

Means

Case Processing Summary

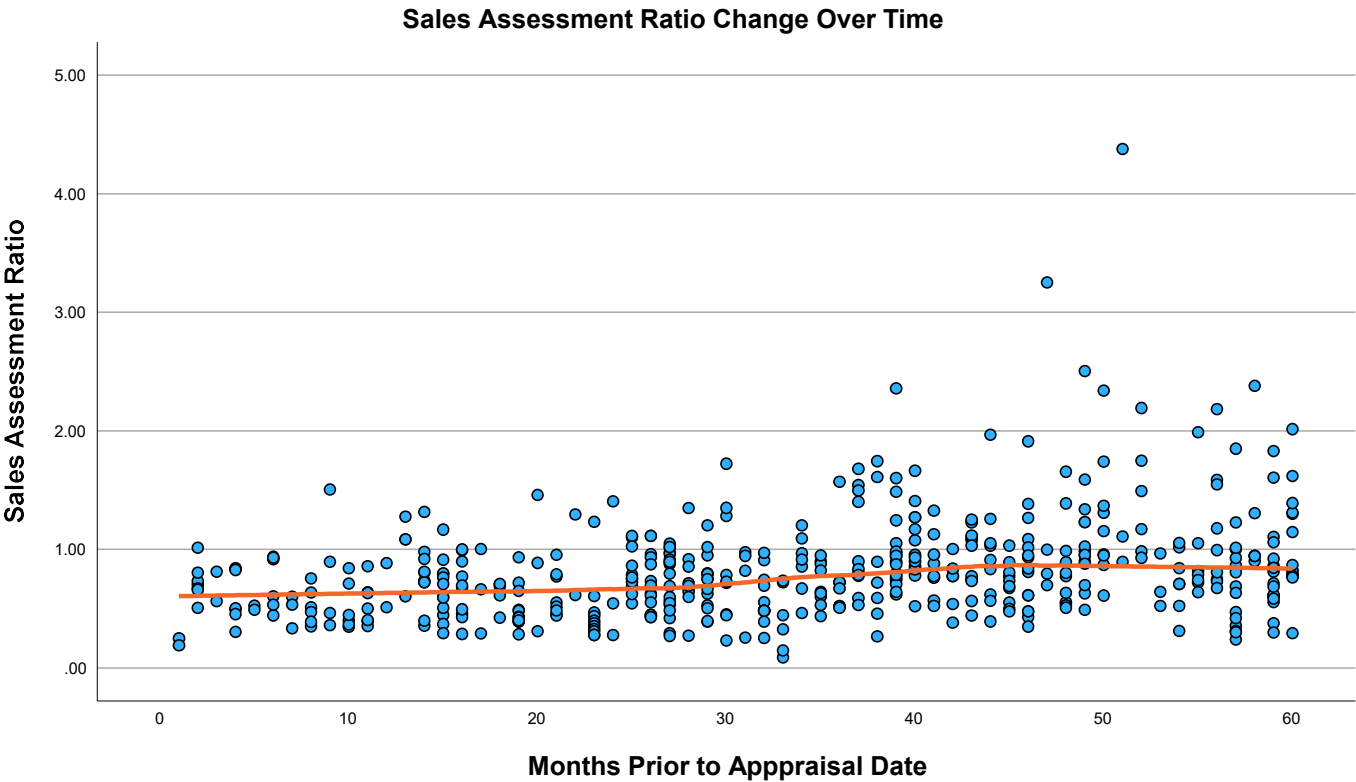
	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
Months Prior to Appraisal Date * syear * smonth	499	100.0%	0	0.0%	499	100.0%

Report

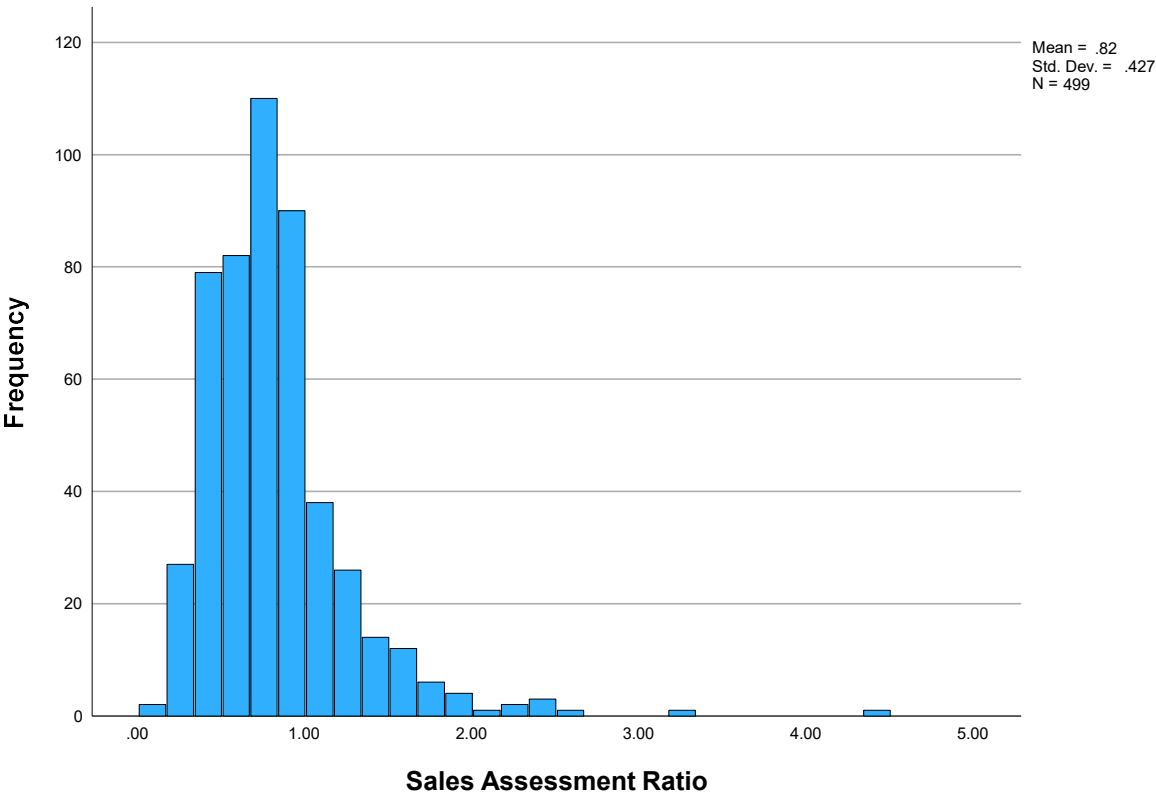
Months Prior to Appraisal Date		Mean	N	Std. Deviation
syear	smonth			
1.00	1.00	1.00	2	.000
	2.00	2.00	7	.000
	3.00	3.00	2	.000
	4.00	4.00	7	.000
	5.00	5.00	2	.000
	6.00	6.00	7	.000
	7.00	7.00	3	.000
	8.00	8.00	6	.000
	9.00	9.00	4	.000
	10.00	10.00	6	.000
	11.00	11.00	7	.000
	12.00	12.00	2	.000
	Total	6.69	55	3.305
2.00	1.00	13.00	4	.000
	2.00	14.00	10	.000
	3.00	15.00	12	.000
	4.00	16.00	10	.000
	5.00	17.00	3	.000
	6.00	18.00	5	.000
	7.00	19.00	12	.000
	8.00	20.00	3	.000
	9.00	21.00	8	.000
	10.00	22.00	2	.000
	11.00	23.00	12	.000
	12.00	24.00	3	.000
	Total	18.11	84	3.376
3.00	1.00	25.00	11	.000
	2.00	26.00	15	.000
	3.00	27.00	19	.000
	4.00	28.00	9	.000
	5.00	29.00	14	.000
	6.00	30.00	9	.000
	7.00	31.00	4	.000
	8.00	32.00	14	.000
	9.00	33.00	6	.000
	10.00	34.00	7	.000
	11.00	35.00	9	.000
	12.00	36.00	6	.000
	Total	29.63	123	3.371
4.00	1.00	37.00	12	.000
	2.00	38.00	7	.000
	3.00	39.00	18	.000
	4.00	40.00	13	.000
	5.00	41.00	8	.000
	6.00	42.00	7	.000
	7.00	43.00	11	.000

5.00	8.00	44.00	9	.000
	9.00	45.00	10	.000
	10.00	46.00	15	.000
	11.00	47.00	4	.000
	12.00	48.00	11	.000
	Total	42.23	125	3.478
	1.00	49.00	14	.000
	2.00	50.00	9	.000
	3.00	51.00	3	.000
	4.00	52.00	6	.000
	5.00	53.00	3	.000
	6.00	54.00	7	.000
	7.00	55.00	7	.000
Total	8.00	56.00	9	.000
	9.00	57.00	15	.000
	10.00	58.00	6	.000
	11.00	59.00	17	.000
	12.00	60.00	16	.000
	Total	55.29	112	3.838
	1.00	33.93	43	13.879
	2.00	26.25	48	15.751
	3.00	28.78	54	11.516
	4.00	28.27	45	15.665
	5.00	31.80	30	12.076
	6.00	30.69	35	16.956
	7.00	33.27	37	15.707
	8.00	35.51	41	15.702
	9.00	39.70	43	16.624
	10.00	38.33	36	15.752
	11.00	37.94	49	18.088
	12.00	47.37	38	14.212
	Total	34.08	499	16.150

Graph



Graph



Ratio Statistics

Case Processing Summary

	Count
Overall	499
Excluded	0
Total	499

Ratio Statistics for Previous Assessed Total / Sale Price

N	Mean	Median	Weighted Mean	Coefficient of Dispersion
499	.819	.764	.748	.378

Ratio Statistics

Case Processing Summary

	Count	Percent
Acre Range		
Up to 0.5	344	68.9%
0.5 to 1	47	9.4%
1 to 2	55	11.0%
2 to 5	53	10.6%
Overall	499	100.0%
Excluded	0	
Total	499	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
Up to 0.5	344	.777	.734	.716	.352
0.5 to 1	47	.949	.843	.715	.426
1 to 2	55	.912	.778	.768	.515
2 to 5	53	.877	.863	.828	.325
Overall	499	.819	.764	.748	.378

Ratio Statistics

Case Processing Summary

	Count	Percent
Zoning		
COM	15	3.0%
LIM	10	2.0%
R1	308	61.7%
R2	65	13.0%
R3	32	6.4%
RD	10	2.0%
RT	35	7.0%
SR	24	4.8%
Overall	499	100.0%
Excluded	0	
Total	499	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
COM	15	1.119	.947	.915	.314
LIM	10	.910	.960	.744	.350
R1	308	.836	.775	.741	.354
R2	65	.813	.720	.783	.409
R3	32	.566	.484	.534	.372
RD	10	.765	.736	.890	.339
RT	35	.904	.797	.803	.306
SR	24	.619	.510	.454	.528
Overall	499	.819	.764	.748	.378

Ratio Statistics

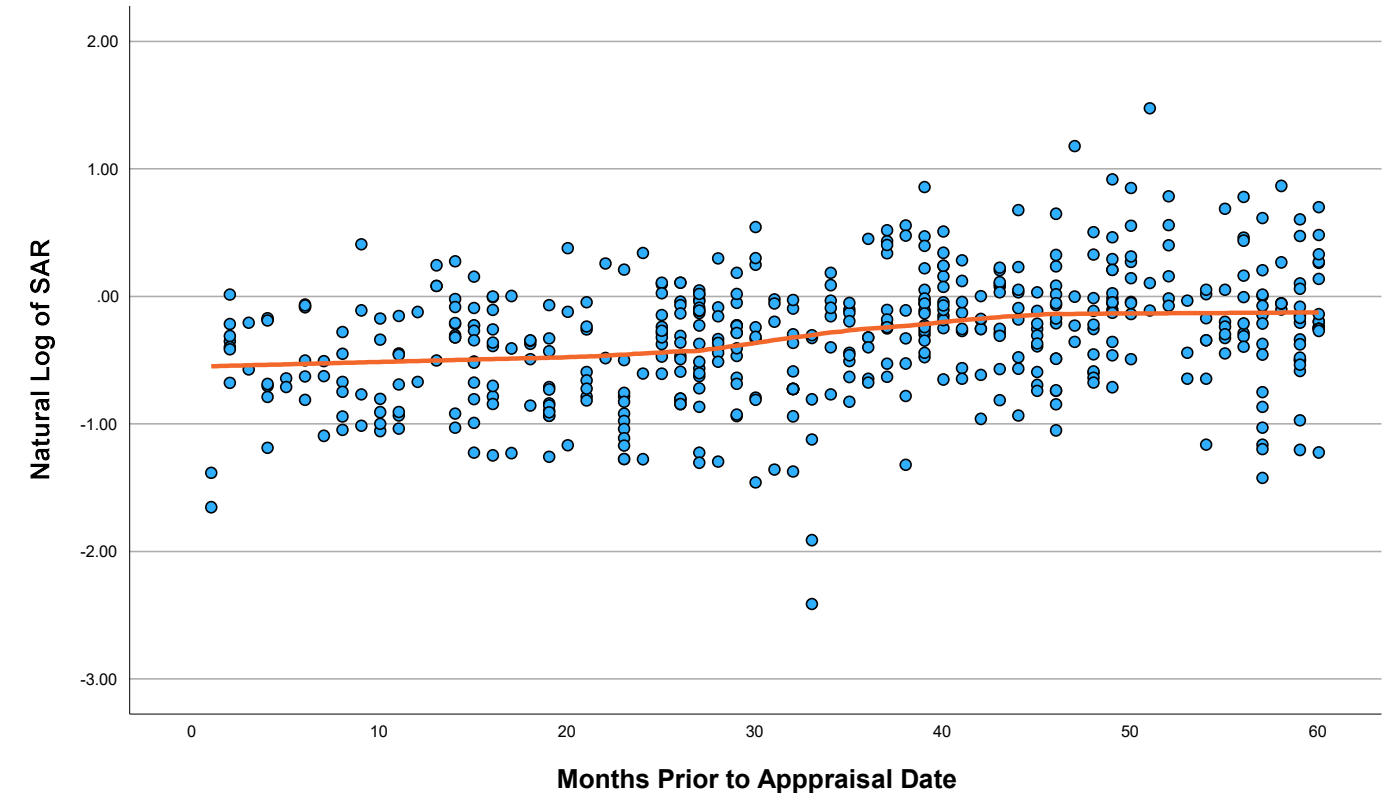
Case Processing Summary

		Count	Percent
Neighborhood	GLR	4	0.8%
	GLV	4	0.8%
	GR	9	1.8%
	GV	22	4.4%
	HA	2	0.4%
	MB	9	1.8%
	MX	8	1.6%
	NA	6	1.2%
	OL	2	0.4%
	PK	1	0.2%
	SL	39	7.8%
	SLN	28	5.6%
	SLV	12	2.4%
	SS	43	8.6%
	SSSH	23	4.6%
	TC	10	2.0%
	TH	33	6.6%
	TH1	19	3.8%
	TP	3	0.6%
	UG	10	2.0%
	UGR	4	0.8%
	UGW	1	0.2%
	WA	8	1.6%
	WS	2	0.4%
	WV1	48	9.6%
	WV2	21	4.2%
	WVAT	27	5.4%
	YC1	20	4.0%
	YC2	2	0.4%
	YE1	14	2.8%
	YN1	36	7.2%
	YN2	6	1.2%
	YSE	7	1.4%
	YSW	6	1.2%
	ZH	10	2.0%
Overall		499	100.0%
Excluded		0	
Total		499	

Ratio Statistics for Previous Assessed Total / Sale Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
GLR	4	1.653	1.816	1.408	.186
GLV	4	.697	.614	.590	.545
GR	9	.991	.734	.856	.484
GV	22	1.089	.911	.900	.391
HA	2	.550	.550	.545	.099
MB	9	1.219	.967	1.064	.399
MX	8	.826	.885	.798	.184
NA	6	.978	.839	.896	.277
OL	2	1.031	1.031	1.020	.068
PK	1	.570	.570	.570	.000
SL	39	.712	.643	.640	.374
SLN	28	.812	.781	.758	.209
SLV	12	1.129	1.201	.979	.273
SS	43	.605	.484	.575	.424
SSSH	23	.642	.599	.571	.289
TC	10	.847	.731	.785	.364
TH	33	.845	.694	.823	.456
TH1	19	.551	.553	.540	.186
TP	3	.509	.529	.515	.070
UG	10	.723	.619	.597	.406
UGR	4	1.570	1.607	1.648	.497
UGW	1	.612	.612	.612	.000
WA	8	1.008	.979	.934	.219
WS	2	.623	.623	.582	.159
WV1	48	.796	.775	.787	.165
WV2	21	.980	.858	.869	.410
WVAT	27	.978	1.026	.961	.128
YC1	20	1.058	.924	.925	.397
YC2	2	.626	.626	.550	.629
YE1	14	.780	.685	.700	.441
YN1	36	.567	.433	.497	.604
YN2	6	1.165	.897	1.057	.583
YSE	7	.610	.540	.732	.341
YSW	6	.854	.852	.854	.239
ZH	10	.720	.719	.776	.252
Overall	499	.819	.764	.748	.378

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	.327	.107	.105	.45421

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	12.303	1	12.303	59.634	<.001
	Residual	102.535	497	.206		
	Total	114.838	498			

Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-.646	.048		-13.587	<.001
	Months Prior to Appraisal Date	.010	.001	.327	7.722	<.001

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
MONTHS1 * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	100.0%
MONTHS2 * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	100.0%
MONTHS3 * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	100.0%
MONTHS4 * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	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	12.0000	.0000	.0000	.0000
13	13.0000	.0000	.0000	.0000
14	14.0000	.0000	.0000	.0000
15	15.0000	.0000	.0000	.0000
16	16.0000	.0000	.0000	.0000
17	17.0000	.0000	.0000	.0000
18	18.0000	.0000	.0000	.0000
19	19.0000	.0000	.0000	.0000
20	20.0000	.0000	.0000	.0000
21	21.0000	.0000	.0000	.0000
22	22.0000	.0000	.0000	.0000
23	23.0000	.0000	.0000	.0000
24	24.0000	.0000	.0000	.0000
25	24.0000	1.0000	.0000	.0000
26	24.0000	2.0000	.0000	.0000
27	24.0000	3.0000	.0000	.0000
28	24.0000	4.0000	.0000	.0000
29	24.0000	5.0000	.0000	.0000
30	24.0000	6.0000	.0000	.0000
31	24.0000	7.0000	.0000	.0000
32	24.0000	8.0000	.0000	.0000
33	24.0000	9.0000	.0000	.0000
34	24.0000	10.0000	.0000	.0000
35	24.0000	11.0000	.0000	.0000
36	24.0000	12.0000	.0000	.0000
37	24.0000	12.0000	1.0000	.0000

38	24.0000	12.0000	2.0000	.0000
39	24.0000	12.0000	3.0000	.0000
40	24.0000	12.0000	4.0000	.0000
41	24.0000	12.0000	5.0000	.0000
42	24.0000	12.0000	6.0000	.0000
43	24.0000	12.0000	7.0000	.0000
44	24.0000	12.0000	8.0000	.0000
45	24.0000	12.0000	9.0000	.0000
46	24.0000	12.0000	10.0000	.0000
47	24.0000	12.0000	11.0000	.0000
48	24.0000	12.0000	12.0000	.0000
49	24.0000	12.0000	12.0000	1.0000
50	24.0000	12.0000	12.0000	2.0000
51	24.0000	12.0000	12.0000	3.0000
52	24.0000	12.0000	12.0000	4.0000
53	24.0000	12.0000	12.0000	5.0000
54	24.0000	12.0000	12.0000	6.0000
55	24.0000	12.0000	12.0000	7.0000
56	24.0000	12.0000	12.0000	8.0000
57	24.0000	12.0000	12.0000	9.0000
58	24.0000	12.0000	12.0000	10.0000
59	24.0000	12.0000	12.0000	11.0000
60	24.0000	12.0000	12.0000	12.0000
Total	21.1002	7.0882	4.2545	1.6373

Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	MONTHS2		. Forward (Criterion: Probability-of-F-to-enter <= .050)
2	MONTHS3		. Forward (Criterion: Probability-of-F-to-enter <= .050)

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.342	.117	.115	.45174
2	.353	.125	.121	.45014

ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	13.415	1	13.415	65.735	<.001
	Residual	101.423	497	.204		
	Total	114.838	498			
2	Regression	14.336	2	7.168	35.375	<.001
	Residual	100.502	496	.203		
	Total	114.838	498			

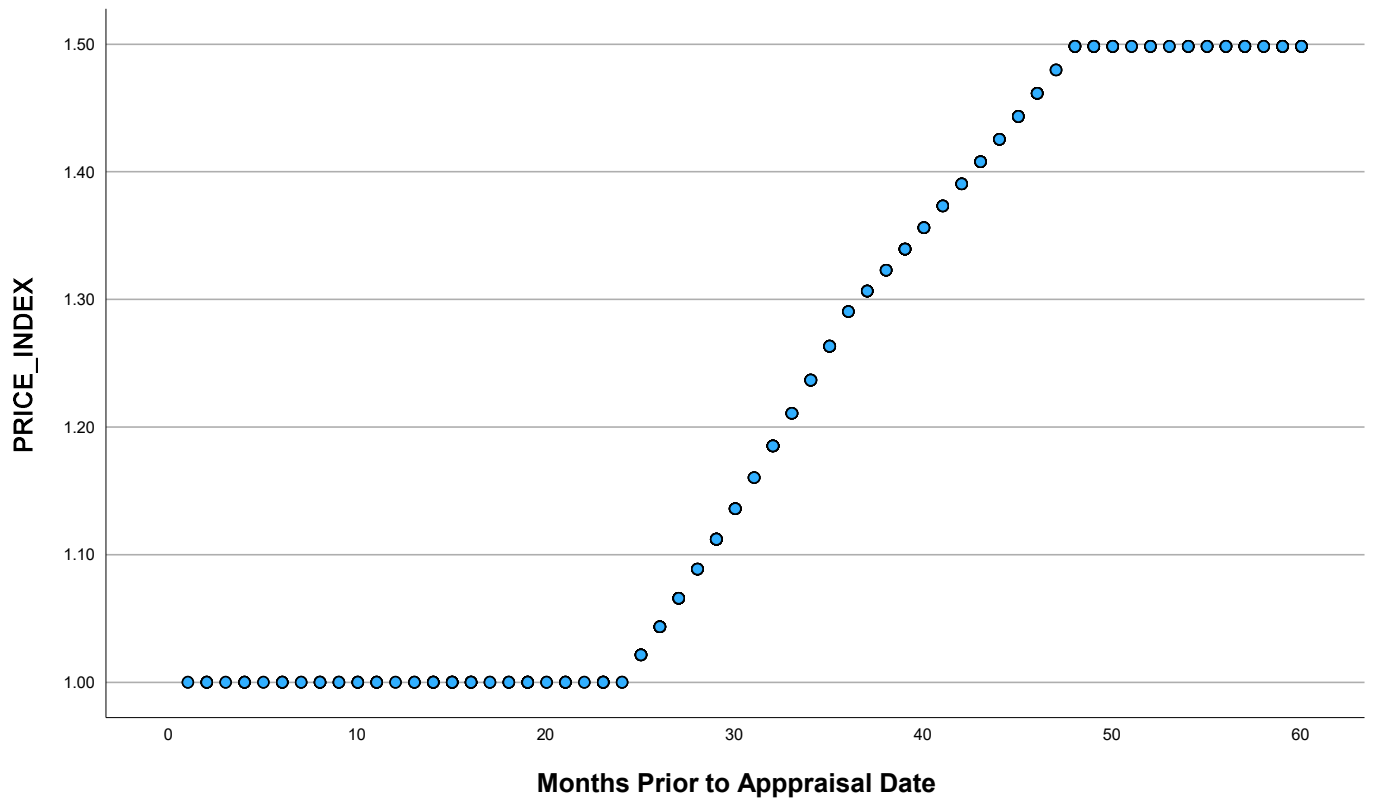
Coefficients

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-.531	.034		-15.833	<.001
	MONTHS2	.031	.004	.342	8.108	<.001
2	(Constant)	-.519	.034		-15.363	<.001
	MONTHS2	.021	.006	.240	3.776	<.001
	MONTHS3	.013	.006	.136	2.132	.033

Excluded Variables

Model		Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
						Tolerance
1	MONTHS1	-.014	-.244	.807	-.011	.562
	MONTHS3	.136	2.132	.033	.095	.437
	MONTHS4	.011	.229	.819	.010	.821
2	MONTHS1	.007	.129	.897	.006	.545
	MONTHS4	-.083	-1.399	.163	-.063	.504

Graph



Means

Case Processing Summary

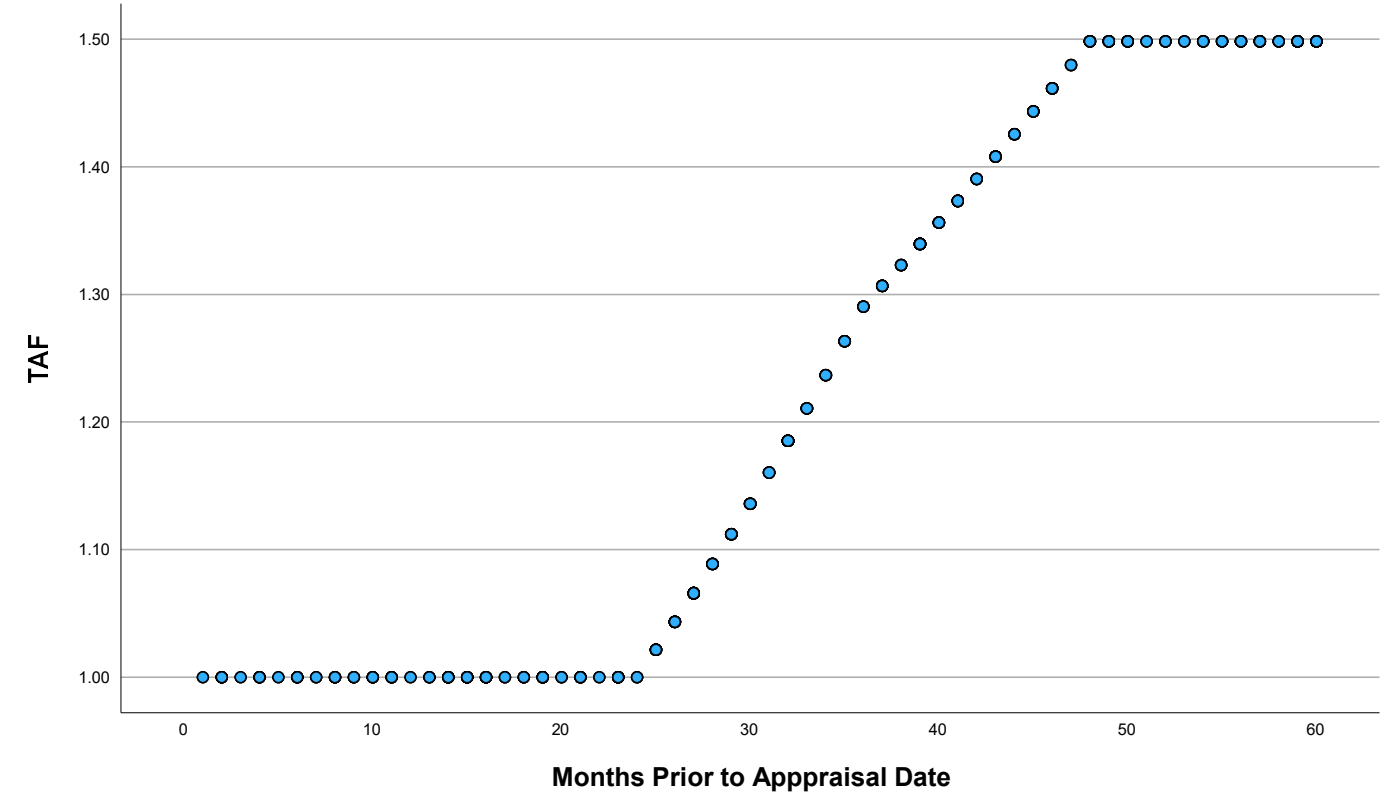
	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
PRICE_INDEX * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	100.0%

Report

PRICE_INDEX Months Prior to Appraisal Date	Mean	N	Std. Deviation
1	1.0000	2	.00000
2	1.0000	7	.00000
3	1.0000	2	.00000
4	1.0000	7	.00000
5	1.0000	2	.00000
6	1.0000	7	.00000
7	1.0000	3	.00000
8	1.0000	6	.00000
9	1.0000	4	.00000
10	1.0000	6	.00000
11	1.0000	7	.00000
12	1.0000	2	.00000
13	1.0000	4	.00000
14	1.0000	10	.00000
15	1.0000	12	.00000
16	1.0000	10	.00000
17	1.0000	3	.00000
18	1.0000	5	.00000
19	1.0000	12	.00000
20	1.0000	3	.00000
21	1.0000	8	.00000
22	1.0000	2	.00000
23	1.0000	12	.00000
24	1.0000	3	.00000
25	1.0215	11	.00000
26	1.0434	15	.00000
27	1.0658	19	.00000
28	1.0887	9	.00000
29	1.1121	14	.00000
30	1.1360	9	.00000
31	1.1604	4	.00000
32	1.1853	14	.00000
33	1.2107	6	.00000
34	1.2367	7	.00000
35	1.2633	9	.00000
36	1.2904	6	.00000
37	1.3066	12	.00000
38	1.3229	7	.00000
39	1.3395	18	.00000
40	1.3563	13	.00000
41	1.3733	8	.00000
42	1.3905	7	.00000
43	1.4079	11	.00000
44	1.4255	9	.00000

45	1.4434	10	.00000
46	1.4615	15	.00000
47	1.4798	4	.00000
48	1.4983	11	.00000
49	1.4983	14	.00000
50	1.4983	9	.00000
51	1.4983	3	.00000
52	1.4983	6	.00000
53	1.4983	3	.00000
54	1.4983	7	.00000
55	1.4983	7	.00000
56	1.4983	9	.00000
57	1.4983	15	.00000
58	1.4983	6	.00000
59	1.4983	17	.00000
60	1.4983	16	.00000
Total	1.2430	499	.20666

Graph



Means

Case Processing Summary						
	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
TAF * Months Prior to Appraisal Date	499	100.0%	0	0.0%	499	100.0%

Report

TAF

Months Prior to Appraisal

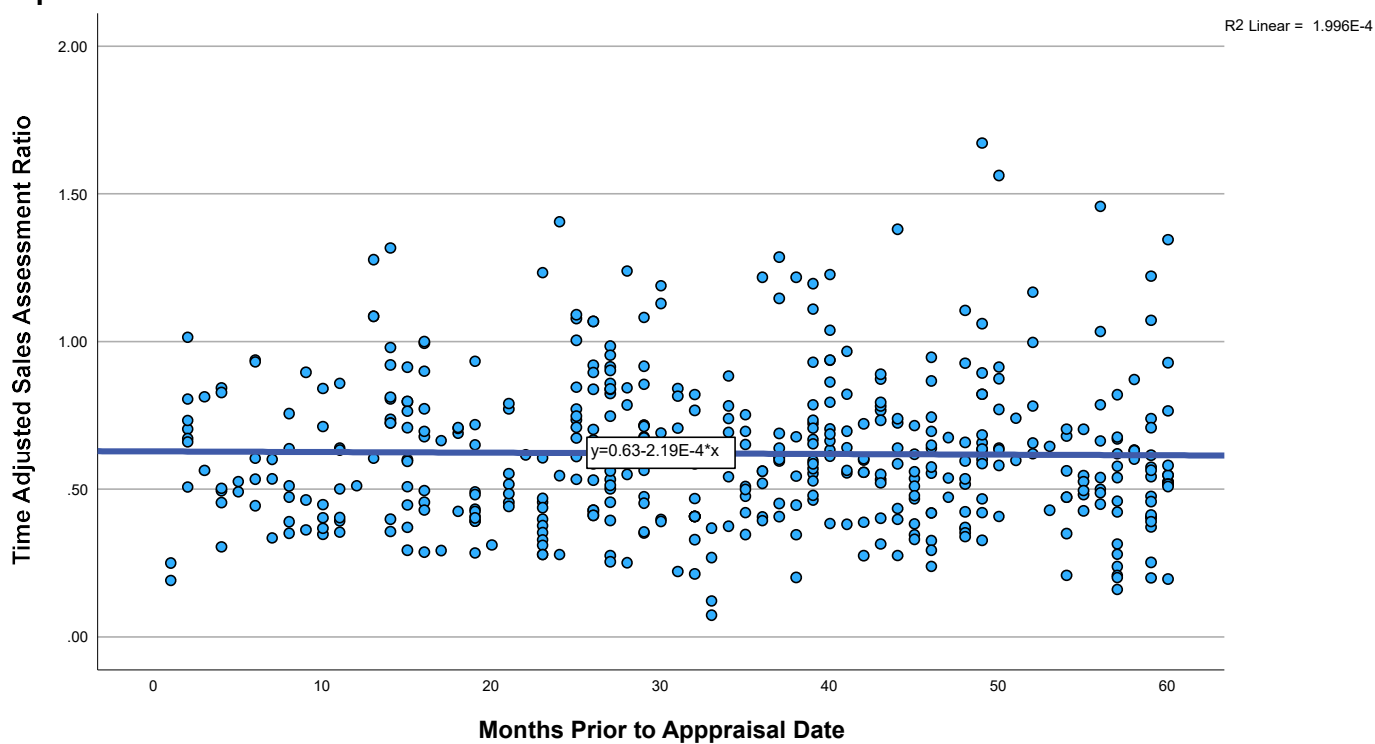
Date	Mean	N	Std. Deviation
1	1.0000	2	.00000
2	1.0000	7	.00000
3	1.0000	2	.00000
4	1.0000	7	.00000
5	1.0000	2	.00000
6	1.0000	7	.00000
7	1.0000	3	.00000
8	1.0000	6	.00000
9	1.0000	4	.00000
10	1.0000	6	.00000
11	1.0000	7	.00000
12	1.0000	2	.00000
13	1.0000	4	.00000
14	1.0000	10	.00000
15	1.0000	12	.00000
16	1.0000	10	.00000
17	1.0000	3	.00000
18	1.0000	5	.00000
19	1.0000	12	.00000
20	1.0000	3	.00000
21	1.0000	8	.00000
22	1.0000	2	.00000
23	1.0000	12	.00000
24	1.0000	3	.00000
25	1.0215	11	.00000
26	1.0434	15	.00000
27	1.0658	19	.00000
28	1.0887	9	.00000
29	1.1121	14	.00000
30	1.1360	9	.00000
31	1.1604	4	.00000
32	1.1853	14	.00000
33	1.2107	6	.00000
34	1.2367	7	.00000
35	1.2633	9	.00000
36	1.2904	6	.00000
37	1.3066	12	.00000
38	1.3229	7	.00000
39	1.3395	18	.00000
40	1.3563	13	.00000
41	1.3733	8	.00000
42	1.3905	7	.00000
43	1.4079	11	.00000
44	1.4255	9	.00000
45	1.4434	10	.00000
46	1.4615	15	.00000
47	1.4798	4	.00000
48	1.4983	11	.00000
49	1.4983	14	.00000
50	1.4983	9	.00000
51	1.4983	3	.00000
52	1.4983	6	.00000
53	1.4983	3	.00000
54	1.4983	7	.00000

55	1.4983	7	.00000
56	1.4983	9	.00000
57	1.4983	15	.00000
58	1.4983	6	.00000
59	1.4983	17	.00000
60	1.4983	16	.00000
Total	1.2430	499	.20666

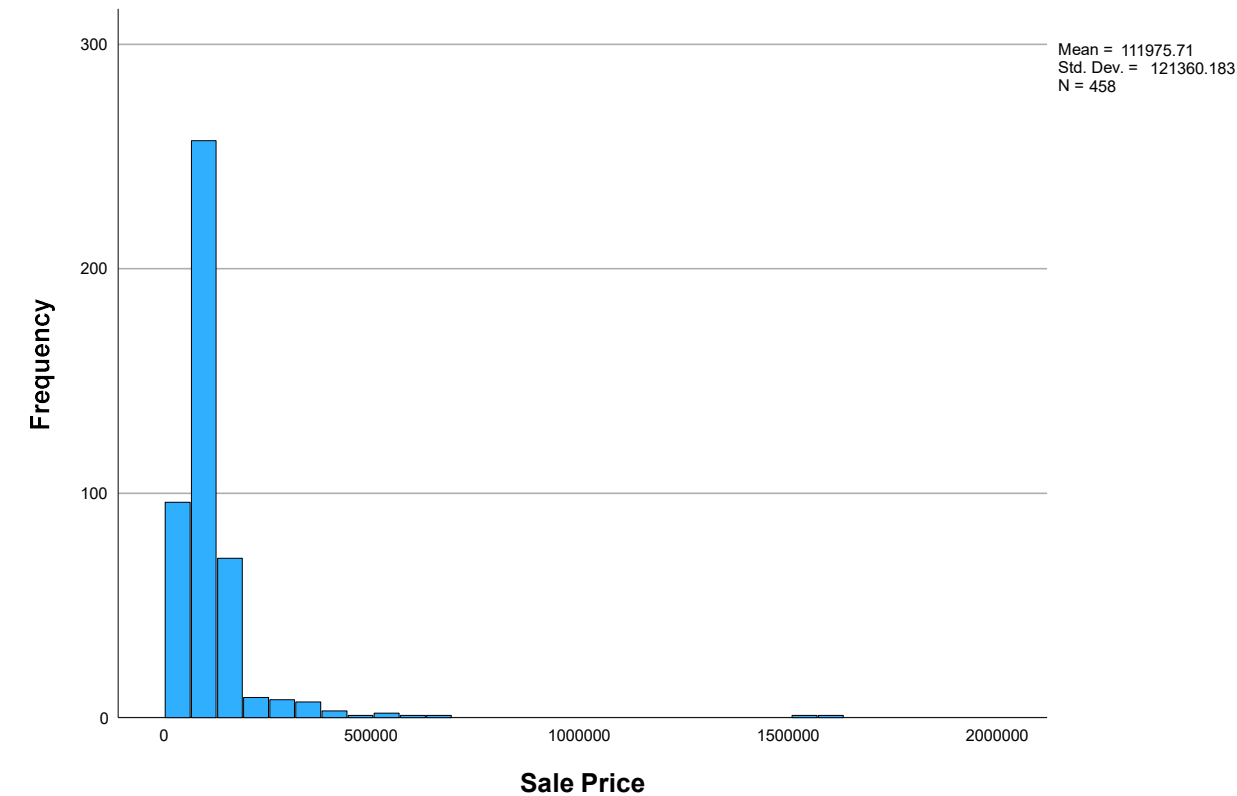
Descriptives

Descriptive Statistics					
	N	Minimum	Maximum	Mean	Std. Deviation
Sale Price	499	16000	1600000	109386.66	125234.257
Time Adjusted Sales Price	499	23500.00	2009266.15	133413.4178	152695.49910
TAF	499	1.00	1.50	1.2430	.20666
Valid N (listwise)	499				

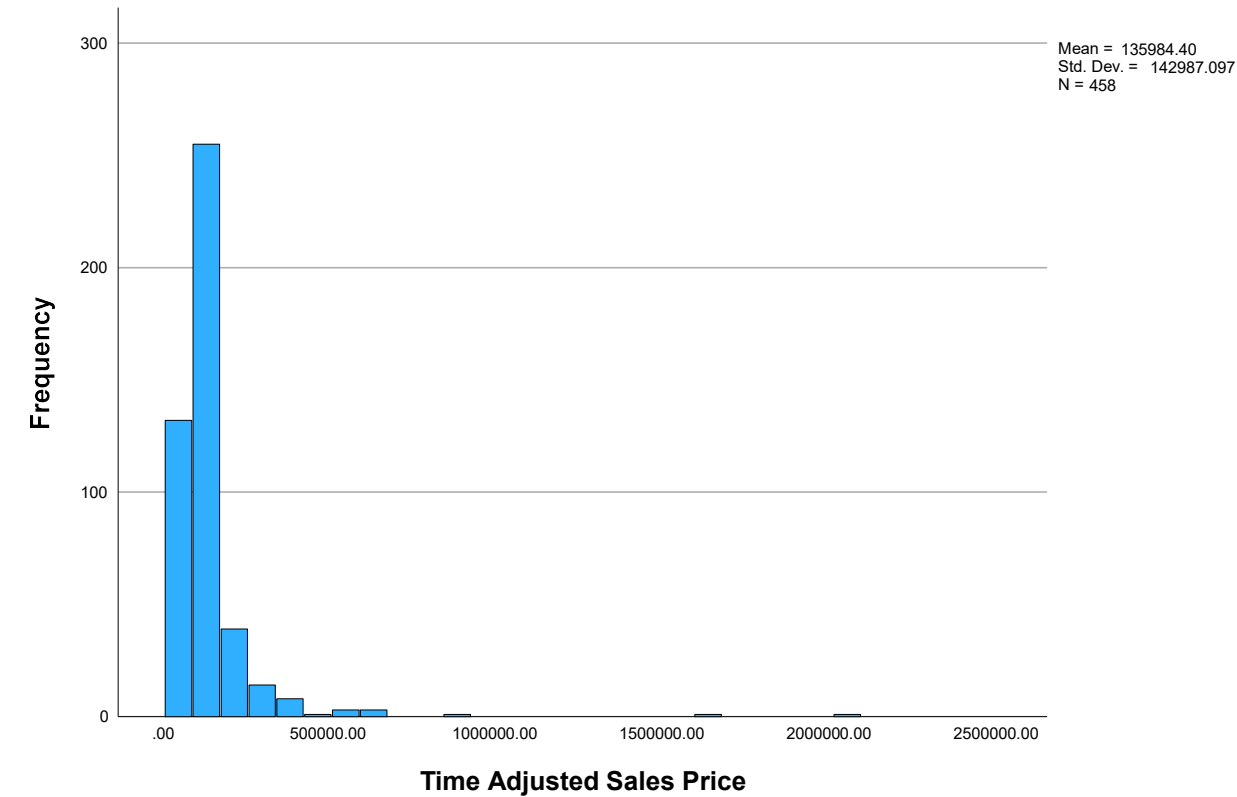
Graph



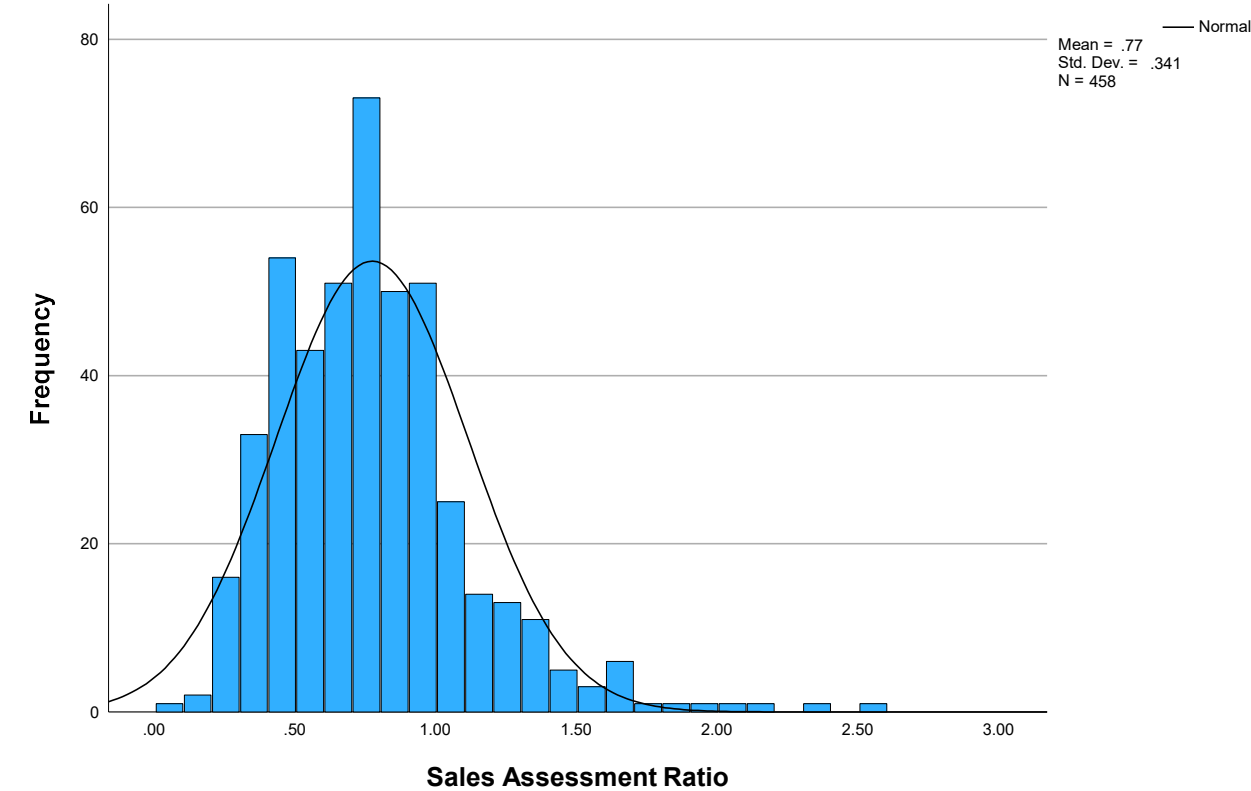
Graph



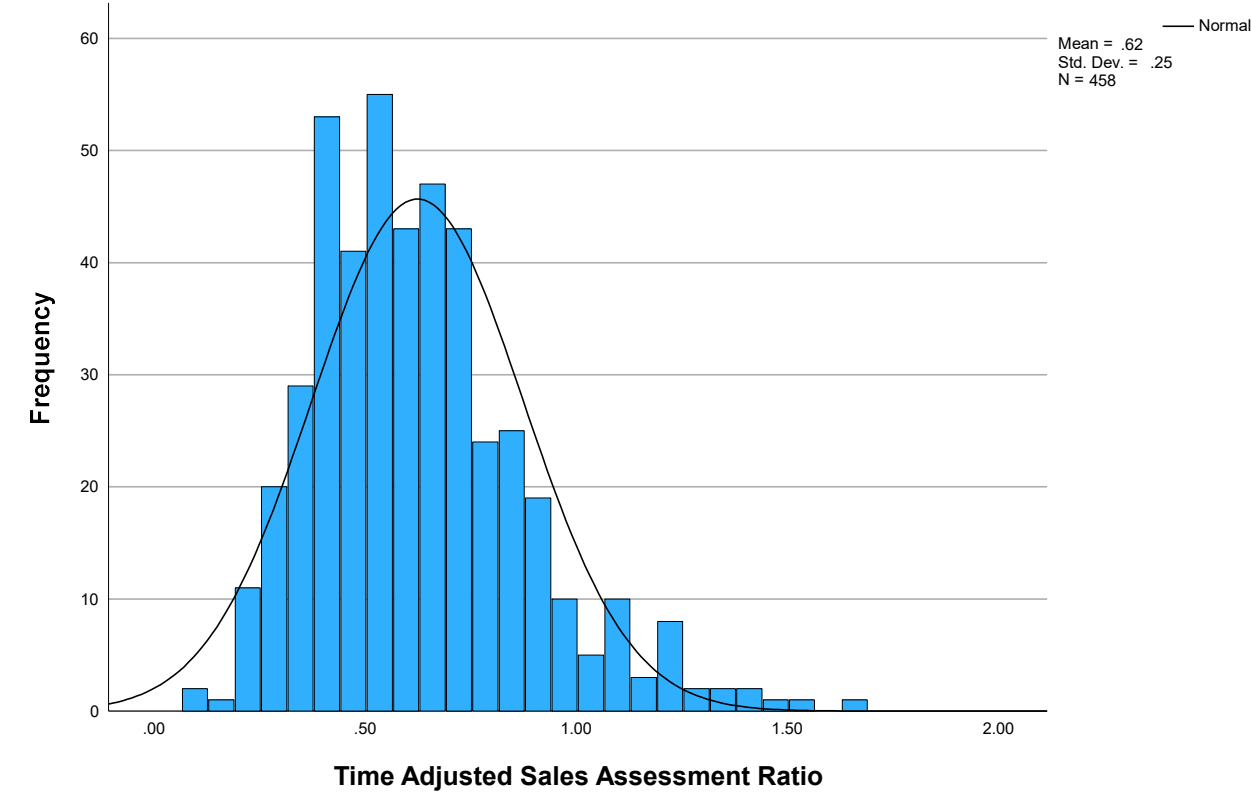
Graph



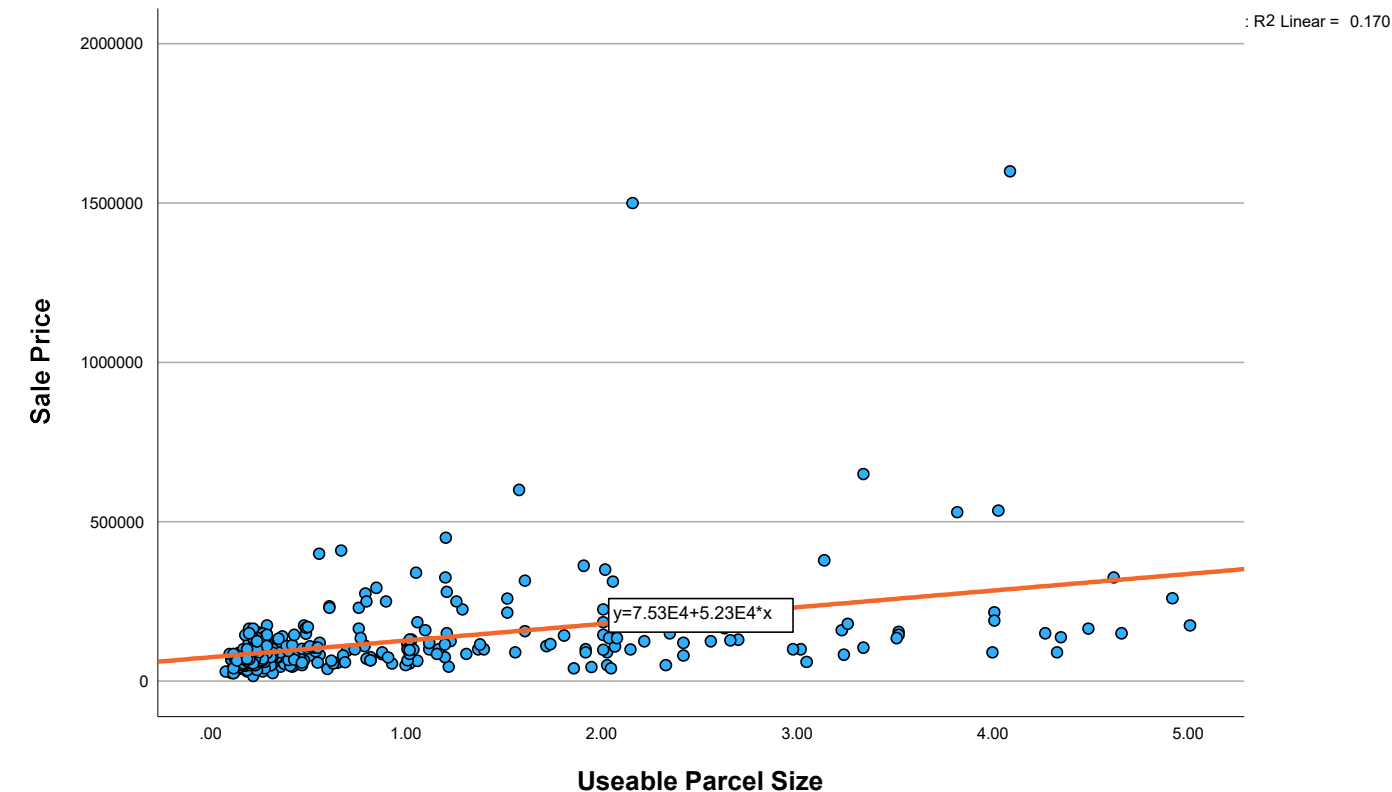
Graph



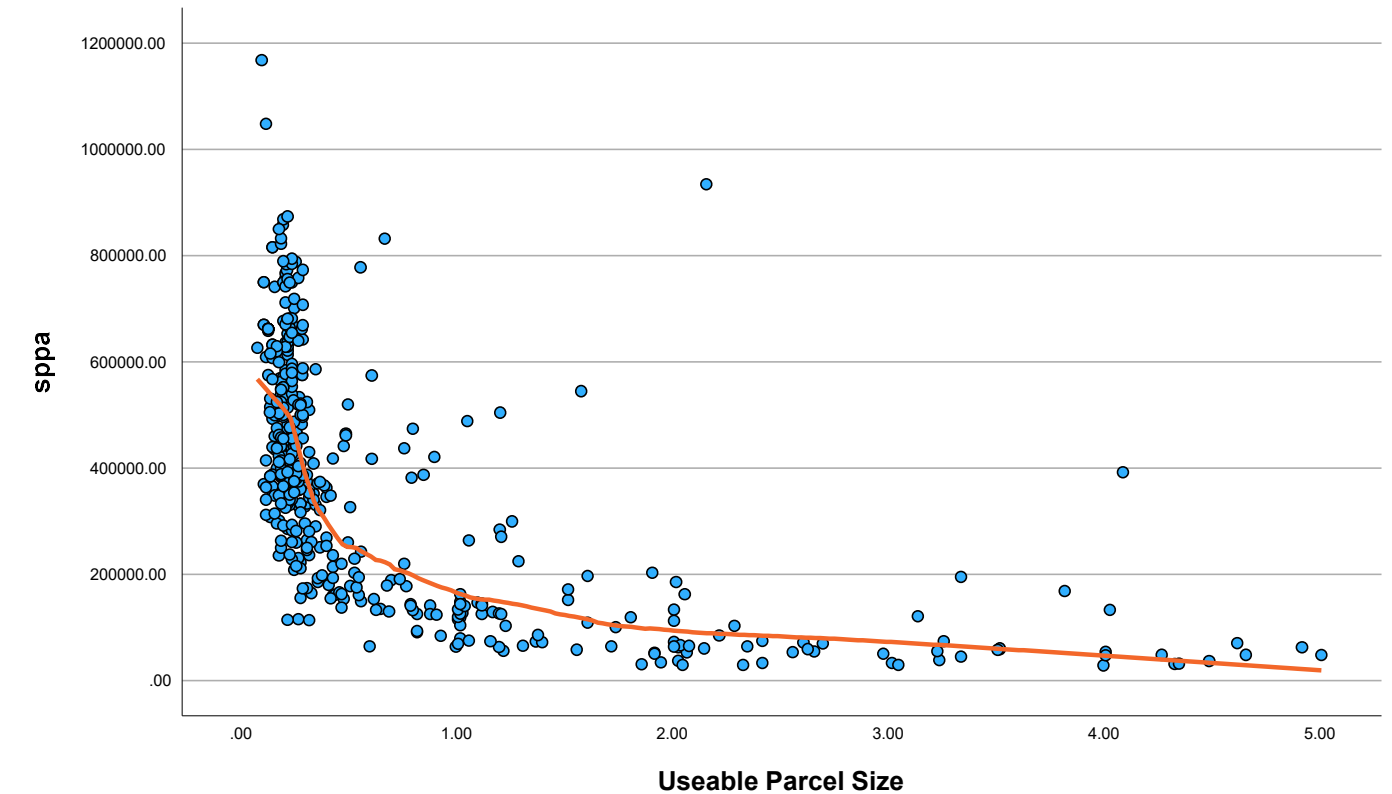
Graph



Graph



Graph



Explore

Total Sample

Case Processing Summary						
	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
sppa	458	100.0%	0	0.0%	458	100.0%

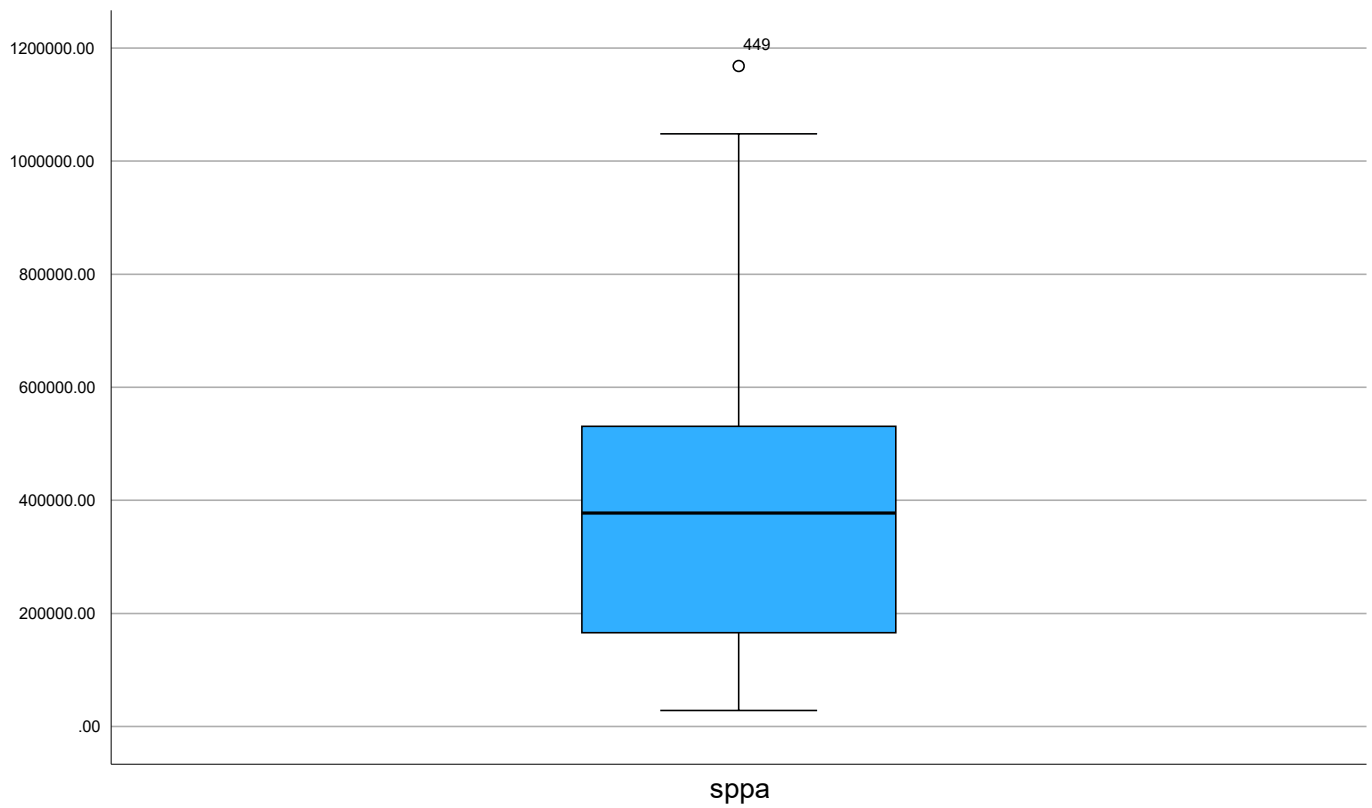
Descriptives				
			Statistic	Std. Error
sppa	Mean		374966.4166	10526.05631
	95% Confidence Interval for Mean	Lower Bound	354280.9424	
		Upper Bound	395651.8908	
	5% Trimmed Mean		367855.9268	
	Median		377373.1581	
	Variance		50745420536.979	
	Std. Deviation		225267.44225	
	Minimum		28495.21	
	Maximum		1.17E+6	
	Range		1139527.27	
	Interquartile Range		365973.82	
	Skewness		.309	.114
	Kurtosis		-.579	.228

sppa

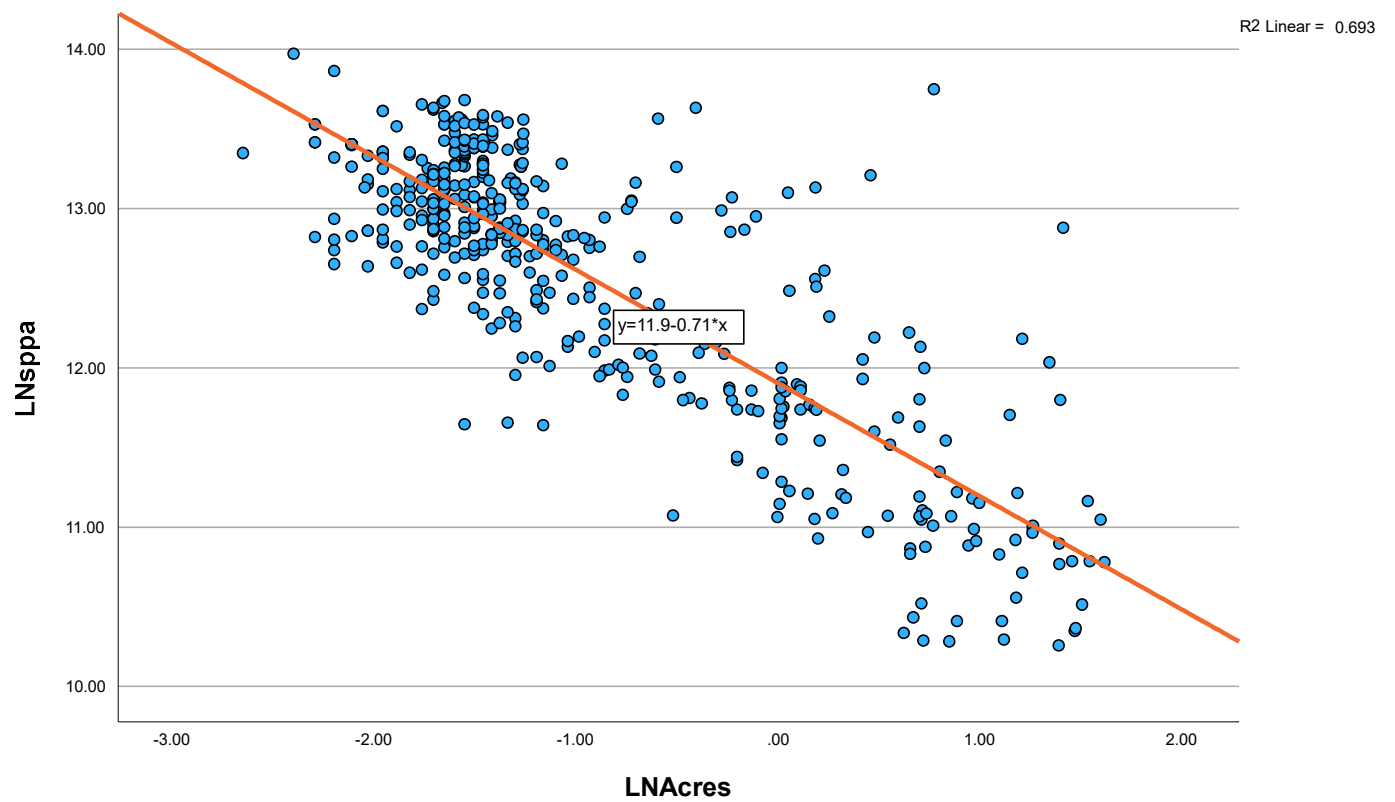
sppa Stem-and-Leaf Plot

Frequency	Stem &	Leaf
61.00	0 .	2222333333333444445555555555555666666666666666777777777788899
73.00	1 .	00000111111122222222222333333334444444444555555666666666777777778889999999
43.00	2 .	00011112222233333444455555666666788888999999
78.00	3 .	0011122222333333344444444445555566666666667777777788888888889999999
65.00	4 .	000000111111222222233333333444445555566666666667777888899999
55.00	5 .	000000011111112222222333334444555666677777778888889
47.00	6 .	00112222222333334444555666666667777777888
24.00	7 .	001144444455555677788889
9.00	8 .	112335567
1.00	9 .	3
1.00	10 .	4
1.00	Extremes	(>=1168022)

Stem width: 100000.0
Each leaf: 1 case(s)



Graph



Ratio Statistics

Case Processing Summary

	Count
Overall	458
Excluded	0
Total	458

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Coefficient of Dispersion
458	.621	.595	.604	.322

Ratio Statistics

Case Processing Summary

	Count	Percent
Acre Range		
Up to 0.5	320	69.9%
0.5 to 1	40	8.7%
1 to 2	50	10.9%
2 to 5	48	10.5%
Overall	458	100.0%
Excluded	0	
Total	458	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
Up to 0.5	320	.601	.561	.572	.319
0.5 to 1	40	.695	.701	.589	.296
1 to 2	50	.640	.597	.589	.357
2 to 5	48	.672	.650	.700	.297
Overall	458	.621	.595	.604	.322

Ratio Statistics

Case Processing Summary

	Count	Percent
Zoning		
COM	11	2.4%
LIM	10	2.2%
R1	289	63.1%
R2	56	12.2%
R3	30	6.6%
RD	7	1.5%
RT	32	7.0%
SR	23	5.0%
Overall	458	100.0%
Excluded	0	
Total	458	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
COM	11	.766	.734	.764	.182
LIM	10	.697	.736	.638	.274
R1	289	.629	.599	.580	.305
R2	56	.625	.563	.674	.369
R3	30	.457	.408	.477	.243
RD	7	.781	.855	.839	.348
RT	32	.704	.648	.648	.228
SR	23	.446	.430	.350	.406
Overall	458	.621	.595	.604	.322

Ratio Statistics

Case Processing Summary

		Count	Percent
Neighborhood	GLR	4	0.9%
	GLV	4	0.9%
	GR	8	1.7%
	GV	20	4.4%
	HA	2	0.4%
	MB	8	1.7%
	MX	8	1.7%
	NA	6	1.3%
	OL	2	0.4%
	SL	37	8.1%
	SLN	25	5.5%
	SLV	11	2.4%
	SS	40	8.7%
	SSSH	22	4.8%
	TC	8	1.7%
	TH	31	6.8%
	TH1	18	3.9%
	TP	3	0.7%
	UG	9	2.0%
	UGR	2	0.4%
	WA	6	1.3%
	WV1	47	10.3%
	WV2	20	4.4%
	WVAT	27	5.9%
	YC1	19	4.1%
	YE1	10	2.2%
	YN1	33	7.2%
	YN2	6	1.3%
	YSE	6	1.3%
	YSW	6	1.3%
	ZH	10	2.2%
Overall		458	100.0%
Excluded		0	
Total		458	

Ratio Statistics for Previous Assessed Total / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of
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					Dispersion
GLR	4	1.149	1.286	.964	.166
GLV	4	.585	.590	.548	.377
GR	8	.734	.661	.698	.334
GV	20	.672	.656	.670	.206
HA	2	.550	.550	.545	.099
MB	8	.857	.798	.853	.116
MX	8	.673	.744	.689	.169
NA	6	.667	.560	.614	.290
OL	2	.990	.990	.975	.089
SL	37	.541	.528	.502	.264
SLN	25	.638	.639	.614	.141
SLV	11	.788	.782	.739	.208
SS	40	.495	.429	.487	.304
SSSH	22	.533	.521	.481	.231
TC	8	.650	.597	.657	.291
TH	31	.643	.586	.692	.358
TH1	18	.439	.420	.427	.176
TP	3	.389	.371	.378	.082
UG	9	.489	.421	.457	.343
UGR	2	.622	.622	.557	.263
WA	6	.739	.743	.731	.168
WV1	47	.616	.562	.618	.177
WV2	20	.761	.718	.713	.339
WVAT	27	.806	.794	.774	.194
YC1	19	.816	.821	.761	.262
YE1	10	.556	.470	.803	.437
YN1	33	.401	.346	.381	.504
YN2	6	.871	.751	.876	.425
YSE	6	.469	.396	.562	.322
YSW	6	.675	.685	.717	.278
ZH	10	.599	.566	.657	.308
Overall	458	.621	.595	.604	.322

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Zoning	458	100.0%	0	0.0%	458	100.0%

Report

sppa Zoning	Mean	Median	N	Std. Deviation
COM	472863.4848	408624.2910	11	230900.65154
LIM	143593.7791	92118.8242	10	144564.86213
R1	406820.1440	401311.5035	289	212012.51002
R2	399868.2785	389959.8502	56	201880.87334
R3	521020.7657	549004.4494	30	193077.38087
RD	327884.8854	196875.0000	7	234544.23697
RT	78592.0909	63523.7578	32	42772.14876
SR	204033.6265	118811.8812	23	179337.47155
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Neighborhood	458	100.0%	0	0.0%	458	100.0%

Report

sppa Neighborhood	Mean	Median	N	Std. Deviation
GLR	36805.4437	30100.1476	4	14008.88488
GLV	136335.8459	126802.8676	4	62619.26541
GR	236792.7695	157617.9982	8	151410.81319
GV	295955.0530	298178.0090	20	138258.85664
HA	286990.9420	286990.9420	2	95000.82084
MB	166185.0186	128854.2421	8	99239.32307
MX	244831.6525	188261.3587	8	162098.66336
NA	452221.8665	489926.7191	6	117782.25887
OL	121281.9521	121281.9521	2	73544.59273
SL	423653.6123	371153.5408	37	252613.43143
SLN	87080.9854	69754.1764	25	42540.93335
SLV	246597.4133	194444.4444	11	186032.32540
SS	426063.2192	467716.0939	40	208959.68628
SSSH	343708.3649	360150.8255	22	142322.33681
TC	307550.7806	387375.6053	8	155603.79755
TH	294081.8971	316782.4695	31	206967.05977
TH1	564132.3877	537272.7553	18	157879.06615
TP	392518.6867	389555.1574	3	9729.66373
UG	433486.1663	417990.1208	9	125866.95036
UGR	140583.2463	140583.2463	2	4683.65234
WA	281772.8974	298272.0883	6	100663.07782
WV1	596238.0925	629023.6671	47	175007.73749
WV2	202734.4387	107481.9018	20	192828.09516
WVAT	602204.9113	613558.5436	27	112980.22888
YC1	440553.1584	374572.2667	19	263655.63895
YE1	374064.3853	331510.8575	10	188040.31066
YN1	336134.2626	328471.0647	33	196093.12759
YN2	298923.3373	351566.2040	6	106288.97016
YSE	503195.9497	394159.0661	6	202643.22001
YSW	395150.4027	389328.1439	6	115193.64639
ZH	373502.9588	386953.3648	10	126852.85395
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Floodplain	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
Floodplain	Mean	Median	N	Std. Deviation
F	120103.9358	97718.1691	8	74777.28573
N	383238.7835	386309.0625	436	223841.65461
Y	262976.9802	193916.1805	14	220269.90583
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Topography	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
Topography	Mean	Median	N	Std. Deviation
L	428323.4035	428323.7755	290	215708.39385
P	130414.7420	101328.0097	14	106414.25428
R	269096.5056	220000.0000	29	219392.21529
S	303129.8141	281577.6373	125	212806.05632
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Natural Gas Hookup	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
Natural Gas Hookup	Mean	Median	N	Std. Deviation
N	237394.9851	143742.4161	166	213838.42600
Y	453174.8332	437058.1648	292	191915.55239
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Street Finish	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
Street Finish	Mean	Median	N	Std. Deviation
D	128774.2487	92810.6577	10	110571.04341
G	188204.0288	131489.3688	48	184198.40099
N	139435.8733	115384.6154	17	107043.31941
P	415255.0211	409259.2593	383	213776.36290
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * traffic	458	100.0%	0	0.0%	458	100.0%

Report

sppa traffic	Mean	Median	N	Std. Deviation
H	493514.8260	544785.1387	11	248383.60929
L	394233.1517	391933.5257	393	221761.54954
M	234418.1731	195195.1952	39	182299.36189
N	148667.8909	115384.6154	15	117706.99876
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Curbing	458	100.0%	0	0.0%	458	100.0%

Report

sppa Curbing	Mean	Median	N	Std. Deviation
N	277841.2633	224497.2720	251	211157.08583
Y	492736.5300	481956.0056	207	181752.83006
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Sidewalk	458	100.0%	0	0.0%	458	100.0%

Report

sppa Sidewalk	Mean	Median	N	Std. Deviation
N	332359.2587	325813.5083	336	228142.00363
Y	492310.7205	486421.9798	122	169209.44075
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * Fire Risk	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
Fire Risk	Mean	Median	N	Std. Deviation
Extreme	220000.0000	220000.0000	1	.
High	244237.3683	159848.1469	53	200100.60057
Moderate	392500.0948	388060.8851	404	223076.68987
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * unbuildable	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
unbuildable	Mean	Median	N	Std. Deviation
0	380869.2234	383333.3333	447	224005.60410
1	135097.8142	65384.6154	11	127499.07412
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * water_available	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
water_available	Mean	Median	N	Std. Deviation
0	148446.9923	91157.6683	81	145012.11410
1	423635.0463	416666.6667	377	209223.52345
Total	374966.4166	377373.1581	458	225267.44225

Means

Case Processing Summary

	Included		Cases Excluded		Total	
	N	Percent	N	Percent	N	Percent
sppa * sewer_available	458	100.0%	0	0.0%	458	100.0%

Report

sppa				
sewer_available	Mean	Median	N	Std. Deviation
0	144060.2033	113539.3699	111	130167.02778
1	448829.7875	437500.0000	347	197641.09589
Total	374966.4166	377373.1581	458	225267.44225

Regression

Variables Entered/Removed

Model	Variables Entered	Variables Removed	Method
1	NBHD_ZH, NBHD_GLV, NBHD_GLR, NBHD_YSW, NBHD_YN2, NBHD_YSE, NBHD_UG, NBHD_SLV, NBHD_TH1, NBHD_YC1, NBHD_WV2, NBHD_SSSH, NBHD_WVAT, Lots Sold, NBHD_SLN, NBHD_TH, street_finish_n, topography_p, NBHD_SL, traffic_m, NBHD_YN1, NBHD_SS, unbuildable, street_finish_g, NBHD_WV1, flood_plain_factor , COMZone, sewer_available, LIMZone, topography_s, LNAcres		. Enter

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.917	.841	.830	.36184

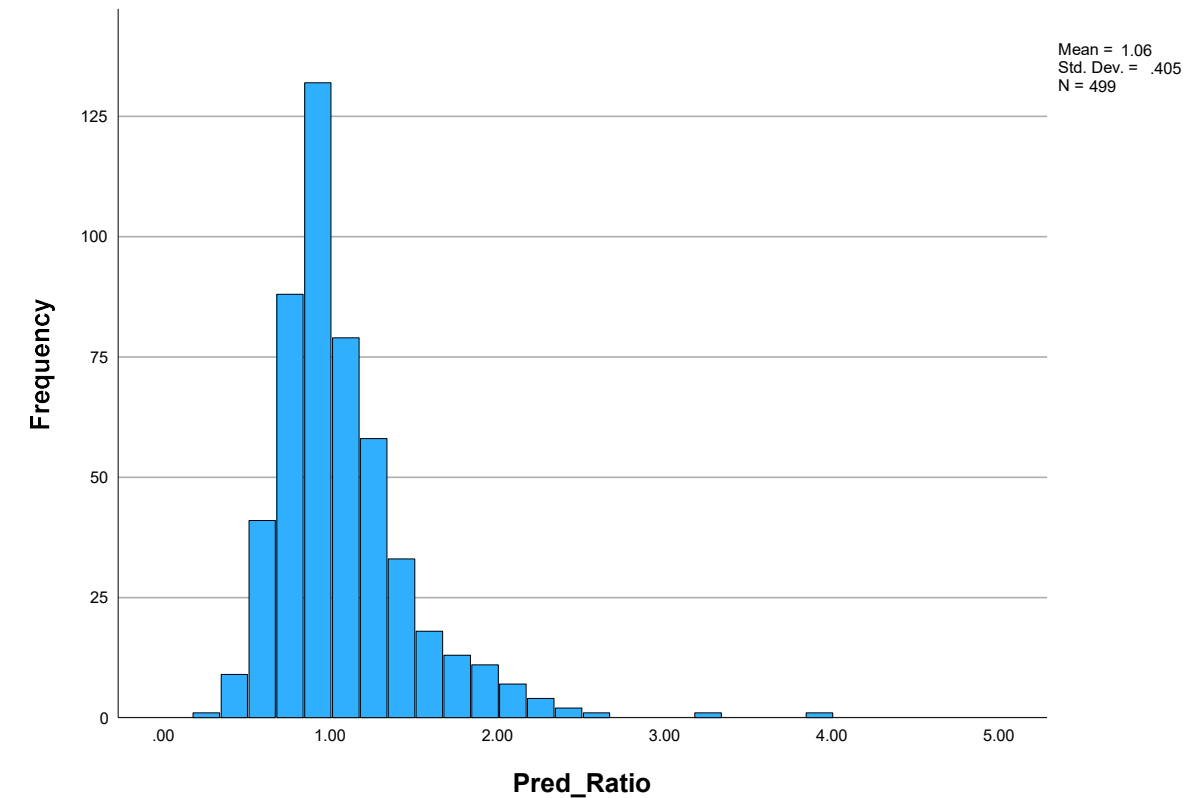
ANOVA

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	323.291	31	10.429	79.653	<.001
	Residual	61.143	467	.131		
	Total	384.433	498			

		Coefficients		Standardized Coefficients Beta	t	Sig.
Model		Unstandardized Coefficients B	Std. Error			
1	(Constant)	11.691	.109		107.234	<.001
	LNAcres	-.618	.025	-.696	-24.981	<.001
	Lots Sold	-.219	.096	-.055	-2.291	.022
	COMZone	.993	.119	.193	8.371	<.001
	LIMZone	-.372	.158	-.059	-2.355	.019
	flood_plain_factor	-.431	.139	-.069	-3.095	.002
	sewer_available	.288	.053	.142	5.436	<.001
	street_finish_g	-.128	.061	-.044	-2.085	.038
	street_finish_n	-.333	.095	-.071	-3.518	<.001
	topography_p	-.489	.109	-.095	-4.476	<.001
	topography_s	-.232	.053	-.117	-4.384	<.001
	traffic_m	-.146	.062	-.048	-2.375	.018
	unbuildable	-.274	.117	-.048	-2.342	.020
	NBHD_GLR	-.334	.193	-.034	-1.734	.084
	NBHD_GLV	1.172	.251	.119	4.673	<.001
	NBHD_SL	.546	.080	.167	6.827	<.001
	NBHD_SLN	.334	.097	.088	3.431	<.001
	NBHD_SLV	.433	.127	.075	3.409	<.001
	NBHD_SS	.169	.067	.054	2.522	.012
	NBHD_SSSH	.282	.088	.067	3.220	.001
	NBHD_TH	.241	.074	.068	3.255	.001
	NBHD_TH1	.488	.092	.106	5.292	<.001
	NBHD_UG	.203	.121	.032	1.677	.094
	NBHD_WV1	.572	.065	.192	8.820	<.001
	NBHD_WV2	.304	.101	.070	3.011	.003
	NBHD_WVAT	.691	.080	.178	8.609	<.001
	NBHD_YC1	.581	.094	.130	6.193	<.001
	NBHD_YN1	.728	.083	.215	8.778	<.001
	NBHD_YN2	-.414	.155	-.051	-2.678	.008
	NBHD_YSE	.252	.146	.034	1.720	.086
	NBHD_YSW	.561	.155	.070	3.624	<.001
	NBHD_ZH	.452	.124	.072	3.639	<.001

Residuals Statistics					
	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	10.2818	13.7075	12.4965	.80572	499
Residual	-1.36486	1.61752	.00000	.35040	499
Std. Predicted Value	-2.749	1.503	.000	1.000	499
Std. Residual	-3.772	4.470	.000	.968	499

Graph



Ratio Statistics

Case Processing Summary

Count	
Overall	459
Excluded	0
Total	459

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

N	Mean	Median	Weighted Mean	Coefficient of Dispersion
459	.990	.952	.891	.225

Ratio Statistics

Case Processing Summary

		Count	Percent
Zoning	COM	11	2.4%
	LIM	10	2.2%
	R1	290	63.2%
	R2	56	12.2%
	R3	30	6.5%
	RD	7	1.5%
	RT	32	7.0%
	SR	23	5.0%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
COM	11	.993	.857	.730	.381
LIM	10	1.030	1.009	1.031	.212
R1	290	1.003	.959	.949	.215
R2	56	.987	.920	.870	.246
R3	30	.915	.874	.829	.166
RD	7	.868	.578	.662	.674
RT	32	.972	.940	.915	.237
SR	23	.964	.975	.830	.231
Overall	459	.990	.952	.891	.225

Ratio Statistics

Case Processing Summary

		Count	Percent
Zoning	COM	11	2.4%
	LIM	10	2.2%
	R1	290	63.2%
	R2	56	12.2%
	R3	30	6.5%
	RD	7	1.5%
	RT	32	7.0%
	SR	23	5.0%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
COM	11	1.000	.863	.735	.381
LIM	10	1.000	.980	1.001	.212
R1	290	1.000	.956	.946	.215
R2	56	1.000	.932	.881	.246
R3	30	1.000	.955	.906	.166
RD	7	.999	.666	.762	.674
RT	32	1.001	.967	.941	.237
SR	23	1.000	1.011	.861	.231
Overall	459	1.000	.955	.902	.227

Ratio Statistics

Case Processing Summary

		Count	Percent
Acre Range	Up to 0.5	320	69.7%
	0.5 to 1	41	8.9%
	1 to 2	50	10.9%
	2 to 5	48	10.5%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
Up to 0.5	320	1.006	.958	.957	.205
0.5 to 1	41	.941	.945	.796	.251
1 to 2	50	1.006	.967	.918	.274
2 to 5	48	1.006	.982	.805	.289
Overall	459	1.000	.955	.902	.227

Ratio Statistics

Case Processing Summary

		Count	Percent
Acre Range	Up to 0.5	320	69.7%
	0.5 to 1	41	8.9%
	1 to 2	50	10.9%
	2 to 5	48	10.5%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
Up to 0.5	320	1.000	.953	.951	.205
0.5 to 1	41	1.001	1.004	.846	.251
1 to 2	50	1.000	.961	.912	.274
2 to 5	48	1.000	.976	.800	.289
Overall	459	1.000	.955	.902	.227

Ratio Statistics

Case Processing Summary

		Count	Percent
Neighborhood	GLR	4	0.9%
	GLV	4	0.9%
	GR	8	1.7%
	GV	20	4.4%
	HA	2	0.4%
	MB	9	2.0%
	MX	8	1.7%
	NA	6	1.3%
	OL	2	0.4%
	SL	37	8.1%
	SLN	25	5.4%
	SLV	11	2.4%
	SS	40	8.7%
	SSSH	22	4.8%
	TC	8	1.7%
	TH	31	6.8%
	TH1	18	3.9%
	TP	3	0.7%
	UG	9	2.0%
	UGR	2	0.4%
	WA	6	1.3%
	WV1	47	10.2%
	WV2	20	4.4%
	WVAT	27	5.9%

	YC1	19	4.1%
	YE1	10	2.2%
	YN1	33	7.2%
	YN2	6	1.3%
	YSE	6	1.3%
	YSW	6	1.3%
	ZH	10	2.2%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
GLR	4	1.082	1.169	.897	.208
GLV	4	1.016	1.027	.982	.254
GR	8	.907	.861	.710	.366
GV	20	1.021	.913	.943	.262
HA	2	.783	.783	.785	.028
MB	9	1.256	1.212	1.168	.230
MX	8	.961	.889	1.095	.171
NA	6	.829	.721	.762	.244
OL	2	1.309	1.309	1.252	.248
SL	37	.991	1.009	.928	.179
SLN	25	.983	.949	.952	.199
SLV	11	.972	.896	.934	.203
SS	40	1.011	1.002	.957	.166
SSSH	22	.984	.959	.938	.140
TC	8	.972	.849	.986	.353
TH	31	1.004	.969	.826	.227
TH1	18	.982	1.057	.950	.173
TP	3	.884	.766	.827	.191
UG	9	.953	.885	.898	.202
UGR	2	.591	.591	.586	.022
WA	6	.975	1.000	.964	.094
WV1	47	1.002	.936	.828	.194
WV2	20	1.026	.868	.976	.301
WVAT	27	1.008	.963	.974	.167
YC1	19	1.006	1.003	.990	.188
YE1	10	.897	.834	.701	.275
YN1	33	1.012	.896	.846	.337
YN2	6	1.071	.944	1.109	.260
YSE	6	.919	.815	.799	.311
YSW	6	1.068	1.090	.868	.277
ZH	10	1.122	1.077	.962	.251
Overall	459	1.000	.955	.902	.227

Ratio Statistics

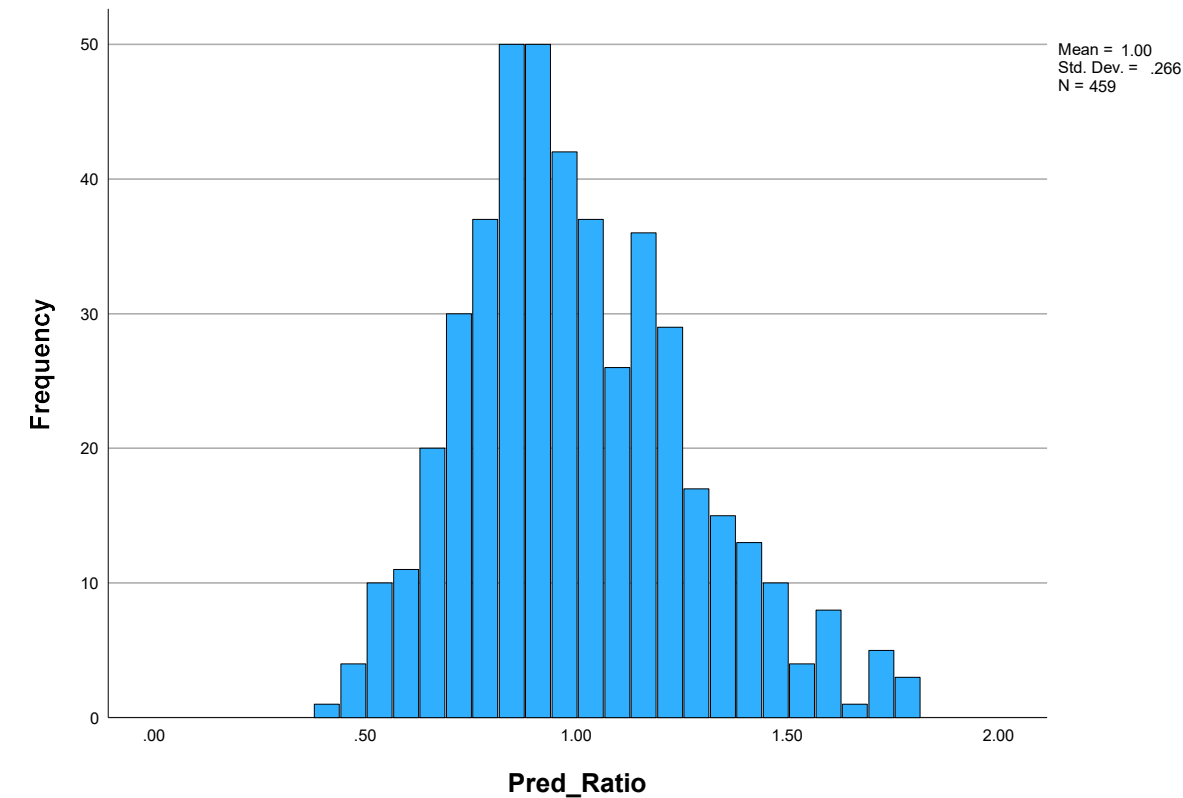
Case Processing Summary

		Count	Percent
Neighborhood	GLR	4	0.9%
	GLV	4	0.9%
	GR	8	1.7%
	GV	20	4.4%
	HA	2	0.4%
	MB	9	2.0%
	MX	8	1.7%
	NA	6	1.3%
	OL	2	0.4%
	SL	37	8.1%
	SLN	25	5.4%
	SLV	11	2.4%
	SS	40	8.7%
	SSSH	22	4.8%
	TC	8	1.7%
	TH	31	6.8%
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	UG	9	2.0%
	UGR	2	0.4%
	WA	6	1.3%
	WV1	47	10.2%
	WV2	20	4.4%
	WVAT	27	5.9%
	YC1	19	4.1%
	YE1	10	2.2%
	YN1	33	7.2%
	YN2	6	1.3%
	YSE	6	1.3%
	YSW	6	1.3%
	ZH	10	2.2%
Overall		459	100.0%
Excluded		0	
Total		459	

Ratio Statistics for Pred_Value / Time Adjusted Sales Price

Group	N	Mean	Median	Weighted Mean	Coefficient of Dispersion
GLR	4	1.000	1.081	.829	.208
GLV	4	1.000	1.011	.966	.254
GR	8	1.000	.949	.783	.366
GV	20	1.000	.894	.923	.262
HA	2	1.000	1.000	1.002	.028
MB	9	1.000	.965	.929	.230
MX	8	1.001	.925	1.140	.171
NA	6	1.000	.870	.919	.244
OL	2	1.000	1.000	.957	.248
SL	37	1.000	1.018	.936	.179
SLN	25	1.000	.965	.968	.199
SLV	11	1.001	.922	.961	.203
SS	40	1.000	.991	.947	.166
SSSH	22	1.000	.974	.953	.140
TC	8	1.001	.874	1.014	.353
TH	31	1.000	.965	.823	.227
TH1	18	1.000	1.076	.968	.173
TP	3	1.000	.867	.935	.191
UG	9	1.000	.929	.942	.202
UGR	2	1.000	1.000	.991	.022
WA	6	1.001	1.026	.989	.094
WV1	47	1.000	.934	.826	.194
WV2	20	1.001	.847	.952	.301
WVAT	27	1.000	.955	.966	.167
YC1	19	1.000	.997	.984	.188
YE1	10	1.001	.930	.781	.275
YN1	33	.999	.885	.836	.337
YN2	6	1.001	.882	1.036	.260
YSE	6	1.000	.887	.869	.311
YSW	6	.999	1.020	.812	.277
ZH	10	1.000	.960	.857	.251
Overall	459	1.000	.965	.903	.218

Graph



Bootstrap

Bootstrap Specifications	
Sampling Method	Simple
Number of Samples	1000
Confidence Interval Level	95.0%
Confidence Interval Type	Percentile

Explore

Case Processing Summary						
	Valid		Cases Missing		Total	
	N	Percent	N	Percent	N	Percent
Pred_Ratio	459	100.0%	0	0.0%	459	100.0%

Descriptives						
Pred_Ratio			Statistic	Std. Error	Bias	Bootstrap 95% Confidence Interval Lower
	Mean		1.0000	.01241	-.0002	.9766
	95% Confidence Interval for Mean	Lower Bound	.9756			
		Upper Bound	1.0244			
	5% Trimmed Mean		.9908		-.0001	.9674

Median	.9649		-.0029	.0150	.9322
Variance	.071		.000	.005	.062
Std. Deviation	.26585		-.00007	.00880	.24849
Minimum	.40				
Maximum	1.81				
Range	1.41				
Interquartile Range	.36		.00	.02	.32
Skewness	.534	.114	-.002	.086	.351
Kurtosis	.072	.227	-.005	.182	-.258

Descriptives

			Bootstrap 95% Confidence Interval Upper
Pred_Ratio	Mean		1.0252
	95% Confidence Interval for Mean	Lower Bound Upper Bound	
	5% Trimmed Mean		1.0166
	Median		.9968
	Variance		.081
	Std. Deviation		.28403
	Minimum		
	Maximum		
	Range		
	Interquartile Range		.40
	Skewness		.700
	Kurtosis		.423

Percentiles

				Bootstrap 95% Confidence Interval			
		Percentiles	Percentile	Bias	Std. Error	Lower	Upper
Weighted Average(Definition 1)	Pred_Ratio	25	.8150	-.0051	.0193	.7763	.8447
		50	.9649	-.0029	.0150	.9322	.9968
		75	1.1709	-.0017	.0170	1.1412	1.2035
Tukey's Hinges	Pred_Ratio	25	.8156	-.0049	.0193	.7776	.8448
		50	.9649	-.0029	.0150	.9322	.9968
		75	1.1684	.0001	.0169	1.1404	1.2015