

## Means

### Case Processing Summary

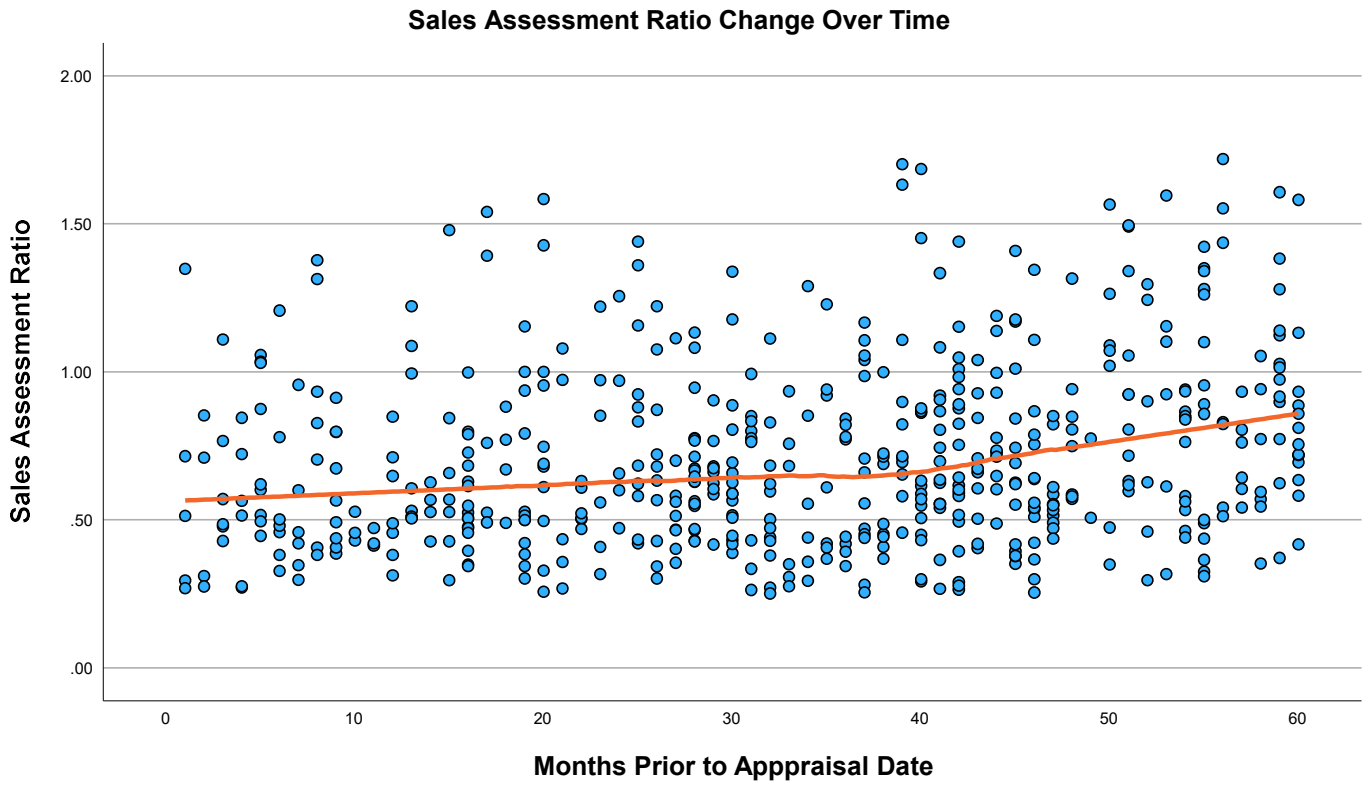
|                                                 | Included |         | Cases Excluded |         | Total |         |
|-------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                 | N        | Percent | N              | Percent | N     | Percent |
| Months Prior to Appraisal Date * syear * smonth | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

| Months Prior to Appraisal Date |        | Mean  | N   | Std. Deviation |
|--------------------------------|--------|-------|-----|----------------|
| syear                          | smonth |       |     |                |
| 1.00                           | 1.00   | 1.00  | 5   | .000           |
|                                | 2.00   | 2.00  | 4   | .000           |
|                                | 3.00   | 3.00  | 6   | .000           |
|                                | 4.00   | 4.00  | 6   | .000           |
|                                | 5.00   | 5.00  | 9   | .000           |
|                                | 6.00   | 6.00  | 7   | .000           |
|                                | 7.00   | 7.00  | 6   | .000           |
|                                | 8.00   | 8.00  | 7   | .000           |
|                                | 9.00   | 9.00  | 9   | .000           |
|                                | 10.00  | 10.00 | 3   | .000           |
|                                | 11.00  | 11.00 | 3   | .000           |
|                                | 12.00  | 12.00 | 7   | .000           |
|                                | Total  | 6.50  | 72  | 3.246          |
| 2.00                           | 1.00   | 13.00 | 7   | .000           |
|                                | 2.00   | 14.00 | 4   | .000           |
|                                | 3.00   | 15.00 | 7   | .000           |
|                                | 4.00   | 16.00 | 17  | .000           |
|                                | 5.00   | 17.00 | 5   | .000           |
|                                | 6.00   | 18.00 | 4   | .000           |
|                                | 7.00   | 19.00 | 12  | .000           |
|                                | 8.00   | 20.00 | 11  | .000           |
|                                | 9.00   | 21.00 | 5   | .000           |
|                                | 10.00  | 22.00 | 6   | .000           |
|                                | 11.00  | 23.00 | 6   | .000           |
|                                | 12.00  | 24.00 | 5   | .000           |
|                                | Total  | 18.25 | 89  | 3.192          |
| 3.00                           | 1.00   | 25.00 | 11  | .000           |
|                                | 2.00   | 26.00 | 10  | .000           |
|                                | 3.00   | 27.00 | 9   | .000           |
|                                | 4.00   | 28.00 | 19  | .000           |
|                                | 5.00   | 29.00 | 9   | .000           |
|                                | 6.00   | 30.00 | 16  | .000           |
|                                | 7.00   | 31.00 | 9   | .000           |
|                                | 8.00   | 32.00 | 12  | .000           |
|                                | 9.00   | 33.00 | 6   | .000           |
|                                | 10.00  | 34.00 | 6   | .000           |
|                                | 11.00  | 35.00 | 7   | .000           |
|                                | 12.00  | 36.00 | 8   | .000           |
|                                | Total  | 29.91 | 122 | 3.240          |
| 4.00                           | 1.00   | 37.00 | 13  | .000           |
|                                | 2.00   | 38.00 | 9   | .000           |
|                                | 3.00   | 39.00 | 11  | .000           |
|                                | 4.00   | 40.00 | 15  | .000           |
|                                | 5.00   | 41.00 | 15  | .000           |
|                                | 6.00   | 42.00 | 21  | .000           |
|                                | 7.00   | 43.00 | 10  | .000           |
|                                | 8.00   | 44.00 | 11  | .000           |

|       |       |       |     |        |
|-------|-------|-------|-----|--------|
|       | 9.00  | 45.00 | 15  | .000   |
|       | 10.00 | 46.00 | 15  | .000   |
|       | 11.00 | 47.00 | 11  | .000   |
|       | 12.00 | 48.00 | 8   | .000   |
|       | Total | 42.40 | 154 | 3.245  |
| 5.00  | 1.00  | 49.00 | 2   | .000   |
|       | 2.00  | 50.00 | 7   | .000   |
|       | 3.00  | 51.00 | 11  | .000   |
|       | 4.00  | 52.00 | 6   | .000   |
|       | 5.00  | 53.00 | 6   | .000   |
|       | 6.00  | 54.00 | 13  | .000   |
|       | 7.00  | 55.00 | 16  | .000   |
|       | 8.00  | 56.00 | 7   | .000   |
|       | 9.00  | 57.00 | 6   | .000   |
|       | 10.00 | 58.00 | 7   | .000   |
|       | 11.00 | 59.00 | 13  | .000   |
|       | 12.00 | 60.00 | 14  | .000   |
|       | Total | 55.26 | 108 | 3.291  |
| Total | 1.00  | 25.00 | 38  | 13.668 |
|       | 2.00  | 29.88 | 34  | 15.271 |
|       | 3.00  | 30.82 | 44  | 16.525 |
|       | 4.00  | 27.62 | 63  | 13.626 |
|       | 5.00  | 30.09 | 44  | 16.331 |
|       | 6.00  | 35.70 | 61  | 14.796 |
|       | 7.00  | 35.08 | 53  | 16.961 |
|       | 8.00  | 32.00 | 48  | 15.459 |
|       | 9.00  | 34.17 | 41  | 16.929 |
|       | 10.00 | 39.51 | 37  | 14.586 |
|       | 11.00 | 42.50 | 40  | 15.537 |
|       | 12.00 | 40.86 | 42  | 17.791 |
|       | Total | 33.46 | 545 | 16.257 |

**Graph**



Graph



Ratio Statistics  
Case Processing

## Summary

|          | Count |
|----------|-------|
| Overall  | 545   |
| Excluded | 0     |
| Total    | 545   |

## Ratio Statistics for Previous Assessed Total / Sale Price

| N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|-----|------|--------|---------------|---------------------------|
| 545 | .714 | .636   | .650          | .383                      |

## Ratio Statistics

### Case Processing Summary

|            |           | Count | Percent |
|------------|-----------|-------|---------|
| Acre Range | Up to 0.5 | 7     | 1.3%    |
|            | 0.5 to 1  | 16    | 2.9%    |
|            | 1 to 2    | 51    | 9.4%    |
|            | 2 to 5    | 154   | 28.3%   |
|            | 5 to 10   | 106   | 19.4%   |
|            | 10 to 20  | 119   | 21.8%   |
|            | 20 and up | 92    | 16.9%   |
| Overall    |           | 545   | 100.0%  |
| Excluded   |           | 0     |         |
| Total      |           | 545   |         |

## Ratio Statistics for Previous Assessed Total / Sale Price

| Group     | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|-----------|-----|------|--------|---------------|---------------------------|
| Up to 0.5 | 7   | .788 | 1.000  | .650          | .291                      |
| 0.5 to 1  | 16  | .886 | .770   | .730          | .526                      |
| 1 to 2    | 51  | .786 | .719   | .695          | .339                      |
| 2 to 5    | 154 | .734 | .670   | .646          | .356                      |
| 5 to 10   | 106 | .710 | .627   | .628          | .398                      |
| 10 to 20  | 119 | .705 | .622   | .635          | .379                      |
| 20 and up | 92  | .619 | .584   | .660          | .350                      |
| Overall   | 545 | .714 | .636   | .650          | .383                      |

## Ratio Statistics

### Case Processing Summary

|          |       | Count | Percent |
|----------|-------|-------|---------|
| Zoning   | AG    | 214   | 39.3%   |
|          | R10/5 | 197   | 36.1%   |
|          | RLDP  | 122   | 22.4%   |
|          | RS    | 2     | 0.4%    |
|          | RT    | 10    | 1.8%    |
| Overall  |       | 545   | 100.0%  |
| Excluded |       | 0     |         |
| Total    |       | 545   |         |

## Ratio Statistics for Previous Assessed Total / Sale Price

| Group   | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|------|--------|---------------|---------------------------|
| AG      | 214 | .704 | .625   | .652          | .352                      |
| R10/5   | 197 | .765 | .709   | .679          | .386                      |
| RLDP    | 122 | .642 | .601   | .562          | .361                      |
| RS      | 2   | .448 | .448   | .429          | .208                      |
| RT      | 10  | .845 | .781   | .684          | .402                      |
| Overall | 545 | .714 | .636   | .650          | .383                      |

## Ratio Statistics

### Case Processing Summary

|              |      | Count | Percent |
|--------------|------|-------|---------|
| Neighborhood | 151  | 17    | 3.1%    |
|              | 152  | 4     | 0.7%    |
|              | 153  | 15    | 2.8%    |
|              | 260  | 53    | 9.7%    |
|              | 261  | 28    | 5.1%    |
|              | 262  | 1     | 0.2%    |
|              | 263  | 17    | 3.1%    |
|              | 370  | 17    | 3.1%    |
|              | 371G | 36    | 6.6%    |
|              | 371R | 66    | 12.1%   |
|              | 371S | 8     | 1.5%    |
|              | 372  | 46    | 8.4%    |
|              | 372F | 8     | 1.5%    |
|              | 372N | 59    | 10.8%   |
|              | 372S | 7     | 1.3%    |
|              | 481  | 13    | 2.4%    |
|              | 482  | 5     | 0.9%    |
|              | 483  | 53    | 9.7%    |
|              | 484  | 12    | 2.2%    |
|              | 485  | 49    | 9.0%    |
|              | 485N | 5     | 0.9%    |
|              | 485O | 23    | 4.2%    |
|              | 485P | 3     | 0.6%    |
| Overall      |      | 545   | 100.0%  |
| Excluded     |      | 0     |         |
| Total        |      | 545   |         |

### Ratio Statistics for Previous Assessed Total / Sale Price

| Group   | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|------|--------|---------------|---------------------------|
| 151     | 17  | .740 | .757   | .755          | .195                      |
| 152     | 4   | .789 | .813   | .835          | .450                      |
| 153     | 15  | .639 | .586   | .629          | .330                      |
| 260     | 53  | .744 | .661   | .662          | .371                      |
| 261     | 28  | .653 | .556   | .567          | .353                      |
| 262     | 1   | .443 | .443   | .443          | .000                      |
| 263     | 17  | .682 | .614   | .646          | .404                      |
| 370     | 17  | .566 | .470   | .583          | .355                      |
| 371G    | 36  | .833 | .793   | .768          | .353                      |
| 371R    | 66  | .725 | .651   | .622          | .344                      |
| 371S    | 8   | .834 | .726   | .758          | .408                      |
| 372     | 46  | .777 | .718   | .689          | .314                      |
| 372F    | 8   | .575 | .514   | .561          | .316                      |
| 372N    | 59  | .548 | .489   | .505          | .384                      |
| 372S    | 7   | .849 | .887   | .757          | .249                      |
| 481     | 13  | .468 | .388   | .401          | .375                      |
| 482     | 5   | .459 | .451   | .423          | .254                      |
| 483     | 53  | .856 | .827   | .717          | .302                      |
| 484     | 12  | .849 | .774   | .736          | .322                      |
| 485     | 49  | .773 | .689   | .671          | .413                      |
| 485N    | 5   | .349 | .296   | .321          | .261                      |
| 485O    | 23  | .680 | .674   | .627          | .222                      |
| 485P    | 3   | .650 | .636   | .549          | .155                      |
| Overall | 545 | .714 | .636   | .650          | .383                      |

Ratio Statistics

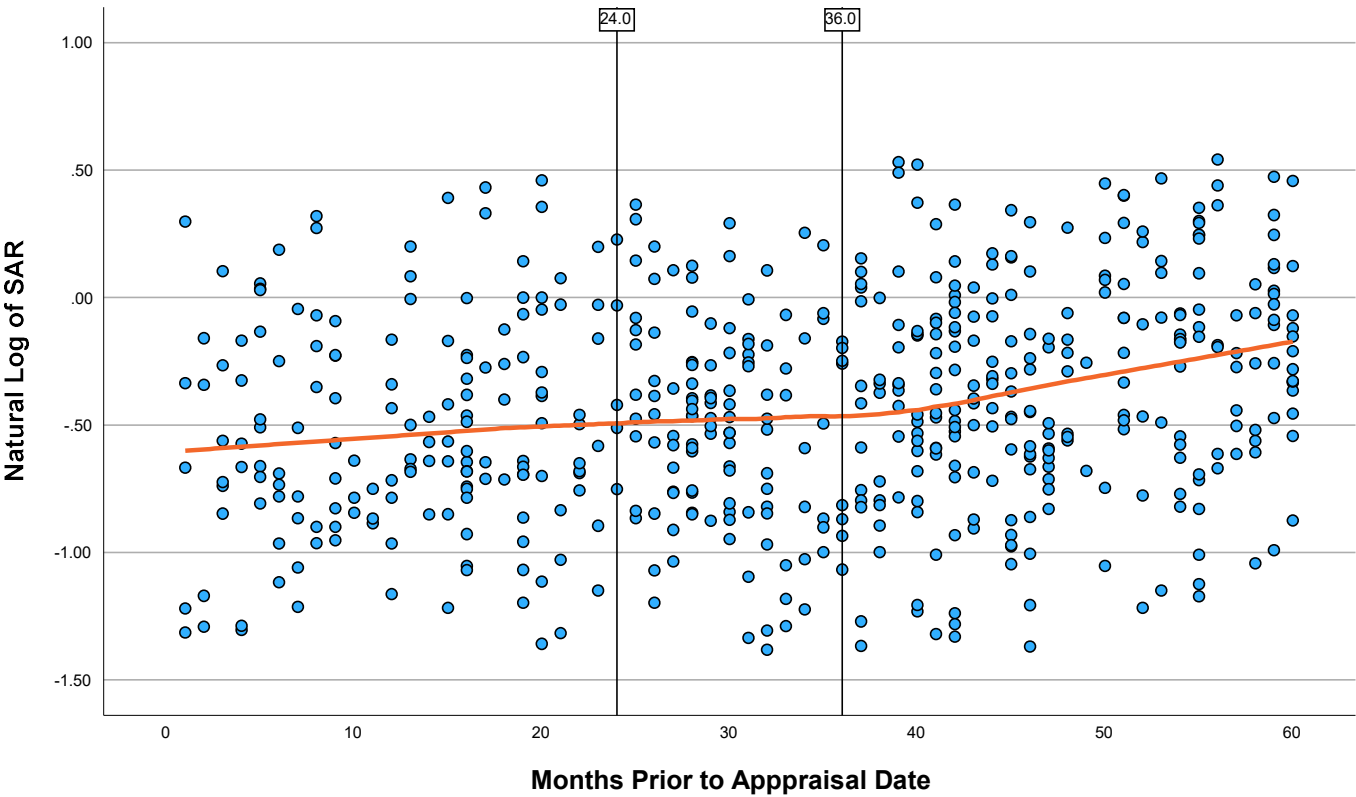
Case Processing Summary

|                       |              | Count | Percent |
|-----------------------|--------------|-------|---------|
| property_use_category | Agricultural | 122   | 22.4%   |
|                       | Land/Other   | 409   | 75.0%   |
|                       | Residential  | 14    | 2.6%    |
| Overall               |              | 545   | 100.0%  |
| Excluded              |              | 0     |         |
| Total                 |              | 545   |         |

Ratio Statistics for Previous Assessed Total / Sale Price

| Group        | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|--------------|-----|------|--------|---------------|---------------------------|
| Agricultural | 122 | .619 | .580   | .644          | .356                      |
| Land/Other   | 409 | .738 | .667   | .652          | .372                      |
| Residential  | 14  | .830 | .832   | .705          | .398                      |
| Overall      | 545 | .714 | .636   | .650          | .383                      |

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     | .223 | .050     | .048              | .42020                     |

### ANOVA

| Model |            | Sum of Squares | df  | Mean Square | F      | Sig.  |
|-------|------------|----------------|-----|-------------|--------|-------|
| 1     | Regression | 5.024          | 1   | 5.024       | 28.456 | <.001 |
|       | Residual   | 95.876         | 543 | .177        |        |       |
|       | Total      | 100.900        | 544 |             |        |       |

### Coefficients

| Model |                                | Unstandardized Coefficients<br>B | Std. Error | Standardized Coefficients<br>Beta | t       | Sig.  |
|-------|--------------------------------|----------------------------------|------------|-----------------------------------|---------|-------|
| 1     | (Constant)                     | -.627                            | .041       |                                   | -15.206 | <.001 |
|       | Months Prior to Appraisal Date | .006                             | .001       | .223                              | 5.334   | <.001 |

### Means

#### Case Processing Summary

|                                          | Included |         | Cases Excluded |         | Total |         |
|------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                          | N        | Percent | N              | Percent | N     | Percent |
| MONTHS1 * Months Prior to Appraisal Date | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |
| MONTHS2 * Months Prior to Appraisal Date | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |
| MONTHS3 * Months Prior to Appraisal Date | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

| Mean<br>Months Prior to Appraisal Date | MONTHS1 | MONTHS2 | MONTHS3 |
|----------------------------------------|---------|---------|---------|
| 1                                      | 1.0000  | .0000   | .0000   |
| 2                                      | 2.0000  | .0000   | .0000   |
| 3                                      | 3.0000  | .0000   | .0000   |
| 4                                      | 4.0000  | .0000   | .0000   |
| 5                                      | 5.0000  | .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   |
| 14                                     | 14.0000 | .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    | 24.0000 | 1.0000  | .0000   |
| 26    | 24.0000 | 2.0000  | .0000   |
| 27    | 24.0000 | 3.0000  | .0000   |
| 28    | 24.0000 | 4.0000  | .0000   |
| 29    | 24.0000 | 5.0000  | .0000   |
| 30    | 24.0000 | 6.0000  | .0000   |
| 31    | 24.0000 | 7.0000  | .0000   |
| 32    | 24.0000 | 8.0000  | .0000   |
| 33    | 24.0000 | 9.0000  | .0000   |
| 34    | 24.0000 | 10.0000 | .0000   |
| 35    | 24.0000 | 11.0000 | .0000   |
| 36    | 24.0000 | 12.0000 | .0000   |
| 37    | 24.0000 | 12.0000 | 1.0000  |
| 38    | 24.0000 | 12.0000 | 2.0000  |
| 39    | 24.0000 | 12.0000 | 3.0000  |
| 40    | 24.0000 | 12.0000 | 4.0000  |
| 41    | 24.0000 | 12.0000 | 5.0000  |
| 42    | 24.0000 | 12.0000 | 6.0000  |
| 43    | 24.0000 | 12.0000 | 7.0000  |
| 44    | 24.0000 | 12.0000 | 8.0000  |
| 45    | 24.0000 | 12.0000 | 9.0000  |
| 46    | 24.0000 | 12.0000 | 10.0000 |
| 47    | 24.0000 | 12.0000 | 11.0000 |
| 48    | 24.0000 | 12.0000 | 12.0000 |
| 49    | 24.0000 | 12.0000 | 13.0000 |
| 50    | 24.0000 | 12.0000 | 14.0000 |
| 51    | 24.0000 | 12.0000 | 15.0000 |
| 52    | 24.0000 | 12.0000 | 16.0000 |
| 53    | 24.0000 | 12.0000 | 17.0000 |
| 54    | 24.0000 | 12.0000 | 18.0000 |
| 55    | 24.0000 | 12.0000 | 19.0000 |
| 56    | 24.0000 | 12.0000 | 20.0000 |
| 57    | 24.0000 | 12.0000 | 21.0000 |
| 58    | 24.0000 | 12.0000 | 22.0000 |
| 59    | 24.0000 | 12.0000 | 23.0000 |
| 60    | 24.0000 | 12.0000 | 24.0000 |
| Total | 20.7486 | 7.0917  | 5.6239  |

## Regression

### Variables Entered/Removed

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

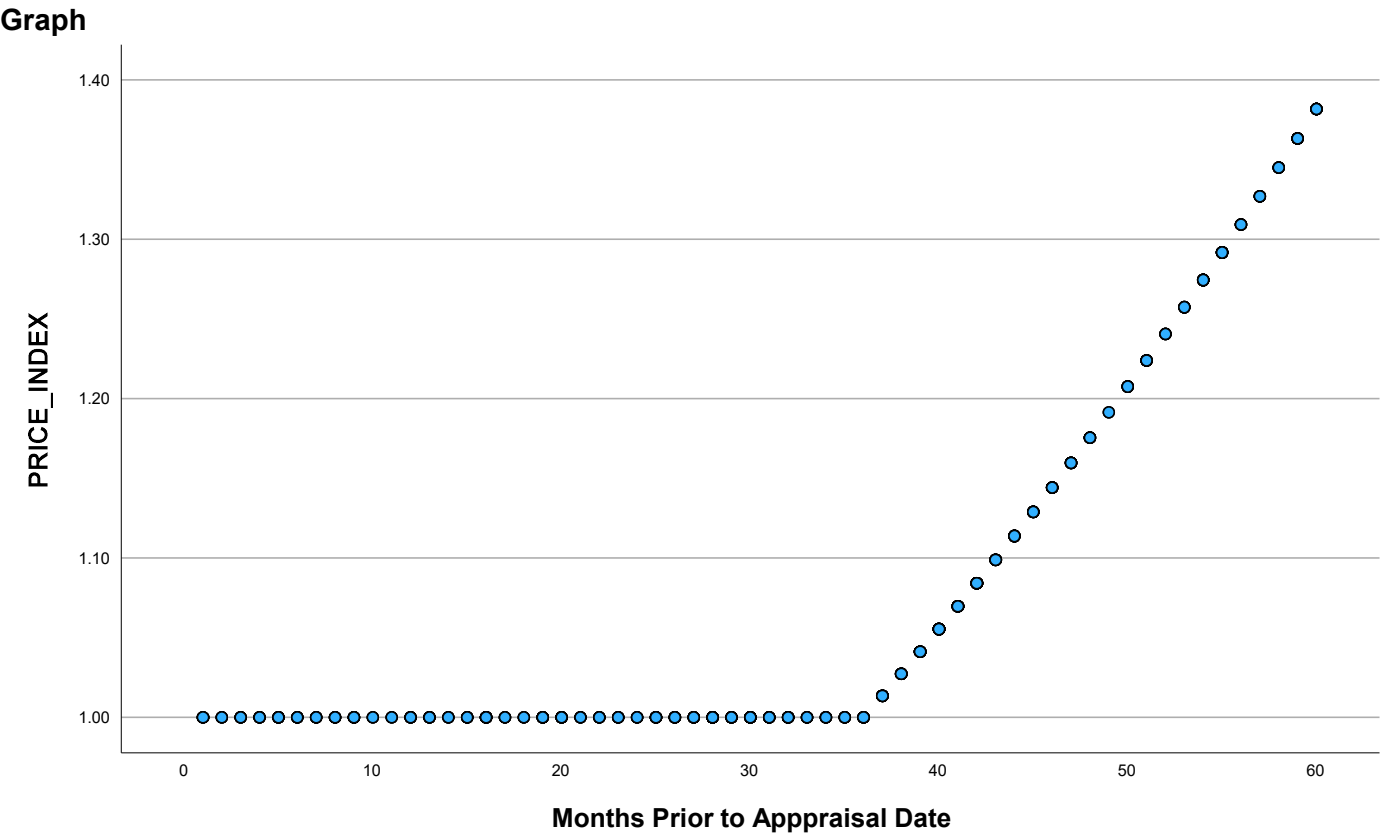
### Model Summary

| Model | R    | R Square | Adjusted R Square | Std. Error of the Estimate |
|-------|------|----------|-------------------|----------------------------|
| 1     | .241 | .058     | .056              | .41834                     |

| ANOVA |            |                |     |             |        |       |
|-------|------------|----------------|-----|-------------|--------|-------|
| Model |            | Sum of Squares | df  | Mean Square | F      | Sig.  |
| 1     | Regression | 5.869          | 1   | 5.869       | 33.533 | <.001 |
|       | Residual   | 95.031         | 543 | .175        |        |       |
|       | Total      | 100.900        | 544 |             |        |       |

| Coefficients |            |                                  |            |                                   |         |       |
|--------------|------------|----------------------------------|------------|-----------------------------------|---------|-------|
| Model        |            | Unstandardized Coefficients<br>B | Std. Error | Standardized Coefficients<br>Beta | t       | Sig.  |
| 1            | (Constant) | -.505                            | .022       |                                   | -22.719 | <.001 |
|              | MONTHS3    | .01356532                        | .002       | .241                              | 5.791   | <.001 |

| Excluded Variables |         |         |       |      |                     |                                      |
|--------------------|---------|---------|-------|------|---------------------|--------------------------------------|
| Model              |         | Beta In | t     | Sig. | Partial Correlation | Collinearity Statistics<br>Tolerance |
| 1                  | MONTHS1 | .063    | 1.400 | .162 | .060                | .851                                 |
|                    | MONTHS2 | .000    | .002  | .999 | .000                | .552                                 |



| Case Processing Summary |          |          |
|-------------------------|----------|----------|
|                         | Cases    |          |
|                         | Included | Excluded |
| Total                   |          |          |

|                                                 | N   | Percent | N | Percent | N   | Percent |
|-------------------------------------------------|-----|---------|---|---------|-----|---------|
| PRICE_INDEX * Months<br>Prior to Appraisal Date | 545 | 100.0%  | 0 | 0.0%    | 545 | 100.0%  |

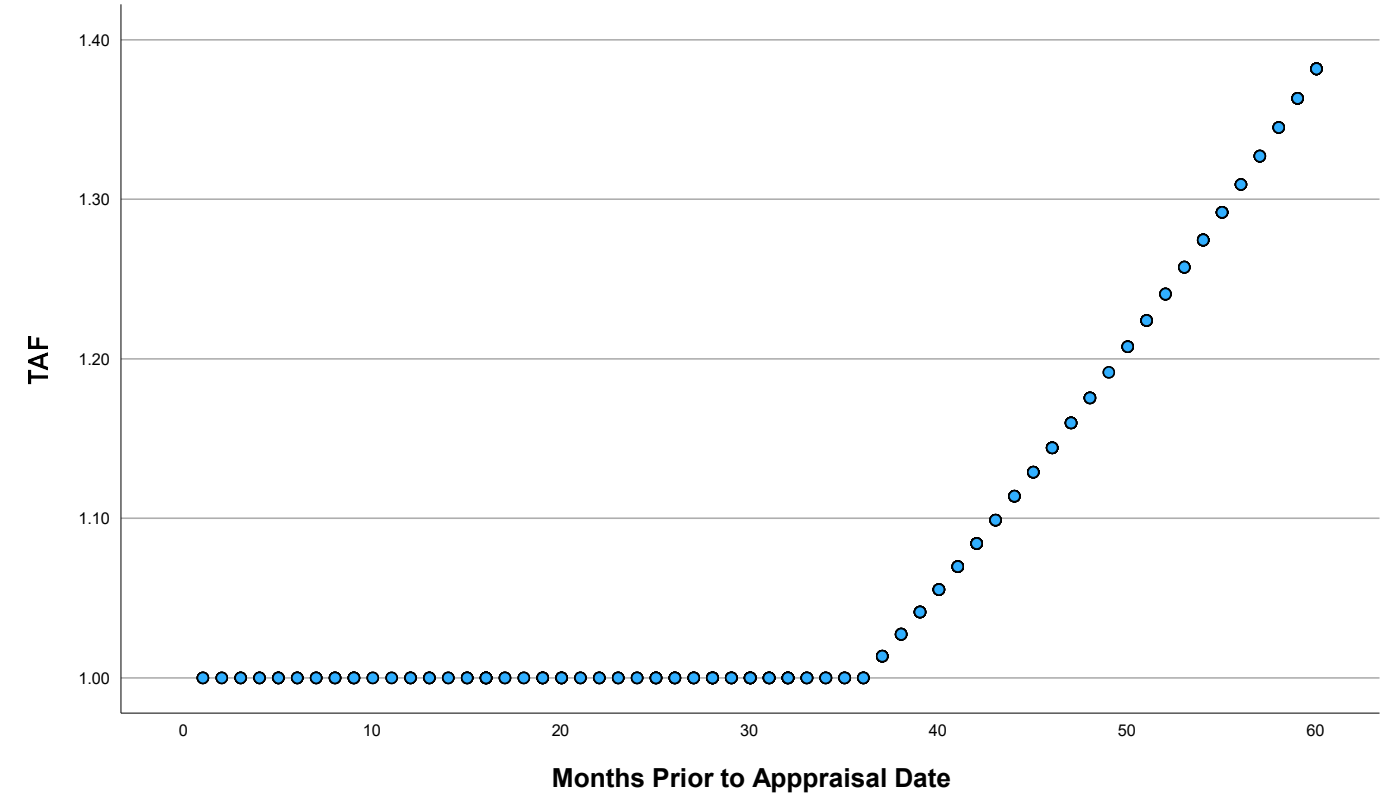
### Report

PRICE\_INDEX  
Months Prior to Appraisal  
Date

|    | Mean   | N  | Std. Deviation |
|----|--------|----|----------------|
| 1  | 1.0000 | 5  | .00000         |
| 2  | 1.0000 | 4  | .00000         |
| 3  | 1.0000 | 6  | .00000         |
| 4  | 1.0000 | 6  | .00000         |
| 5  | 1.0000 | 9  | .00000         |
| 6  | 1.0000 | 7  | .00000         |
| 7  | 1.0000 | 6  | .00000         |
| 8  | 1.0000 | 7  | .00000         |
| 9  | 1.0000 | 9  | .00000         |
| 10 | 1.0000 | 3  | .00000         |
| 11 | 1.0000 | 3  | .00000         |
| 12 | 1.0000 | 7  | .00000         |
| 13 | 1.0000 | 7  | .00000         |
| 14 | 1.0000 | 4  | .00000         |
| 15 | 1.0000 | 7  | .00000         |
| 16 | 1.0000 | 17 | .00000         |
| 17 | 1.0000 | 5  | .00000         |
| 18 | 1.0000 | 4  | .00000         |
| 19 | 1.0000 | 12 | .00000         |
| 20 | 1.0000 | 11 | .00000         |
| 21 | 1.0000 | 5  | .00000         |
| 22 | 1.0000 | 6  | .00000         |
| 23 | 1.0000 | 6  | .00000         |
| 24 | 1.0000 | 5  | .00000         |
| 25 | 1.0000 | 11 | .00000         |
| 26 | 1.0000 | 10 | .00000         |
| 27 | 1.0000 | 9  | .00000         |
| 28 | 1.0000 | 19 | .00000         |
| 29 | 1.0000 | 9  | .00000         |
| 30 | 1.0000 | 16 | .00000         |
| 31 | 1.0000 | 9  | .00000         |
| 32 | 1.0000 | 12 | .00000         |
| 33 | 1.0000 | 6  | .00000         |
| 34 | 1.0000 | 6  | .00000         |
| 35 | 1.0000 | 7  | .00000         |
| 36 | 1.0000 | 8  | .00000         |
| 37 | 1.0136 | 13 | .00000         |
| 38 | 1.0273 | 9  | .00000         |
| 39 | 1.0413 | 11 | .00000         |
| 40 | 1.0554 | 15 | .00000         |
| 41 | 1.0697 | 15 | .00000         |
| 42 | 1.0842 | 21 | .00000         |
| 43 | 1.0989 | 10 | .00000         |
| 44 | 1.1138 | 11 | .00000         |
| 45 | 1.1289 | 15 | .00000         |
| 46 | 1.1442 | 15 | .00000         |
| 47 | 1.1598 | 11 | .00000         |
| 48 | 1.1755 | 8  | .00000         |
| 49 | 1.1914 | 2  | .00000         |
| 50 | 1.2076 | 7  | .00000         |

|       |        |     |        |
|-------|--------|-----|--------|
| 51    | 1.2240 | 11  | .00000 |
| 52    | 1.2406 | 6   | .00000 |
| 53    | 1.2574 | 6   | .00000 |
| 54    | 1.2745 | 13  | .00000 |
| 55    | 1.2918 | 16  | .00000 |
| 56    | 1.3093 | 7   | .00000 |
| 57    | 1.3270 | 6   | .00000 |
| 58    | 1.3450 | 7   | .00000 |
| 59    | 1.3633 | 13  | .00000 |
| 60    | 1.3818 | 14  | .00000 |
| Total | 1.0847 | 545 | .11843 |

Graph



Means

| Case Processing Summary              |          |         |                |         |       |         |
|--------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                      | Included |         | Cases Excluded |         | Total |         |
|                                      | N        | Percent | N              | Percent | N     | Percent |
| TAF * Months Prior to Appraisal Date | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

| Report                                   |        |   |                |
|------------------------------------------|--------|---|----------------|
| TAF<br>Months Prior to Appraisal<br>Date | Mean   | N | Std. Deviation |
| 1                                        | 1.0000 | 5 | .00000         |
| 2                                        | 1.0000 | 4 | .00000         |
| 3                                        | 1.0000 | 6 | .00000         |
| 4                                        | 1.0000 | 6 | .00000         |
| 5                                        | 1.0000 | 9 | .00000         |

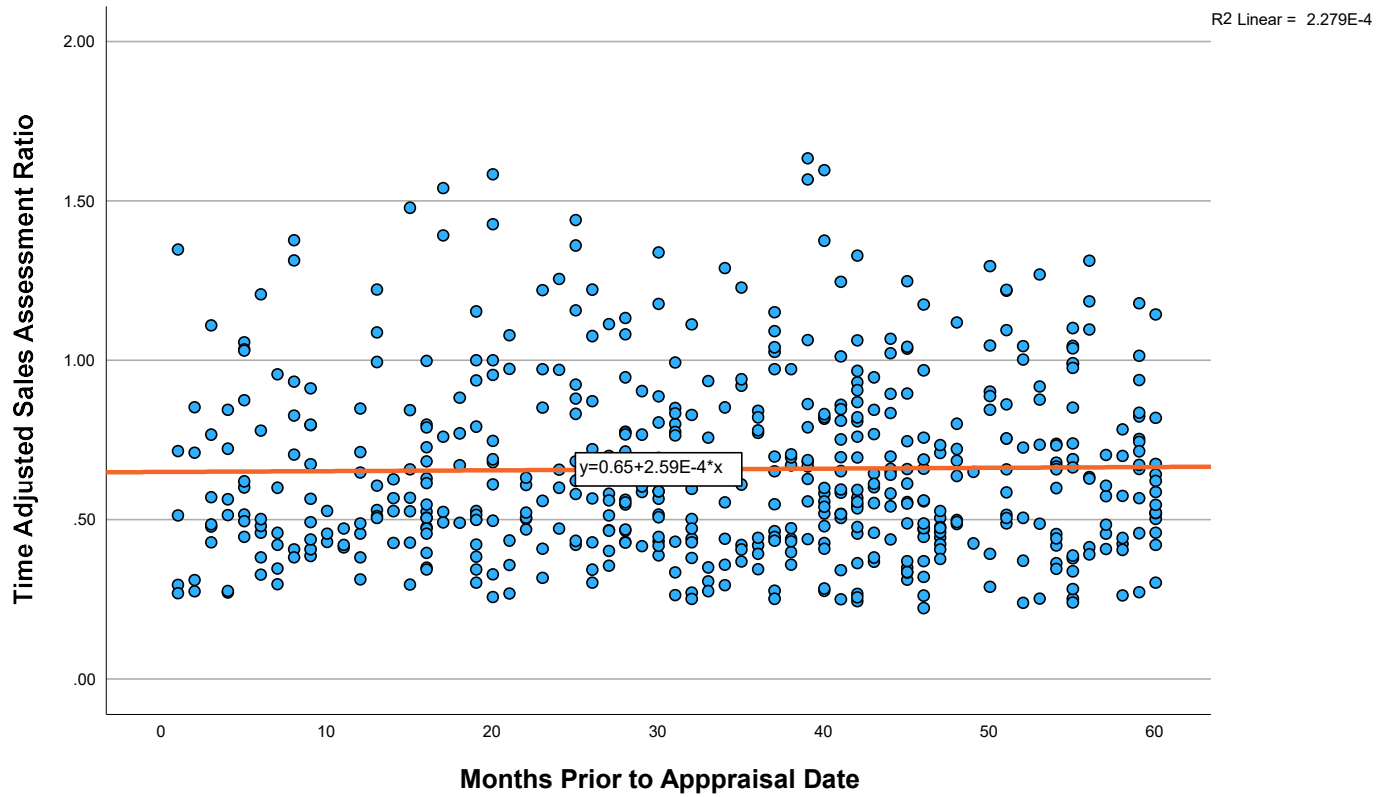
|       |        |     |        |
|-------|--------|-----|--------|
| 6     | 1.0000 | 7   | .00000 |
| 7     | 1.0000 | 6   | .00000 |
| 8     | 1.0000 | 7   | .00000 |
| 9     | 1.0000 | 9   | .00000 |
| 10    | 1.0000 | 3   | .00000 |
| 11    | 1.0000 | 3   | .00000 |
| 12    | 1.0000 | 7   | .00000 |
| 13    | 1.0000 | 7   | .00000 |
| 14    | 1.0000 | 4   | .00000 |
| 15    | 1.0000 | 7   | .00000 |
| 16    | 1.0000 | 17  | .00000 |
| 17    | 1.0000 | 5   | .00000 |
| 18    | 1.0000 | 4   | .00000 |
| 19    | 1.0000 | 12  | .00000 |
| 20    | 1.0000 | 11  | .00000 |
| 21    | 1.0000 | 5   | .00000 |
| 22    | 1.0000 | 6   | .00000 |
| 23    | 1.0000 | 6   | .00000 |
| 24    | 1.0000 | 5   | .00000 |
| 25    | 1.0000 | 11  | .00000 |
| 26    | 1.0000 | 10  | .00000 |
| 27    | 1.0000 | 9   | .00000 |
| 28    | 1.0000 | 19  | .00000 |
| 29    | 1.0000 | 9   | .00000 |
| 30    | 1.0000 | 16  | .00000 |
| 31    | 1.0000 | 9   | .00000 |
| 32    | 1.0000 | 12  | .00000 |
| 33    | 1.0000 | 6   | .00000 |
| 34    | 1.0000 | 6   | .00000 |
| 35    | 1.0000 | 7   | .00000 |
| 36    | 1.0000 | 8   | .00000 |
| 37    | 1.0136 | 13  | .00000 |
| 38    | 1.0273 | 9   | .00000 |
| 39    | 1.0413 | 11  | .00000 |
| 40    | 1.0554 | 15  | .00000 |
| 41    | 1.0697 | 15  | .00000 |
| 42    | 1.0842 | 21  | .00000 |
| 43    | 1.0989 | 10  | .00000 |
| 44    | 1.1138 | 11  | .00000 |
| 45    | 1.1289 | 15  | .00000 |
| 46    | 1.1442 | 15  | .00000 |
| 47    | 1.1598 | 11  | .00000 |
| 48    | 1.1755 | 8   | .00000 |
| 49    | 1.1914 | 2   | .00000 |
| 50    | 1.2076 | 7   | .00000 |
| 51    | 1.2240 | 11  | .00000 |
| 52    | 1.2406 | 6   | .00000 |
| 53    | 1.2574 | 6   | .00000 |
| 54    | 1.2745 | 13  | .00000 |
| 55    | 1.2918 | 16  | .00000 |
| 56    | 1.3093 | 7   | .00000 |
| 57    | 1.3270 | 6   | .00000 |
| 58    | 1.3450 | 7   | .00000 |
| 59    | 1.3633 | 13  | .00000 |
| 60    | 1.3818 | 14  | .00000 |
| Total | 1.0847 | 545 | .11843 |

## Descriptives

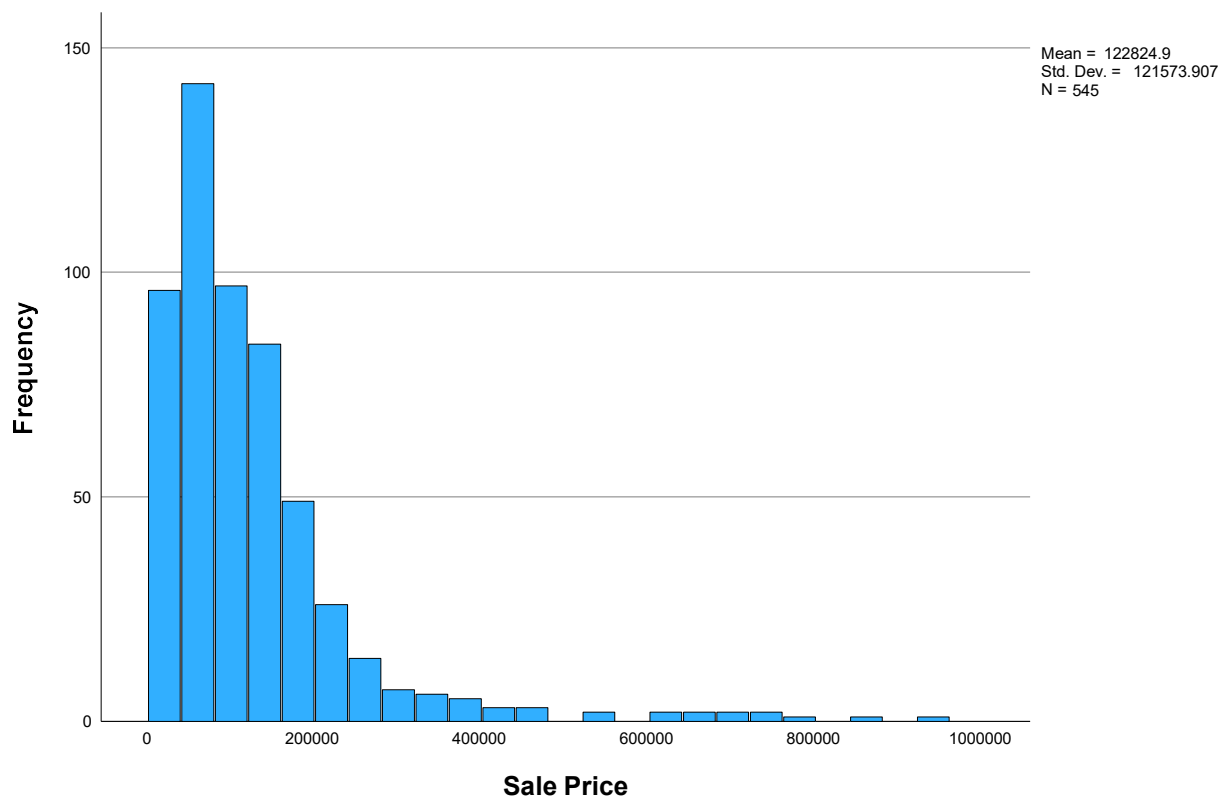
### Descriptive Statistics

|                           | N   | Minimum  | Maximum   | Mean        | Std. Deviation |
|---------------------------|-----|----------|-----------|-------------|----------------|
| Sale Price                | 545 | 16000    | 950000    | 122824.90   | 121573.907     |
| Time Adjusted Sales Price | 545 | 16000.00 | 950000.00 | 133413.1359 | 134521.04025   |
| TAF                       | 545 | 1.00     | 1.38      | 1.0847      | .11843         |
| Valid N (listwise)        | 545 |          |           |             |                |

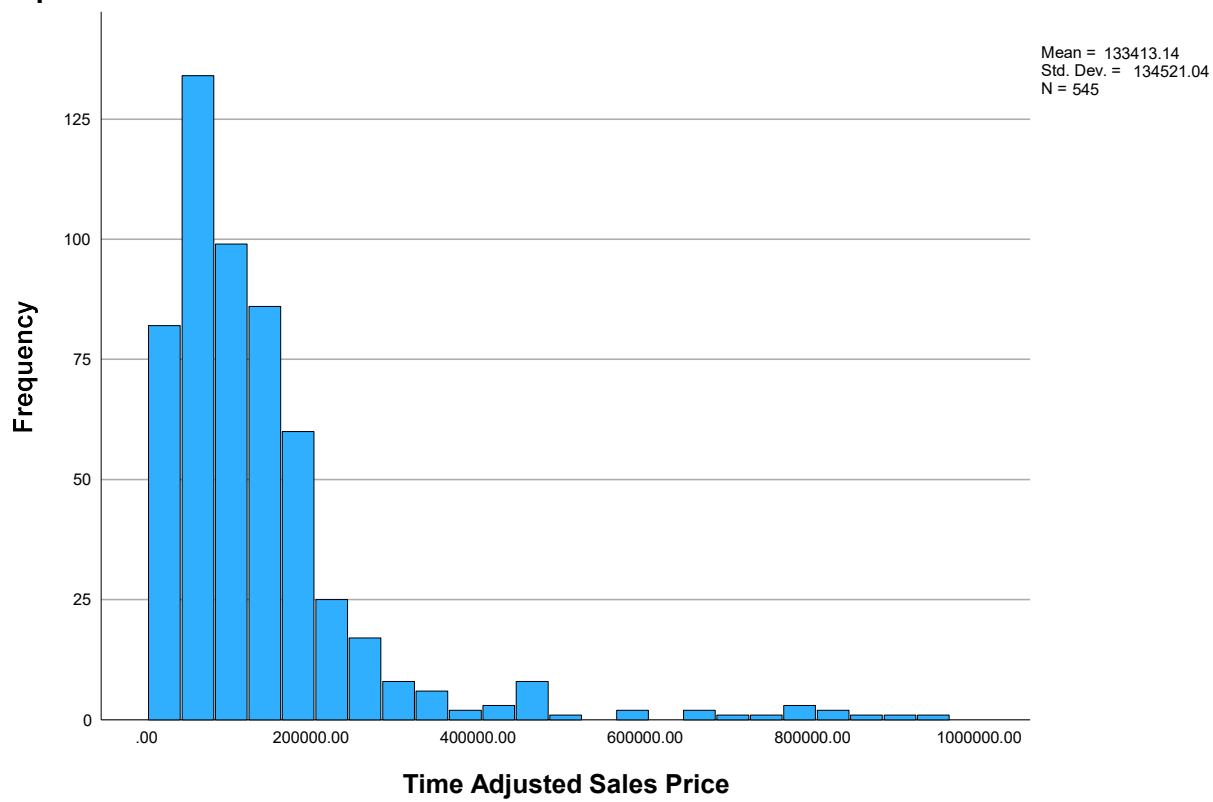
### Graph



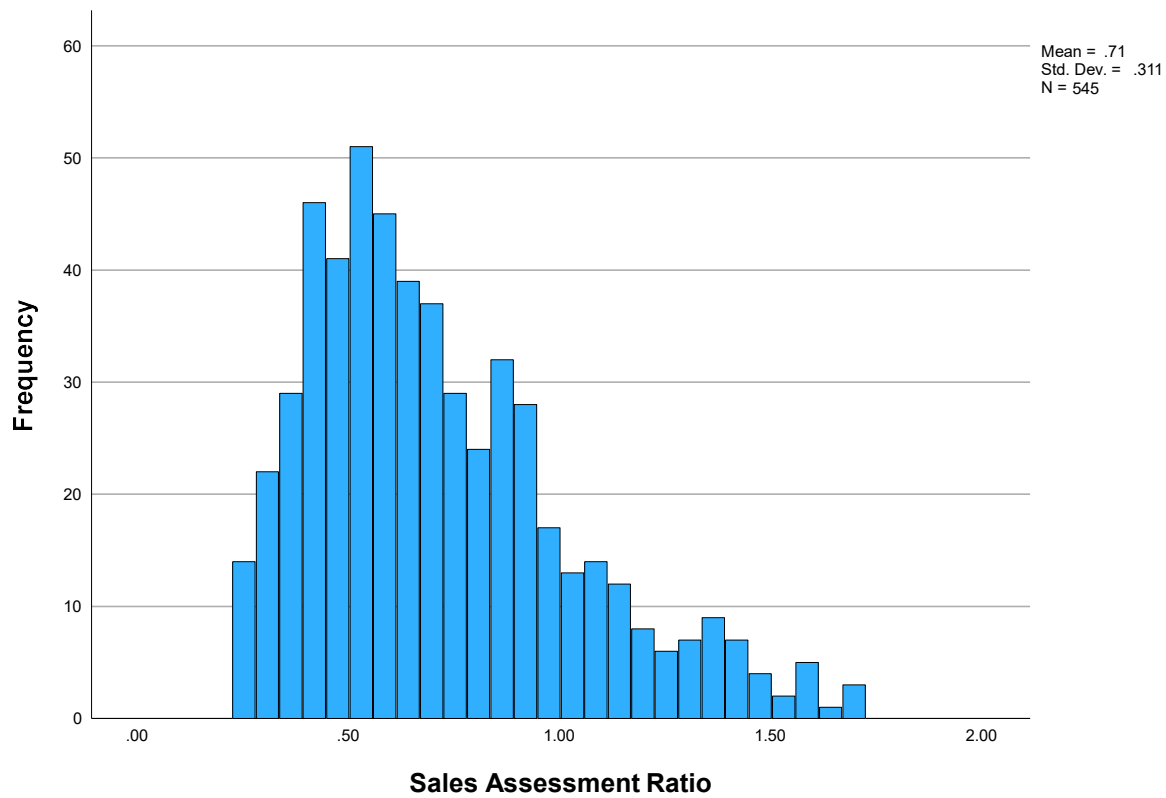
### Graph



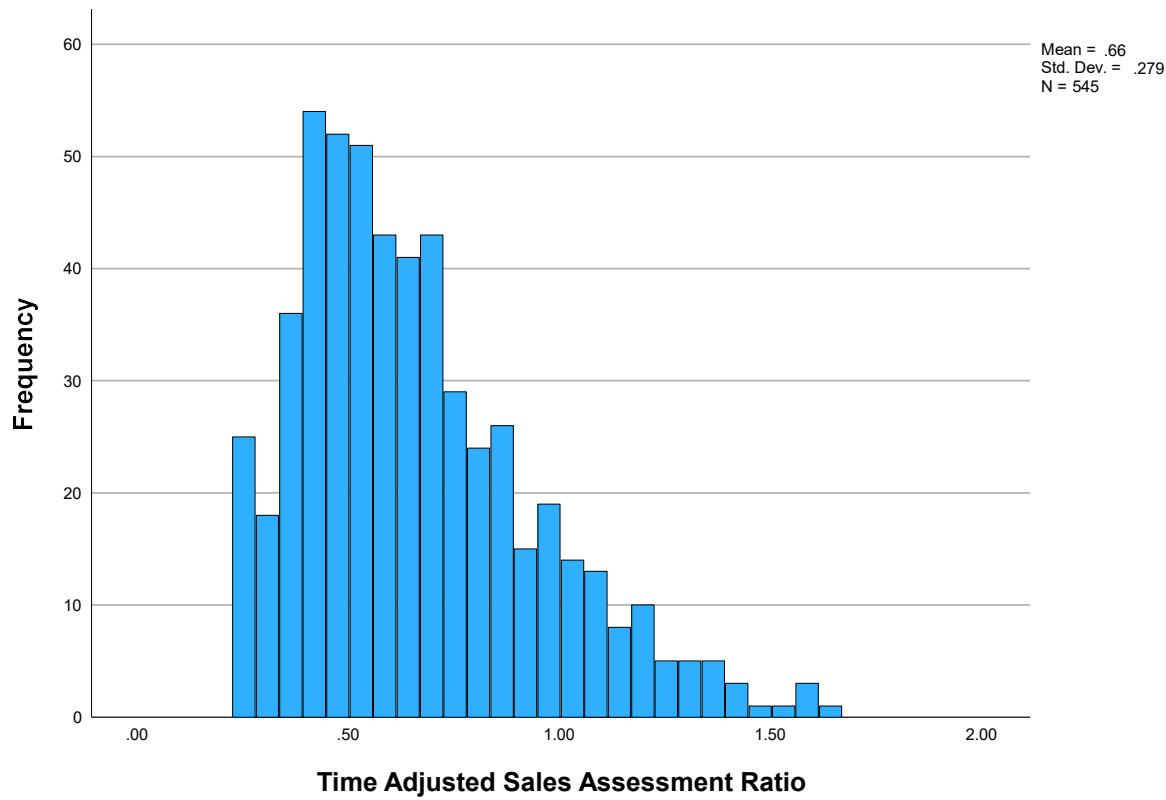
Graph



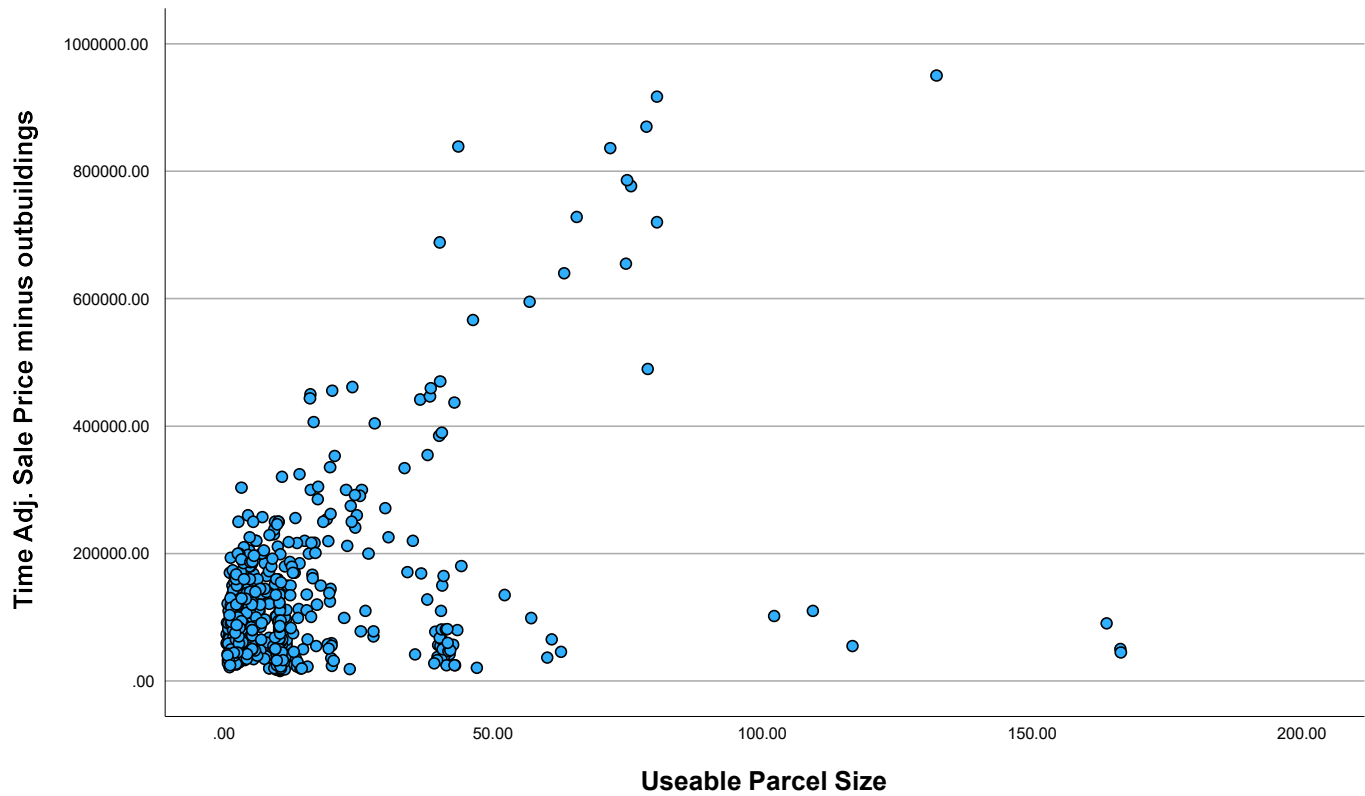
Graph



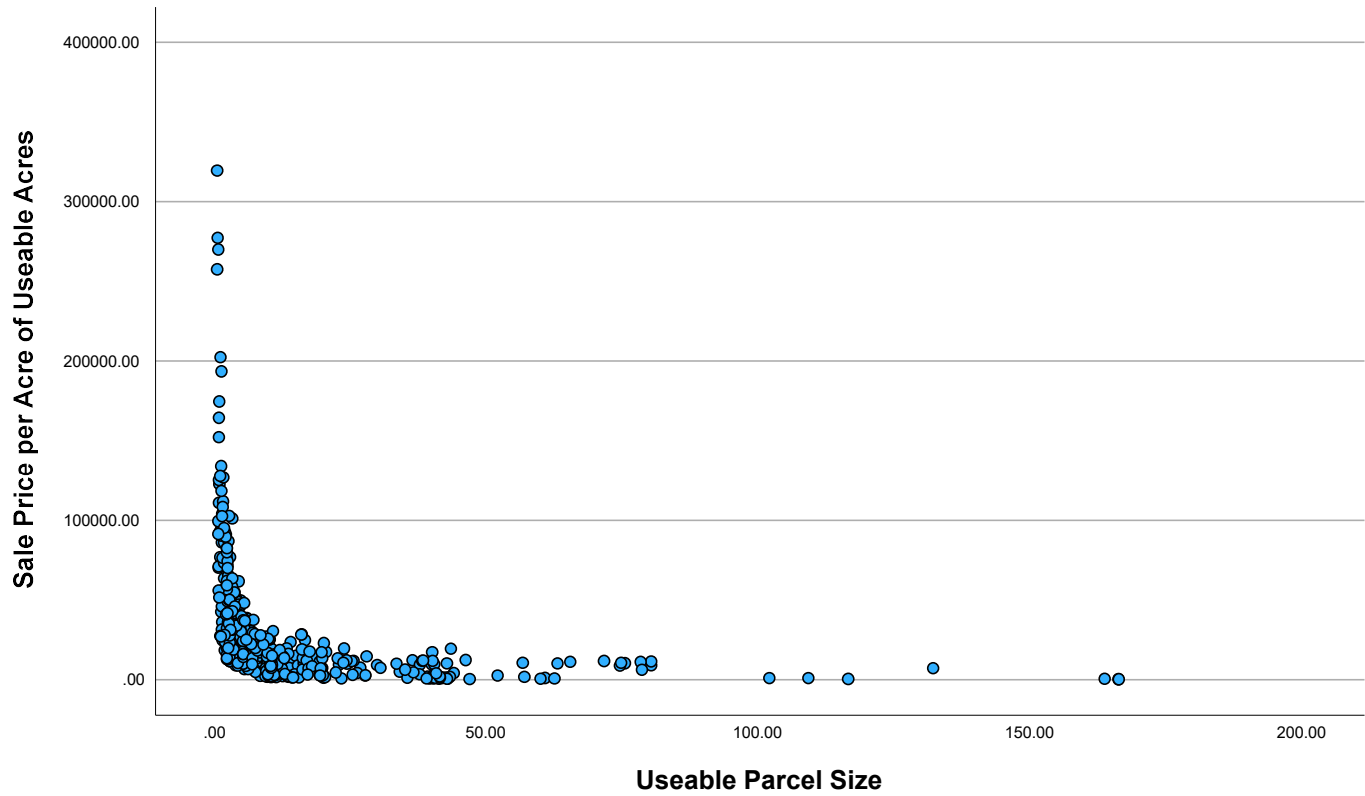
Graph



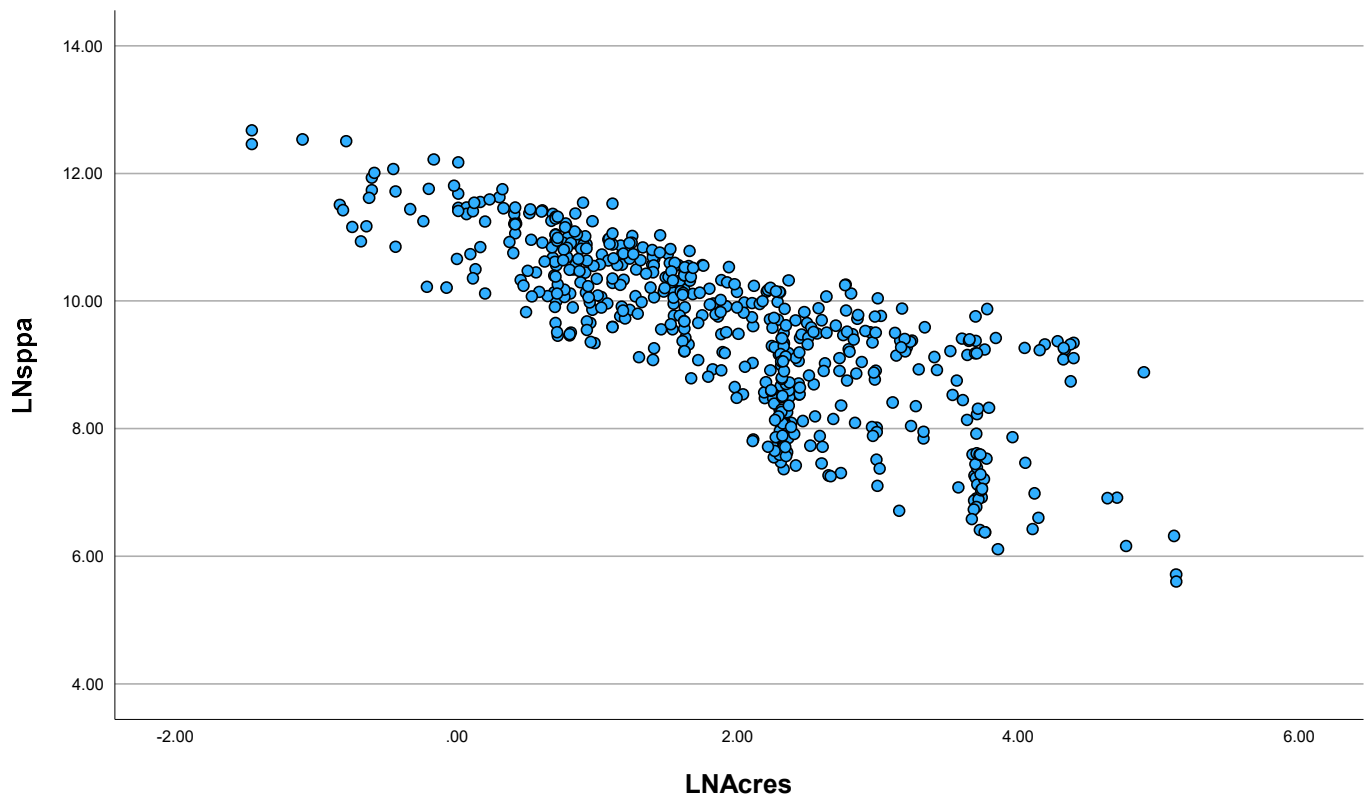
Graph



Graph



Graph



### Ratio Statistics Case Processing Summary

|          | Count |
|----------|-------|
| Overall  | 545   |
| Excluded | 0     |
| Total    | 545   |

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

| N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|-----|------|--------|---------------|---------------------------|
| 545 | .658 | .601   | .599          | .362                      |

### Ratio Statistics Case Processing Summary

|            |           | Count | Percent |
|------------|-----------|-------|---------|
| Acre Range | Up to 0.5 | 7     | 1.3%    |
|            | 0.5 to 1  | 16    | 2.9%    |
|            | 1 to 2    | 51    | 9.4%    |
|            | 2 to 5    | 154   | 28.3%   |
|            | 5 to 10   | 106   | 19.4%   |
|            | 10 to 20  | 119   | 21.8%   |
|            | 20 and up | 92    | 16.9%   |
| Overall    |           | 545   | 100.0%  |
| Excluded   |           | 0     |         |
| Total      |           | 545   |         |

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

| Group | N | Mean | Median | Weighted Mean | Coefficient of |
|-------|---|------|--------|---------------|----------------|
|-------|---|------|--------|---------------|----------------|

|           |     |      |      |      | Dispersion |
|-----------|-----|------|------|------|------------|
| Up to 0.5 | 7   | .732 | .836 | .623 | .310       |
| 0.5 to 1  | 16  | .833 | .685 | .685 | .572       |
| 1 to 2    | 51  | .721 | .674 | .642 | .325       |
| 2 to 5    | 154 | .684 | .641 | .601 | .344       |
| 5 to 10   | 106 | .647 | .601 | .589 | .344       |
| 10 to 20  | 119 | .648 | .599 | .587 | .345       |
| 20 and up | 92  | .570 | .523 | .595 | .352       |
| Overall   | 545 | .658 | .601 | .599 | .362       |

## Ratio Statistics

### Case Processing Summary

|          |       | Count | Percent |
|----------|-------|-------|---------|
| Zoning   | AG    | 214   | 39.3%   |
|          | R10/5 | 197   | 36.1%   |
|          | RLDP  | 122   | 22.4%   |
|          | RS    | 2     | 0.4%    |
|          | RT    | 10    | 1.8%    |
| Overall  |       | 545   | 100.0%  |
| Excluded |       | 0     |         |
| Total    |       | 545   |         |

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

| Group   | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|------|--------|---------------|---------------------------|
| AG      | 214 | .645 | .577   | .597          | .337                      |
| R10/5   | 197 | .705 | .660   | .629          | .364                      |
| RLDP    | 122 | .601 | .552   | .521          | .367                      |
| RS      | 2   | .384 | .384   | .382          | .076                      |
| RT      | 10  | .776 | .737   | .645          | .384                      |
| Overall | 545 | .658 | .601   | .599          | .362                      |

## Ratio Statistics

### Case Processing Summary

|              |      | Count | Percent |
|--------------|------|-------|---------|
| Neighborhood | 151  | 17    | 3.1%    |
|              | 152  | 4     | 0.7%    |
|              | 153  | 15    | 2.8%    |
|              | 260  | 53    | 9.7%    |
|              | 261  | 28    | 5.1%    |
|              | 262  | 1     | 0.2%    |
|              | 263  | 17    | 3.1%    |
|              | 370  | 17    | 3.1%    |
|              | 371G | 36    | 6.6%    |
|              | 371R | 66    | 12.1%   |
|              | 371S | 8     | 1.5%    |
|              | 372  | 46    | 8.4%    |
|              | 372F | 8     | 1.5%    |
|              | 372N | 59    | 10.8%   |
|              | 372S | 7     | 1.3%    |
|              | 481  | 13    | 2.4%    |
|              | 482  | 5     | 0.9%    |
|              | 483  | 53    | 9.7%    |
|              | 484  | 12    | 2.2%    |
|              | 485  | 49    | 9.0%    |
|              | 485N | 5     | 0.9%    |
|              | 485O | 23    | 4.2%    |
|              | 485P | 3     | 0.6%    |

|          |     |        |
|----------|-----|--------|
| Overall  | 545 | 100.0% |
| Excluded | 0   |        |
| Total    | 545 |        |

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

| Group   | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|------|--------|---------------|---------------------------|
| 151     | 17  | .674 | .683   | .710          | .179                      |
| 152     | 4   | .719 | .674   | .710          | .503                      |
| 153     | 15  | .569 | .580   | .560          | .304                      |
| 260     | 53  | .677 | .586   | .597          | .358                      |
| 261     | 28  | .573 | .536   | .522          | .278                      |
| 262     | 1   | .443 | .443   | .443          | .000                      |
| 263     | 17  | .658 | .561   | .634          | .422                      |
| 370     | 17  | .530 | .463   | .548          | .350                      |
| 371G    | 36  | .761 | .764   | .711          | .316                      |
| 371R    | 66  | .664 | .594   | .576          | .313                      |
| 371S    | 8   | .784 | .686   | .710          | .389                      |
| 372     | 46  | .733 | .684   | .646          | .313                      |
| 372F    | 8   | .567 | .514   | .558          | .300                      |
| 372N    | 59  | .509 | .458   | .466          | .376                      |
| 372S    | 7   | .780 | .681   | .676          | .346                      |
| 481     | 13  | .426 | .358   | .364          | .354                      |
| 482     | 5   | .417 | .441   | .370          | .245                      |
| 483     | 53  | .786 | .779   | .667          | .294                      |
| 484     | 12  | .819 | .742   | .719          | .315                      |
| 485     | 49  | .707 | .675   | .599          | .374                      |
| 485N    | 5   | .338 | .269   | .280          | .310                      |
| 485O    | 23  | .652 | .622   | .600          | .223                      |
| 485P    | 3   | .549 | .594   | .474          | .090                      |
| Overall | 545 | .658 | .601   | .599          | .362                      |

#### Ratio Statistics

##### Case Processing Summary

|                       |              | Count | Percent |
|-----------------------|--------------|-------|---------|
| property_use_category | Agricultural | 122   | 22.4%   |
|                       | Land/Other   | 409   | 75.0%   |
|                       | Residential  | 14    | 2.6%    |
| Overall               |              | 545   | 100.0%  |
| Excluded              |              | 0     |         |
| Total                 |              | 545   |         |

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

| Group        | N   | Mean | Median | Weighted Mean | Coefficient of Dispersion |
|--------------|-----|------|--------|---------------|---------------------------|
| Agricultural | 122 | .570 | .517   | .584          | .356                      |
| Land/Other   | 409 | .681 | .628   | .607          | .349                      |
| Residential  | 14  | .756 | .644   | .645          | .496                      |
| Overall      | 545 | .658 | .601   | .599          | .362                      |

#### Means

##### Case Processing Summary

|                                        | Included |         | Cases Excluded |         | Total |         |
|----------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                        | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |
| property_use_category                  |          |         |                |         |       |         |

## Report

Sale Price per Acre of Useable Acres

| property_use_category | Mean       | Median     | N   | Std. Deviation |
|-----------------------|------------|------------|-----|----------------|
| Agricultural          | 9260.7913  | 8909.0495  | 122 | 11279.07008    |
| Land/Other            | 33792.7800 | 23465.7040 | 409 | 39450.73650    |
| Residential           | 47599.4931 | 24287.6065 | 14  | 54155.04257    |
| Total                 | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                               | Included |         | Cases Excluded |         | Total |         |
|-----------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                               | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Zoning | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

## Report

Sale Price per Acre of Useable Acres

| Zoning | Mean        | Median      | N   | Std. Deviation |
|--------|-------------|-------------|-----|----------------|
| AG     | 33236.2469  | 22483.7450  | 214 | 32375.32744    |
| R10/5  | 34215.0876  | 23163.7194  | 197 | 41297.37924    |
| RLDP   | 6208.9914   | 2788.2109   | 122 | 8427.35692     |
| RS     | 200009.1906 | 200009.1906 | 2   | 109267.14145   |
| RT     | 60701.2027  | 50189.9246  | 10  | 58800.57621    |
| Total  | 28655.8834  | 16427.1047  | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                     | Included |         | Cases Excluded |         | Total |         |
|-----------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                     | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Neighborhood | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

## Report

Sale Price per Acre of Useable Acres

| Neighborhood | Mean       | Median     | N  | Std. Deviation |
|--------------|------------|------------|----|----------------|
| 151          | 16683.1860 | 14556.9372 | 17 | 8367.22385     |
| 152          | 13688.2321 | 9028.5621  | 4  | 15530.03886    |
| 153          | 9341.8147  | 10000.0000 | 15 | 3871.09944     |
| 260          | 53605.9854 | 40782.8432 | 53 | 48720.64829    |
| 261          | 27453.1762 | 27956.6867 | 28 | 14849.70949    |
| 262          | 450.2573   | 450.2573   | 1  | .              |
| 263          | 36424.3997 | 25089.6057 | 17 | 34554.32619    |
| 370          | 3043.3422  | 1375.5630  | 17 | 3828.02211     |
| 371G         | 8503.8185  | 6955.6306  | 36 | 5702.01354     |
| 371R         | 42630.5733 | 38783.5333 | 66 | 31504.73512    |
| 371S         | 48019.7266 | 25498.0351 | 8  | 62900.11838    |
| 372          | 30931.3039 | 20753.8588 | 46 | 27476.87867    |
| 372F         | 5360.3489  | 4939.8820  | 8  | 2540.84578     |
| 372N         | 5195.2807  | 2671.3007  | 59 | 6651.00241     |
| 372S         | 27092.3286 | 18547.1406 | 7  | 19272.35283    |
| 481          | 78253.5892 | 31963.4703 | 13 | 103894.18844   |
| 482          | 48889.4448 | 43750.0000 | 5  | 45763.63066    |
| 483          | 36958.8417 | 29510.3430 | 53 | 37785.53227    |
| 484          | 33561.5006 | 31570.9642 | 12 | 21940.43337    |

|       |            |            |     |             |
|-------|------------|------------|-----|-------------|
| 485   | 24680.6728 | 11740.8907 | 49  | 38309.44393 |
| 485N  | 11284.4354 | 3419.7168  | 5   | 15987.44626 |
| 485O  | 20346.8784 | 10000.0000 | 23  | 24423.32016 |
| 485P  | 11632.1739 | 10549.7377 | 3   | 3578.05748  |
| Total | 28655.8834 | 16427.1047 | 545 | 37136.07077 |

## Means

### Case Processing Summary

|                                                   | Included |         | Cases Excluded |         | Total |         |
|---------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                   | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Floodplain | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Floodplain | Mean       | Median     | N   | Std. Deviation |
|------------|------------|------------|-----|----------------|
| F          | 20301.5815 | 15295.9695 | 7   | 14733.83443    |
| N          | 28726.5885 | 16284.4262 | 511 | 37796.94118    |
| Y          | 29483.6541 | 26352.6983 | 27  | 27610.71229    |
| Total      | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                   | Included |         | Cases Excluded |         | Total |         |
|---------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                   | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Topography | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Topography | Mean       | Median     | N   | Std. Deviation |
|------------|------------|------------|-----|----------------|
| L          | 47343.7769 | 32134.0377 | 174 | 48976.34688    |
| P          | 12482.5880 | 3336.6045  | 55  | 17085.44699    |
| R          | 17824.5059 | 9662.0484  | 120 | 22589.72399    |
| S          | 23235.4910 | 14535.0833 | 196 | 28980.31080    |
| Total      | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                           | Included |         | Cases Excluded |         | Total |         |
|-----------------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                           | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Natural Gas Hookup | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Natural Gas Hookup | Mean       | Median     | N   | Std. Deviation |
|--------------------|------------|------------|-----|----------------|
| N                  | 28696.7215 | 16472.5295 | 544 | 37157.99931    |
| Y                  | 6439.9794  | 6439.9794  | 1   | .              |
| Total              | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                      | Included |         | Cases Excluded |         | Total |         |
|------------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                      | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Street Finish | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Street Finish | Mean       | Median     | N   | Std. Deviation |
|---------------|------------|------------|-----|----------------|
| D             | 23209.9740 | 5441.8103  | 75  | 49046.19050    |
| G             | 25553.5295 | 13122.1719 | 217 | 34918.60451    |
| N             | 16318.4903 | 9527.5329  | 26  | 18632.19670    |
| P             | 34833.9725 | 25089.6057 | 227 | 35401.00342    |
| Total         | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

### Means

#### Case Processing Summary

|                                                | Included |         | Cases Excluded |         | Total |         |
|------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * traffic | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| traffic | Mean       | Median     | N   | Std. Deviation |
|---------|------------|------------|-----|----------------|
| H       | 37549.8602 | 26811.4402 | 8   | 27642.56204    |
| L       | 28869.3852 | 16022.6893 | 394 | 37294.46210    |
| M       | 39898.2326 | 29534.2386 | 65  | 32974.16130    |
| N       | 17296.5988 | 8058.3527  | 78  | 37752.21246    |
| Total   | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

### Means

#### Case Processing Summary

|                                                | Included |         | Cases Excluded |         | Total |         |
|------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Curbing | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Curbing | Mean       | Median     | N   | Std. Deviation |
|---------|------------|------------|-----|----------------|
| N       | 28702.6281 | 16472.5295 | 544 | 37154.19837    |
| Y       | 3226.7935  | 3226.7935  | 1   | .              |
| Total   | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

### Means

#### Case Processing Summary

|                                                 | Included |         | Cases Excluded |         | Total |         |
|-------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                 | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Sidewalk | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Sidewalk | Mean       | Median     | N   | Std. Deviation |
|----------|------------|------------|-----|----------------|
| N        | 28738.1740 | 16472.5295 | 542 | 37215.81289    |
| Y        | 13788.7221 | 13402.8081 | 3   | 11465.58004    |
| Total    | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                          | Included |         | Cases Excluded |         | Total |         |
|----------------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                          | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * County Water Shed | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| County Water Shed               | Mean       | Median     | N   | Std. Deviation |
|---------------------------------|------------|------------|-----|----------------|
| CLOSED - Cowiche Creek #4       | 909.2306   | 966.1634   | 5   | 323.24035      |
| CLOSED - Wenas Creek #1         | 16322.0409 | 11459.8126 | 14  | 13917.88166    |
| CLOSED - Wide Hollow-Ahtanum #1 | 5667.0761  | 4285.0868  | 7   | 5004.56428     |
| NULL                            | 29565.9580 | 17311.3889 | 519 | 37731.17885    |
| Total                           | 28655.8834 | 16427.1047 | 545 | 37136.07077    |

## Means

### Case Processing Summary

|                                                  | Included |         | Cases Excluded |         | Total |         |
|--------------------------------------------------|----------|---------|----------------|---------|-------|---------|
|                                                  | N        | Percent | N              | Percent | N     | Percent |
| Sale Price per Acre of Useable Acres * Fire Risk | 545      | 100.0%  | 0              | 0.0%    | 545   | 100.0%  |

### Report

Sale Price per Acre of Useable Acres

| Fire Risk | Mean        | Median     | N   | Std. Deviation |
|-----------|-------------|------------|-----|----------------|
| Extreme   | 133761.5795 | 99834.3654 | 6   | 136131.86237   |
| High      | 15356.4863  | 7102.1785  | 260 | 26476.00068    |
| Low       | 6439.9794   | 6439.9794  | 1   | .              |
| Moderate  | 38905.6135  | 28137.9634 | 278 | 34726.41912    |
| Total     | 28655.8834  | 16427.1047 | 545 | 37136.07077    |

## Regression

### Variables Entered/Removed

| Model | Variables Entered                                                                                                                                                                     | Variables Removed | Method |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| 1     | NBHD_485,<br>topography_p,<br>NBHD_484,<br>NBHD_371G,<br>NBHD_152,<br>NBHD_10_482,<br>NBHD_151,<br>NBHD_10_481,<br>NBHD_371R,<br>NBHD_483,<br>NBHD_370,<br>NBHD_153,<br>NBHD_10_485N, | .                 | Enter  |

|                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| NBHD_10_485O,<br>NBHD_10_261,<br>unbuildable,<br>class3_pct,<br>street_finish_n,<br>water_available,<br>NBHD_372N,<br>street_finish_g,<br>class2_pct,<br>topography_s,<br>NBHD_10_484,<br>NBHD_10_371G,<br>class1_pct,<br>street_finish_d,<br>NBHD_10_371R,<br>class4_pct,<br>NBHD_10_485,<br>RLDPZone,<br>NBHD_10_151,<br>NBHD_10_372N,<br>LNAcres,<br>NBHD_10_370,<br>classOT_pct |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

### Model Summary

| Model | R    | R Square | Adjusted R Square | Std. Error of the Estimate |
|-------|------|----------|-------------------|----------------------------|
| 1     | .961 | .924     | .919              | .37719                     |

### ANOVA

| Model |            | Sum of Squares | df  | Mean Square | F       | Sig.  |
|-------|------------|----------------|-----|-------------|---------|-------|
| 1     | Regression | 915.909        | 36  | 25.442      | 178.825 | <.001 |
|       | Residual   | 75.547         | 531 | .142        |         |       |
|       | Total      | 991.456        | 567 |             |         |       |

### Coefficients

| Model |                 | Unstandardized Coefficients<br>B | Std. Error | Standardized Coefficients<br>Beta | t       | Sig.  |
|-------|-----------------|----------------------------------|------------|-----------------------------------|---------|-------|
| 1     | (Constant)      | 10.279                           | .221       |                                   | 46.442  | <.001 |
|       | LNAcres         | -.759                            | .022       | -.700                             | -34.147 | <.001 |
|       | class1_pct      | 1.258                            | .221       | .400                              | 5.684   | <.001 |
|       | class2_pct      | .995                             | .280       | .074                              | 3.550   | <.001 |
|       | class3_pct      | 1.033                            | .274       | .080                              | 3.767   | <.001 |
|       | class4_pct      | .471                             | .231       | .126                              | 2.036   | .042  |
|       | classOT_pct     | 1.082                            | .221       | .403                              | 4.891   | <.001 |
|       | RLDPZone        | -.353                            | .057       | -.116                             | -6.239  | <.001 |
|       | street_finish_d | -.307                            | .053       | -.083                             | -5.757  | <.001 |
|       | street_finish_g | -.132                            | .039       | -.049                             | -3.397  | <.001 |
|       | street_finish_n | -.350                            | .081       | -.056                             | -4.296  | <.001 |
|       | topography_p    | -.292                            | .062       | -.067                             | -4.697  | <.001 |
|       | topography_s    | -.185                            | .038       | -.067                             | -4.913  | <.001 |

|                 |       |      |       |         |       |
|-----------------|-------|------|-------|---------|-------|
| unbuildable     | -.220 | .099 | -.030 | -2.223  | .027  |
| water_available | .356  | .045 | .103  | 7.907   | <.001 |
| NBHD_10_151     | -.116 | .066 | -.032 | -1.766  | .078  |
| NBHD_10_261     | .131  | .043 | .040  | 3.091   | .002  |
| NBHD_10_370     | -.272 | .064 | -.092 | -4.285  | <.001 |
| NBHD_10_371G    | -.343 | .037 | -.134 | -9.153  | <.001 |
| NBHD_10_371R    | .238  | .045 | .083  | 5.254   | <.001 |
| NBHD_10_372N    | -.424 | .038 | -.218 | -11.088 | <.001 |
| NBHD_10_481     | .209  | .062 | .043  | 3.348   | <.001 |
| NBHD_10_482     | .153  | .069 | .028  | 2.225   | .027  |
| NBHD_10_484     | .132  | .075 | .024  | 1.757   | .080  |
| NBHD_10_485     | -.162 | .045 | -.063 | -3.609  | <.001 |
| NBHD_10_485N    | .354  | .081 | .058  | 4.361   | <.001 |
| NBHD_10_485O    | -.327 | .054 | -.086 | -6.052  | <.001 |
| NBHD_151        | .246  | .066 | .066  | 3.727   | <.001 |
| NBHD_152        | .191  | .072 | .033  | 2.674   | .008  |
| NBHD_153        | .135  | .033 | .057  | 4.138   | <.001 |
| NBHD_370        | .180  | .053 | .066  | 3.387   | <.001 |
| NBHD_371G       | .211  | .069 | .040  | 3.033   | .003  |
| NBHD_371R       | -.119 | .066 | -.027 | -1.784  | .075  |
| NBHD_372N       | .240  | .041 | .095  | 5.799   | <.001 |
| NBHD_483        | .180  | .048 | .050  | 3.773   | <.001 |
| NBHD_484        | -.552 | .258 | -.029 | -2.142  | .033  |
| NBHD_485        | .159  | .047 | .055  | 3.365   | <.001 |

### Residuals Statistics

|                      | Minimum  | Maximum | Mean   | Std. Deviation | N   |
|----------------------|----------|---------|--------|----------------|-----|
| Predicted Value      | 6.1668   | 12.5259 | 9.4875 | 1.27097        | 568 |
| Residual             | -1.07714 | 1.12754 | .00000 | .36502         | 568 |
| Std. Predicted Value | -2.613   | 2.391   | .000   | 1.000          | 568 |
| Std. Residual        | -2.856   | 2.989   | .000   | .968           | 568 |

### Ratio Statistics Case Processing Summary

|          | Count |
|----------|-------|
| Overall  | 543   |
| Excluded | 0     |
| Total    | 543   |

### Ratio Statistics for Blended\_Value / Time Adjusted Sales Price

| N   | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
|-----|-------|--------|---------------|---------------------------|
| 543 | 1.024 | 1.000  | .908          | .266                      |

### Ratio Statistics Case Processing Summary

|          |       | Count | Percent |
|----------|-------|-------|---------|
| Zoning   | AG    | 210   | 38.7%   |
|          | R10/5 | 184   | 33.9%   |
|          | RLDP  | 139   | 25.6%   |
|          | RS    | 2     | 0.4%    |
|          | RT    | 8     | 1.5%    |
| Overall  |       | 543   | 100.0%  |
| Excluded |       | 0     |         |
| Total    |       | 543   |         |

**Ratio Statistics****Case Processing Summary**

|          |       | Count | Percent |
|----------|-------|-------|---------|
| Zoning   | AG    | 210   | 38.7%   |
|          | R10/5 | 184   | 33.9%   |
|          | RLDP  | 139   | 25.6%   |
|          | RS    | 2     | 0.4%    |
|          | RT    | 8     | 1.5%    |
| Overall  |       | 543   | 100.0%  |
| Excluded |       | 0     |         |
| Total    |       | 543   |         |

**Ratio Statistics for Blended\_Value / Time Adjusted Sales Price**

| Group   | N   | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|-------|--------|---------------|---------------------------|
| AG      | 210 | 1.001 | .963   | .912          | .242                      |
| R10/5   | 184 | 1.001 | 1.005  | .905          | .260                      |
| RLDP    | 139 | 1.000 | 1.000  | .841          | .282                      |
| RS      | 2   | 1.000 | 1.000  | .977          | .307                      |
| RT      | 8   | 1.000 | .926   | .930          | .237                      |
| Overall | 543 | 1.000 | .981   | .902          | .261                      |

**Ratio Statistics****Case Processing Summary**

|            |           | Count | Percent |
|------------|-----------|-------|---------|
| Acre Range | Up to 0.5 | 9     | 1.7%    |
|            | 0.5 to 1  | 9     | 1.7%    |
|            | 1 to 2    | 44    | 8.1%    |
|            | 2 to 5    | 147   | 27.1%   |
|            | 5 to 10   | 107   | 19.7%   |
|            | 10 to 20  | 124   | 22.8%   |
|            | 20 and up | 103   | 19.0%   |
| Overall    |           | 543   | 100.0%  |
| Excluded   |           | 0     |         |
| Total      |           | 543   |         |

**Ratio Statistics for Blended\_Value / Time Adjusted Sales Price**

| Group     | N   | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
|-----------|-----|-------|--------|---------------|---------------------------|
| Up to 0.5 | 9   | .996  | 1.005  | .915          | .192                      |
| 0.5 to 1  | 9   | 1.027 | 1.067  | .975          | .198                      |
| 1 to 2    | 44  | .980  | .916   | .901          | .270                      |
| 2 to 5    | 147 | .948  | .899   | .862          | .264                      |
| 5 to 10   | 107 | 1.044 | 1.042  | .976          | .258                      |
| 10 to 20  | 124 | 1.031 | 1.020  | .992          | .252                      |
| 20 and up | 103 | 1.001 | 1.012  | .839          | .257                      |
| Overall   | 543 | 1.000 | .981   | .902          | .261                      |

**Ratio Statistics****Case Processing Summary**

|            |           | Count | Percent |
|------------|-----------|-------|---------|
| Acre Range | Up to 0.5 | 9     | 1.7%    |
|            | 0.5 to 1  | 9     | 1.7%    |
|            | 1 to 2    | 44    | 8.1%    |
|            | 2 to 5    | 147   | 27.1%   |
|            | 5 to 10   | 107   | 19.7%   |
|            | 10 to 20  | 124   | 22.8%   |

|           |     |        |
|-----------|-----|--------|
| 20 and up | 103 | 19.0%  |
| Overall   | 543 | 100.0% |
| Excluded  | 0   |        |
| Total     | 543 |        |

#### Ratio Statistics for Blended\_Value / Time Adjusted Sales Price

| Group     | N   | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
|-----------|-----|-------|--------|---------------|---------------------------|
| Up to 0.5 | 9   | 1.000 | 1.009  | .918          | .192                      |
| 0.5 to 1  | 9   | 1.000 | 1.039  | .949          | .198                      |
| 1 to 2    | 44  | .999  | .934   | .919          | .270                      |
| 2 to 5    | 147 | 1.000 | .949   | .910          | .264                      |
| 5 to 10   | 107 | 1.000 | .999   | .935          | .258                      |
| 10 to 20  | 124 | 1.000 | .990   | .962          | .252                      |
| 20 and up | 103 | 1.000 | 1.011  | .838          | .257                      |
| Overall   | 543 | 1.000 | .979   | .901          | .258                      |

#### Ratio Statistics

##### Case Processing Summary

|              |      | Count | Percent |
|--------------|------|-------|---------|
| Neighborhood | 151  | 17    | 3.1%    |
|              | 152  | 2     | 0.4%    |
|              | 153  | 13    | 2.4%    |
|              | 260  | 48    | 8.8%    |
|              | 261  | 27    | 5.0%    |
|              | 262  | 11    | 2.0%    |
|              | 263  | 14    | 2.6%    |
|              | 370  | 24    | 4.4%    |
|              | 371G | 35    | 6.4%    |
|              | 371R | 57    | 10.5%   |
|              | 371S | 8     | 1.5%    |
|              | 372  | 41    | 7.6%    |
|              | 372F | 10    | 1.8%    |
|              | 372N | 63    | 11.6%   |
|              | 372S | 7     | 1.3%    |
|              | 481  | 18    | 3.3%    |
|              | 482  | 9     | 1.7%    |
|              | 483  | 53    | 9.8%    |
|              | 484  | 11    | 2.0%    |
|              | 485  | 42    | 7.7%    |
|              | 485N | 6     | 1.1%    |
|              | 485O | 24    | 4.4%    |
|              | 485P | 3     | 0.6%    |
| Overall      |      | 543   | 100.0%  |
| Excluded     |      | 0     |         |
| Total        |      | 543   |         |

#### Ratio Statistics

##### Case Processing Summary

|              |     | Count | Percent |
|--------------|-----|-------|---------|
| Neighborhood | 151 | 17    | 3.1%    |
|              | 152 | 2     | 0.4%    |
|              | 153 | 13    | 2.4%    |
|              | 260 | 48    | 8.8%    |
|              | 261 | 27    | 5.0%    |
|              | 262 | 11    | 2.0%    |
|              | 263 | 14    | 2.6%    |
|              | 370 | 24    | 4.4%    |

|          |      |     |        |
|----------|------|-----|--------|
|          | 371G | 35  | 6.4%   |
|          | 371R | 57  | 10.5%  |
|          | 371S | 8   | 1.5%   |
|          | 372  | 41  | 7.6%   |
|          | 372F | 10  | 1.8%   |
|          | 372N | 63  | 11.6%  |
|          | 372S | 7   | 1.3%   |
|          | 481  | 18  | 3.3%   |
|          | 482  | 9   | 1.7%   |
|          | 483  | 53  | 9.8%   |
|          | 484  | 11  | 2.0%   |
|          | 485  | 42  | 7.7%   |
|          | 485N | 6   | 1.1%   |
|          | 485O | 24  | 4.4%   |
|          | 485P | 3   | 0.6%   |
| Overall  |      | 543 | 100.0% |
| Excluded |      | 0   |        |
| Total    |      | 543 |        |

### Ratio Statistics for Blended\_Value / Time Adjusted Sales Price

| Group   | N   | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
|---------|-----|-------|--------|---------------|---------------------------|
| 151     | 17  | 1.000 | .957   | .947          | .183                      |
| 152     | 2   | 1.000 | 1.000  | 1.002         | .115                      |
| 153     | 13  | 1.000 | .896   | .849          | .334                      |
| 260     | 48  | 1.000 | .907   | .899          | .271                      |
| 261     | 27  | 1.001 | .919   | .917          | .289                      |
| 262     | 11  | 1.000 | 1.016  | .996          | .045                      |
| 263     | 14  | 1.001 | .913   | .791          | .313                      |
| 370     | 24  | 1.000 | 1.088  | .896          | .280                      |
| 371G    | 35  | 1.000 | 1.028  | .865          | .264                      |
| 371R    | 57  | 1.000 | .999   | .952          | .196                      |
| 371S    | 8   | 1.000 | .937   | .933          | .218                      |
| 372     | 41  | 1.000 | .945   | .924          | .274                      |
| 372F    | 10  | 1.000 | .897   | .989          | .223                      |
| 372N    | 63  | 1.000 | .968   | .889          | .274                      |
| 372S    | 7   | 1.000 | 1.035  | .916          | .201                      |
| 481     | 18  | 1.000 | .988   | .879          | .334                      |
| 482     | 9   | 1.001 | 1.061  | .875          | .165                      |
| 483     | 53  | 1.000 | .994   | .947          | .202                      |
| 484     | 11  | 1.000 | .985   | .949          | .199                      |
| 485     | 42  | 1.000 | .900   | .835          | .299                      |
| 485N    | 6   | 1.000 | 1.076  | .698          | .244                      |
| 485O    | 24  | .999  | 1.018  | .828          | .280                      |
| 485P    | 3   | 1.000 | 1.054  | .821          | .137                      |
| Overall | 543 | 1.000 | .974   | .902          | .253                      |

### Ratio Statistics Case Processing Summary

|          |     |
|----------|-----|
| Count    |     |
| Overall  | 543 |
| Excluded | 0   |
| Total    | 543 |

### Ratio Statistics for Blended\_Value / Time Adjusted Sales Price

| N | Mean | Median | Weighted Mean | Coefficient of Dispersion | Coefficient of Variation |
|---|------|--------|---------------|---------------------------|--------------------------|
|---|------|--------|---------------|---------------------------|--------------------------|

|     |       |      |      |      |               |
|-----|-------|------|------|------|---------------|
|     |       |      |      |      | Mean Centered |
| 543 | 1.000 | .974 | .902 | .253 | 30.2%         |

Ratio Statistics  
Case Processing  
Summary

|          |       |
|----------|-------|
|          | Count |
| Overall  | 543   |
| Excluded | 0     |
| Total    | 543   |

| Ratio Statistics for Blended_Value / Time Adjusted Sales Price |       |        |               |                           |
|----------------------------------------------------------------|-------|--------|---------------|---------------------------|
| N                                                              | Mean  | Median | Weighted Mean | Coefficient of Dispersion |
| 543                                                            | 1.000 | .974   | .902          | .253                      |