  
6.00          12 .   556779  
1.00          13 .   0  
17.00 Extremes    (>=1.35)  
  
Stem width:             .10  
Each leaf:              1 case(s)
```



Ratio Statistics Case Processing Summary

	Count
Overall	342
Excluded	0
Total	342

Ratio Statistics for market_total_pred / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Price Related Bias	Price Related Differential	Coefficient of Dispersion	Coefficient of Variation Mean Centered
342	1.0131	.9996	1.0021	-.0464	1.0109	.0932	12.7461

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
market_total_pred	342	100.0%	0	0.0%	342	100.0%

Report

market_total_pred					
Minimum	Maximum	Median	Mean	N	Std. Deviation
72634.98	535970.73	318970.9688	325408.9119	342	74368.25877