

Neighborhood Trending Example

Parcel Number	Sale Date	Sale Price	Land Value	Sale - Land	Other Improvement Values	Sale Attributed to Dwelling	Assessed Value of Dwelling	Ratio
02-11-10-377-002.000-075	1/7/2018	274,000	56,400	217,600	0	217,600	207,500	0.9536
02-11-10-376-008.000-075	12/20/2018	342,000	70,500	271,500	0	271,500	270,200	0.9952
02-11-10-326-008.000-075	3/15/2018	272,000	58,900	213,100	0	213,100	219,300	1.0291
02-11-10-327-025.000-075	12/28/2018	323,000	67,400	255,600	0	255,600	291,100	1.1389
02-11-10-377-009.000-075	9/14/2018	275,500	64,300	211,200	0	211,200	250,400	1.1856
							Median Ratio =	1.03
							Nhbd Factor =	0.97

Median = 1.03

Neighborhood Factor = $1/1.03 = .97$

Ratio = Assessed Value/Sales Price

Trending Factor = $1/\text{Median}$

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 92 Newer Conv 2 stor
Finished Area 3960 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

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

Plumbing

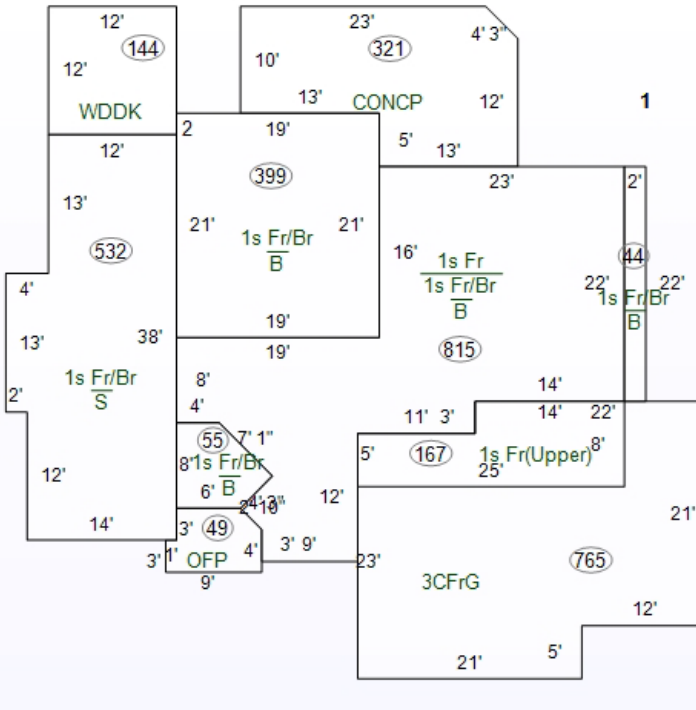
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	10	17

Accomodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1845	1845	\$106,100	
2	1Fr	982	982	\$34,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1313	1133	\$56,300	
Crawl					
Slab		532	0	\$0	
				Total Base	\$197,300
Adjustments				1 Row Type Adj. x 1.00	\$197,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$2,100
No Heating (-)					\$0
A/C (+)				1:1845 2:982	\$4,900
No Elec (-)					\$0
Plumbing (+ / -)				17 - 5 = 12 x \$700	\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$212,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,200	\$219,900
Garages (+) 765 sqft				\$18,400	\$238,300
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.91
				Replacement Cost	\$238,538

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	1/6 Masonry	C+2	1998	1998	14	A		0.91		4,140 sqft	\$238,538	13%	\$207,530	0%	100%	0.9700	1.0000	\$201,300