

PT103

Valuation of Real Estate

Sales Ratio Studies

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.
1		R	04/09	\$269,000	\$161,400	60%	
2		М	06/09	\$172,000	\$106,600	62%	
3		М	12/09	\$165,000	\$102,300	62%	
4		R	02/09	\$174,500	\$118,700	68%	
5		R	03/09	\$232,500	\$165,100	71%	
6		R	02/09	\$199,000	\$143,300	72%	
7	1	М	10/09	\$162,000	\$119,900	74%	
8	2	R	09/09	\$145,000	\$107,300	74%	
9	3	М	06/09	\$159,000	\$119,200	75%	
10	4	R	08/09	\$205,000	\$157,800	77%	
11	5	R	01/09	\$158,900	\$122,400	77%	
12	6	М	02/09	\$150,000	\$115,500	77%	
13	7	М	05/09	\$148,000	\$117,700	80%	
14	8	R	05/09	\$215,000	\$174,200	81%	
15	9	R	09/09	\$178,000	\$146,000	82%	
16	10	R	11/09	\$209,900	\$176,300	84%	
17	11	R	03/09	\$150,000	\$126,000	84%	
18	12	R	04/09	\$167,500	\$142,400	85%	
19	13	М	07/09	\$138,500	\$120,500	87%	
20	14	R	04/09	\$239,000	\$207,900	87%	
21	15	М	11/09	\$145,000	\$127,600	88%	
22	16	R	10/09	\$244,000	\$219,600	90%	
23	17	R	03/09	\$177,700	\$159,900	90%	
24	18	М	08/09	\$142,000	\$129,200	91%	
25	19	R	02/09	\$180,000	\$163,800	91%	
26	20	R	07/09	\$224,500	\$206,500	92%	
27	21	М	05/09	\$135,000	\$126,900	94%	
28	22	R	10/09	\$149,000	\$140,000	94%	
29	23	R	01/09	\$192,500	\$182,900	95%	
30	24	М	11/09	\$139,900	\$132,900	95%	
31	25	R	05/09	\$136,500	\$129,700	95%	
32	26	R	08/09	\$188,000	\$184,200	98%	
33	27	М	04/09	\$147,000	\$145,500	99%	
34	28	М	04/09	\$132,600	\$132,700	100%	
35		R	07/09	\$184,500	\$188,200	102%	
36		R	12/09	\$156,600	\$164,400	105%	
37		М	10/09	\$139,000	\$150,100	108%	
38		R	08/09	\$125,000	\$137,500	110%	
39		М	09/09	\$125,000	\$140,100	112%	
40		R	12/09	\$149,000	\$177,300	119%	
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Weighted Average Ratio: Average Ratio: Average Deviation: Quality Rating: CLASSIFICATIONS
L=LAND
M=CONDOS
R=RESIDENTIAL
W=WATERFRONT

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	04/09	\$269,000	\$161,400	60%		
2		М	06/09	\$172,000	\$106,600	62%		
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40		R	12/09	\$149,000	\$177,300	119%		
			·	Totala: CE SEO COO	CE 000 E00			

Totals: \$6,850,600 \$5,889,500

Weighted Average Ratio: 5889500 ÷ 6850600 **86%**

Average Ratio: Average Deviation: Quality Rating: CLASSIFICATIONS
L=LAND
M=CONDOS
R=RESIDENTIAL
W=WATERFRONT

ITEM NO.		CLASS	MO/YR		ASSESSMENT	RATIO	DEV.	
1		R	04/09	\$269,000	\$161,400	60%		
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19	13	М	07/09	\$138,500	\$120,500	87%		Mean
20	14	R	04/09	\$239,000	\$207,900	87%		87%
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39		М	09/09	\$125,000	\$140,100	112%		
40		R	12/09	\$149,000	\$177,300	119%		

Totals: \$6,850,600 \$5,889,500

Weighted Average Ratio: 5889500 ÷ 6850600 **86%**

Average Ratio: 2436 ÷ 28 87 Total Sales x 0.15 Total Average Deviation: 40 x 0.15 6

Quality Rating:

Draw a line to separate these sales from the study 6 sales from the TOP and 6 Sales From the BOTTOM (These are your OUTLIERS)

1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2 3 4 5 6 7 8 9	R M M R R R M R M R M R	04/09 06/09 12/09 02/09 03/09 02/09 10/09 09/09 06/09 08/09 01/09 02/09 05/09 05/09	\$269,000 \$172,000 \$165,000 \$174,500 \$232,500 \$199,000 \$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000 \$148,000	\$161,400 \$106,600 \$102,300 \$118,700 \$165,100 \$143,300 \$119,900 \$107,300 \$119,200 \$157,800 \$122,400 \$115,500	60% 62% 62% 68% 71% 72% 74% 74% 75% 77%	27 25 25 19 16 15 13 13 12 10	Outliers
3 4 5 6 7 8 9 10 11 12 13 14	2 3 4 5 6 7 8 9	M R R R M R M R M R	12/09 02/09 03/09 02/09 10/09 09/09 06/09 08/09 01/09 02/09	\$165,000 \$174,500 \$232,500 \$199,000 \$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$102,300 \$118,700 \$165,100 \$143,300 \$119,900 \$107,300 \$119,200 \$157,800 \$122,400	62% 68% 71% 72% 74% 74% 75% 77%	25 19 16 15 13 13 12 10	Outliers
4 5 6 7 8 9 10 11 12 13 14	2 3 4 5 6 7 8 9	R R R M R M R M R	02/09 03/09 02/09 10/09 09/09 06/09 08/09 01/09 02/09	\$174,500 \$232,500 \$199,000 \$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$118,700 \$165,100 \$143,300 \$119,900 \$107,300 \$119,200 \$157,800 \$122,400	68% 71% 72% 74% 74% 75% 77%	19 16 15 13 13 12 10	Outliers
5 6 7 8 9 10 11 12 13 14	2 3 4 5 6 7 8 9	R R M R M R R M	03/09 02/09 10/09 09/09 06/09 08/09 01/09 02/09 05/09	\$232,500 \$199,000 \$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$165,100 \$143,300 \$119,900 \$107,300 \$119,200 \$157,800 \$122,400	71% 72% 74% 74% 75% 77%	16 15 13 13 12 10	
6 7 8 9 10 11 12 13 14	2 3 4 5 6 7 8 9	R M R M R R M M	02/09 10/09 09/09 06/09 08/09 01/09 02/09 05/09	\$199,000 \$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$143,300 \$119,900 \$107,300 \$119,200 \$157,800 \$122,400	72% 74% 74% 75% 77%	15 13 13 12 10 10	
7 8 9 10 11 12 13 14	2 3 4 5 6 7 8 9	M R M R R M M	10/09 09/09 06/09 08/09 01/09 02/09 05/09	\$162,000 \$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$119,900 \$107,300 \$119,200 \$157,800 \$122,400	74% 74% 75% 77% 77%	13 13 12 10 10	
8 9 10 11 12 13 14 15	2 3 4 5 6 7 8 9	R M R R M M	09/09 06/09 08/09 01/09 02/09 05/09	\$145,000 \$159,000 \$205,000 \$158,900 \$150,000	\$107,300 \$119,200 \$157,800 \$122,400	74% 75% 77% 77%	13 12 10 10	
9 10 11 12 13 14 15	3 4 5 6 7 8 9	M R R M M	06/09 08/09 01/09 02/09 05/09	\$159,000 \$205,000 \$158,900 \$150,000	\$119,200 \$157,800 \$122,400	75% 77% 77%	12 10 10	
10 11 12 13 14 15	4 5 6 7 8 9	R R M M	08/09 01/09 02/09 05/09	\$205,000 \$158,900 \$150,000	\$157,800 \$122,400	77% 77%	10 10	
11 12 13 14 15	5 6 7 8 9	R M M R	01/09 02/09 05/09	\$158,900 \$150,000	\$122,400	77%	10	
12 13 14 15	6 7 8 9 10	M M R	02/09 05/09	\$150,000	\$122,400			
13 14 15	7 8 9 10	M R	05/09		\$115,500	77%		
14 15	8 9 10	R		\$148,000		11/0	10	
15	9 10		05/09	φ140,000	\$117,700	80%	7	
	10	R	03/03	\$215,000	\$174,200	81%	6	
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18	12	R	04/09	\$167,500	\$142,400	85%	2	
19	13	М	07/09	\$138,500	\$120,500	87%	0	Mean
20	14	R	04/09	\$239,000	\$207,900	87%	0	87%
21	15	М	11/09	\$145,000	\$127,600	88%	1	
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37		M	10/09	\$139,000	\$150,100	108%	21	Outliers
38		R	08/09	\$125,000	\$137,500	110%	23	
39		M	09/09	\$125,000	\$140,100	112%	25	
40		R	12/09	\$149,000	\$177,300	119%	32	
			Totals		\$5,889,500		449	

 Weighted Average Ratio:
 5889500 ÷ 6850600
 86%

 Average Ratio:
 2436 ÷ 28
 87

 Average Deviation:
 449 ÷ 40
 11.2

Quality Rating:

1 2 3 4 5 6	1	R M M R R	04/09 06/09 12/09 02/09	\$269,000 \$172,000 \$165,000	\$161,400 \$106,600	60% 62%	27 25	
3 4 5 6	1	M R	12/09			62%	25	
4 5 6	1	R		\$165.000				
5 6	1		02/09	Ŧ/	\$102,300	62%	25	Outliers
6	1	R	32, 30	\$174,500	\$118,700	68%	19	
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40		R	12/09	\$149,000 Totala: \$6,850,600	\$177,300	119%	32	

Totals: \$6,850,600 \$5,889,500 449

Weighted Average Ratio: $5889500 \div 6850600$ 86%Average Ratio: $2436 \div 28$ 87Average Deviation: $449 \div 40$ 11.2Quality Rating: $11.2 \div 87$ 13

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Totals:

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Totals: \$2,200,000 \$1,886,700

Weighted Average Ratio: 1,886,700 ÷ 2,200,000 = 86%

Average Ratio: Average Deviation: Quality Rating:

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1		М	06/09	\$172,00	\$106,600	62%		Outliers
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6	4	М	05/09	\$148,00	\$117,700	80%		
7	5	М	07/09	\$138,50	\$120,500	87%		Mean
8	6	М	11/09	\$145,00	\$127,600	88%		87%
9	7	М	08/09	\$142,000	\$129,200	91%		
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13	11	М	04/09	\$132,60	\$132,700	100%		960
14		М	10/09	\$139,00	\$150,100	108%		Outliers
15		М	09/09	\$125,000	\$140,100	112%		

Totals: \$2,200,000 \$1,886,700 0

Weighted Average Ratio: 1,886,700 ÷ 2,200,000 = 86% Average Ratio: 960 ÷ 11 87

Average Deviation: Quality Rating:

Draw a line to separate these sales from the study 6 sales from the TOP and 6 Sales From the BOTTOM (These are your OUTLIERS) **Total Sales** x **0.15**15 x 0.15 2.25

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		М	06/09		\$172,000	\$106,600	62%	25	Outliers
2		М	12/09		\$165,000	\$102,300	62%	25	
3	1	М	10/09		\$162,000	\$119,900	74%	13	
4	2	М	06/09		\$159,000	\$119,200	75%	12	
5	3	М	02/09		\$150,000	\$115,500	77%	10	
6	4	М	05/09		\$148,000	\$117,700	80%	7	
7	5	М	07/09		\$138,500	\$120,500	87%	0	Mean
8	6	М	11/09		\$145,000	\$127,600	88%	1	87%
9	7	М	08/09		\$142,000	\$129,200	91%	4	
10	8	М	05/09		\$135,000	\$126,900	94%	7	
11	9	М	11/09		\$139,900	\$132,900	95%	8	
12	10	М	04/09		\$147,000	\$145,500	99%	12	
13	11	М	04/09		\$132,600	\$132,700	100%	13	960
14		М	10/09		\$139,000	\$150,100	108%	21	Outliers
15		М	09/09		\$125,000	\$140,100	112%	25	
			•	Totals:	\$2,200,000	\$1,886,700		183	

 Weighted Average Ratio:
 1,886,700 ÷ 2,200,000
 =
 86%

 Average Ratio:
 960 ÷
 11
 87

 Average Deviation:
 183 ÷
 15
 12.2

Quality Rating:

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		М	06/09		\$172,000	\$106,600	62%	25	Outliers
2		М	12/09		\$165,000	\$102,300	62%	25	
3	1	М	10/09		\$162,000	\$119,900	74%	13	
4	2	М	06/09		\$159,000	\$119,200	75%	12	
5	3	М	02/09		\$150,000	\$115,500	77%	10	
6	4	М	05/09		\$148,000	\$117,700	80%	7	
7	5	М	07/09		\$138,500	\$120,500	87%	0	Mean
8	6	М	11/09		\$145,000	\$127,600	88%	1	87%
9	7	М	08/09		\$142,000	\$129,200	91%	4	
10	8	М	05/09		\$135,000	\$126,900	94%	7	
11	9	М	11/09		\$139,900	\$132,900	95%	8	
12	10	М	04/09		\$147,000	\$145,500	99%	12	
13	11	М	04/09		\$132,600	\$132,700	100%	13	960
14		М	10/09	•	\$139,000	\$150,100	108%	21	Outliers
15		М	09/09		\$125,000	\$140,100	112%	25	
				Totals:	\$2,200,000	\$1,886,700		183	

 Weighted Average Ratio:
 2,200,000
 ÷
 1,886,700
 86%

 Average Ratio:
 960
 ÷
 11
 87

 Average Deviation:
 183
 ÷
 15
 12.2

 Quality Rating:
 12.2
 ÷
 87%
 14

Weighted Average Ratio: 86
Average Ratio: 87
Average Deviation: 12.2
Quality Rating: 14

Answer Key Rev 2011

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		М	06/09	\$172,000	\$106,600	62%	25	Outliers
2		М	12/09	\$165,000	\$102,300	62%	25	
3	1	М	10/09	\$162,000	\$119,900	74%	13	
4	2	М	06/09	\$159,000	\$119,200	75%	12	
5	3	М	02/09	\$150,000	\$115,500	77%	10	
6	4	М	05/09	\$148,000	\$117,700	80%	7	
7	5	М	07/09	\$138,500	\$120,500	87%	0	Mean
8	6	М	11/09	\$145,000	\$127,600	88%	1	87%
9	7	М	08/09	\$142,000	\$129,200	91%	4	
10	8	М	05/09	\$135,000	\$126,900	94%	7	
11	9	М	11/09	\$139,900	\$132,900	95%	8	
12	10	М	04/09	\$147,000	\$145,500	99%	12	
13	11	М	04/09	\$132,600	\$132,700	100%	13	960
14		М	10/09	\$139,000	\$150,100	108%	21	Outliers
15		М	09/09	\$125,000	\$140,100	112%	25	
			T	40 000 000	M4 000 700		400	

Totals: \$2,200,000 \$1,886,700 183

Weighted Average Ratio: 86% (1,886,700/2,200,000)

 Average Ratio:
 87% (960/11)

 Average Deviation:
 12.2% (183/15)

 Quality Rating:
 14 (12.2/87)

Weighted Average Ratio: 86% (1,886,700/2,200,000)

 Average Ratio:
 87% (960/11)

 Average Deviation:
 12.2% (183/15)

 Quality Rating:
 14 (12.2/87)

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	R	04/09	\$269,000	\$161,400	60%		
2	R	02/09	\$174,500	\$118,700	68%		
3	R	03/09	\$232,500	\$165,100	71%		
4	R	02/09	\$199,000	\$143,300	72%		
5	R	09/09	\$145,000	\$107,300	74%		
6	R	08/09	\$205,000	\$157,800	77%		
7	R	01/09	\$158,900	\$122,400	77%		
8	R	05/09	\$215,000	\$174,200	81%		
9	R	09/09	\$178,000	\$146,000	82%		
10	R	11/09	\$209,900	\$176,300	84%		
11	R	03/09	\$150,000	\$126,000	84%		
12	R	04/09	\$167,500	\$142,400	85%		
13	R	04/09	\$239,000	\$207,900	87%		
14	R	10/09	\$244,000	\$219,600	90%		
15	R	03/09	\$177,700	\$159,900	90%		
16	R	02/09	\$180,000	\$163,800	91%		
17	R	07/09	\$224,500	\$206,500	92%		
18	R	10/09	\$149,000	\$140,000	94%		
19	R	01/09	\$192,500	\$182,900	95%		
20	R	05/09	\$136,500	\$129,700	95%		
21	R	08/09	\$188,000	\$184,200	98%		
22	R	07/09	\$184,500	\$188,200	102%		
23	R	12/09	\$156,600	\$164,400	105%		
24	R	08/09	\$125,000	\$137,500	110%		
25	R	12/09	\$149,000	\$177,300	119%		

Totals:

Weighted Average Ratio: Average Ratio: Average Deviation: Quality Rating:

ITEM NO.	CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	R	04/09		\$269,000	\$161,400	60%		
2	R	02/09		\$174,500	\$118,700	68%		
3	R	03/09		\$232,500	\$165,100	71%		
4	R	02/09		\$199,000	\$143,300	72%		
5	R	09/09		\$145,000	\$107,300	74%		
6	R	08/09		\$205,000	\$157,800	77%		
7	R	01/09		\$158,900	\$122,400	77%		
8	R	05/09		\$215,000	\$174,200	81%		
9	R	09/09		\$178,000	\$146,000	82%		
10	R	11/09		\$209,900	\$176,300	84%		
11	R	03/09		\$150,000	\$126,000	84%		
12	R	04/09		\$167,500	\$142,400	85%		
13	R	04/09		\$239,000	\$207,900	87%		
14	R	10/09		\$244,000	\$219,600	90%		
15	R	03/09		\$177,700	\$159,900	90%		
16	R	02/09		\$180,000	\$163,800	91%		
17	R	07/09		\$224,500	\$206,500	92%		
18	R	10/09		\$149,000	\$140,000	94%		
19	R	01/09		\$192,500	\$182,900	95%		
20	R	05/09		\$136,500	\$129,700	95%		
21	R	08/09		\$188,000	\$184,200	98%		
22	R	07/09		\$184,500	\$188,200	102%		
23	R	12/09		\$156,600	\$164,400	105%		
24	R	08/09		\$125,000	\$137,500	110%		
25	R	12/09		\$149,000	\$177,300	119%		
			Totals:	\$4,650,600	\$4,002,800		0	

Totals: \$4,650,600 \$4,002,800

Weighted Average Ratio: 4,002,800 \$4,650,600 86% ÷ =

Average Ratio: ÷ = Outliers х = **Average Deviation:** ÷ = **Quality Rating:**

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	04/09	\$269,000	\$161,400	60%		
2		R	02/09	\$174,500	\$118,700	68%		Outliers
3		R	03/09	\$232,500	\$165,100	71%		
4		R	02/09	\$199,000	\$143,300	72%		
5	1	R	09/09	\$145,000	\$107,300	74%		
6	2	R	08/09	\$205,000	\$157,800	77%		
7	3	R	01/09	\$158,900	\$122,400	77%		
8	4	R	05/09	\$215,000	\$174,200	81%		
9	5	R	09/09	\$178,000	\$146,000	82%		
10	6	R	11/09	\$209,900	\$176,300	84%		
11	7	R	03/09	\$150,000	\$126,000	84%		
12	8	R	04/09	\$167,500	\$142,400	85%		
13	9	R	04/09	\$239,000	\$207,900	87%		Mean
14	10	R	10/09	\$244,000	\$219,600	90%		87%
15	11	R	03/09	\$177,700	\$159,900	90%		
16	12	R	02/09	\$180,000	\$163,800	91%		
17	13	R	07/09	\$224,500	\$206,500	92%		
18	14	R	10/09	\$149,000	\$140,000	94%		
19	15	R	01/09	\$192,500	\$182,900	95%		
20	16	R	05/09	\$136,500	\$129,700	95%		
21	17	R	08/09	\$188,000	\$184,200	98%		1476
22		R	07/09	\$184,500	\$188,200	102%		
23		R	12/09	\$156,600	\$164,400	105%		Outliers
24		R	08/09	\$125,000	\$137,500	110%		
25		R	12/09	\$149,000	\$177,300	119%		

Totals: \$4,650,600 \$4,002,800

Weighted Average Ratio: \$4,650,600 86% 4,002,800 ÷ Outliers: 4 0.15 25 Х = 1476 87 **Average Ratio:** ÷ 17 = **Average Deviation:** = **Quality Rating:**

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	04/09		\$269,000	\$161,400	60%	27	
2		R	02/09		\$174,500	\$118,700	68%	19	Outliers
3		R	03/09		\$232,500	\$165,100	71%	16	
4		R	02/09		\$199,000	\$143,300	72%	15	
5	1	R	09/09		\$145,000	\$107,300	74%	13	
6	2	R	08/09		\$205,000	\$157,800	77%	10	
7	3	R	01/09		\$158,900	\$122,400	77%	10	
8	4	R	05/09		\$215,000	\$174,200	81%	6	
9	5	R	09/09		\$178,000	\$146,000	82%	5	
10	6	R	11/09		\$209,900	\$176,300	84%	3	
11	7	R	03/09		\$150,000	\$126,000	84%	3	
12	8	R	04/09		\$167,500	\$142,400	85%	2	
13	9	R	04/09		\$239,000	\$207,900	87%	0	Mean
14	10	R	10/09		\$244,000	\$219,600	90%	3	87%
15	11	R	03/09		\$177,700	\$159,900	90%	3	
16	12	R	02/09		\$180,000	\$163,800	91%	4	
17	13	R	07/09		\$224,500	\$206,500	92%	5	
18	14	R	10/09		\$149,000	\$140,000	94%	7	
19	15	R	01/09		\$192,500	\$182,900	95%	8	
20	16	R	05/09		\$136,500	\$129,700	95%	8	
21	17	R	08/09		\$188,000	\$184,200	98%	11	1476
22		R	07/09		\$184,500	\$188,200	102%	15	
23		R	12/09		\$156,600	\$164,400	105%	18	Outliers
24		R	08/09		\$125,000	\$137,500	110%	23	
25		R	12/09		\$149,000	\$177,300	119%	32	
				Totals:	\$4,650,600	\$4,002,800		266	

Weighted Average Ratio: 4,002,800 \$4,650,600 86% ÷ = **Outliers:** 0.15 25 4 Х = 87 **Average Ratio:** 1476 ÷ 17 = **Average Deviation:** 25 10.6 266 ÷ =

Quality Rating: ÷ =

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	04/09	\$269,000	\$161,400	60%	27	
2		R	02/09	\$174,500	\$118,700	68%	19	Outliers
3		R	03/09	\$232,500		71%	16	
4		R	02/09	\$199,000	\$143,300	72%	15	
5	1	R	09/09	\$145,000	\$107,300	74%	13	
6	2	R	08/09	\$205,000	\$157,800	77%	10	
7	3	R	01/09	\$158,900	\$122,400	77%	10	
8	4	R	05/09	\$215,000	\$174,200	81%	6	
9	5	R	09/09	\$178,000	\$146,000	82%	5	
10	6	R	11/09	\$209,900	\$176,300	84%	3	
11	7	R	03/09	\$150,000	\$126,000	84%	3	
12	8	R	04/09	\$167,500	\$142,400	85%	2	
13	9	R	04/09	\$239,000	\$207,900	87%	0	Mean
14	10	R	10/09	\$244,000	\$219,600	90%	3	87%
15	11	R	03/09	\$177,700	\$159,900	90%	3	
16	12	R	02/09	\$180,000	\$163,800	91%	4	
17	13	R	07/09	\$224,500	\$206,500	92%	5	
18	14	R	10/09	\$149,000	\$140,000	94%	7	
19	15	R	01/09	\$192,500	\$182,900	95%	8	
20	16	R	05/09	\$136,500	\$129,700	95%	8	
21	17	R	08/09	\$188,000	\$184,200	98%	11	1476
22		R	07/09	\$184,500	\$188,200	102%	15	
23		R	12/09	\$156,600	\$164,400	105%	18	Outliers
24		R	08/09	\$125,000	\$137,500	110%	23	
25		R	12/09	\$149,000	\$177,300	119%	32	

Totals: \$4,650,600 \$4,002,800 266

Weighted Average Ratio:	4,002,800	÷	\$4,650,600	=	86%
Outliers:	25	х	0.15	=	4
Average Ratio:	1476	÷	17	=	87
Average Deviation:	266	÷	25	=	10.6
Quality Rating	10.6	÷	87	=	12

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	04/09	\$269,000	\$161,400	60%	27	
2		R	02/09	\$174,500	\$118,700	68%	19	Outliers
3		R	03/09	\$232,500	\$165,100	71%	16	
4		R	02/09	\$199,000	\$143,300	72%	15	
5	1	R	09/09	\$145,000	\$107,300	74%	13	
6	2	R	08/09	\$205,000	\$157,800	77%	10	
7	3	R	01/09	\$158,900	\$122,400	77%	10	
8	4	R	05/09	\$215,000	\$174,200	81%	6	
9	5	R	09/09	\$178,000	\$146,000	82%	5	
10	6	R	11/09	\$209,900	\$176,300	84%	3	
11	7	R	03/09	\$150,000	\$126,000	84%	3	
12	8	R	04/09	\$167,500	\$142,400	85%	2	
13	9	R	04/09	\$239,000	\$207,900	87%	0	Mean
14	10	R	10/09	\$244,000	\$219,600	90%	3	87%
15	11	R	03/09	\$177,700	\$159,900	90%	3	
16	12	R	02/09	\$180,000	\$163,800	91%	4	
17	13	R	07/09	\$224,500	\$206,500	92%	5	
18	14	R	10/09	\$149,000	\$140,000	94%	7	
19	15	R	01/09	\$192,500	\$182,900	95%	8	
20	16	R	05/09	\$136,500	\$129,700	95%	8	
21	17	R	08/09	\$188,000	\$184,200	98%	11	1476
22		R	07/09	\$184,500	\$188,200	102%	15	
23		R	12/09	\$156,600	\$164,400	105%	18	Outliers
24		R	08/09	\$125,000	\$137,500	110%	23	
25		R	12/09	\$149,000	\$177,300	119%	32	

Totals: \$4,650,600 \$4,002,800 266

86% (4,002,800/4,650,600

Weighted Average Ratio: Average Ratio: Average Deviation: 87% (1476/17) 10.6 (266/25) Quality Rating: 12 (10.6/87)

ITEM NO.	CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	L	12/09		\$48,900	\$22,000	45%		
2	L	04/09		\$46,000	\$22,100	48%		
3	L	03/09		\$39,700	\$19,500	49%		
4	R	09/09		\$315,500	\$167,200	53%		
5	L	06/09		\$65,000	\$35,800	55%		
6	R	11/09		\$258,000	\$149,600	58%		
7	L	09/09		\$40,000	\$24,000	60%		
8	L	10/09		\$49,000	\$29,900	61%		
9	L	02/09		\$52,000	\$32,200	62%		
10	R	02/09		\$226,500	\$140,400	62%		
11	R	05/09		\$278,900	\$175,700	63%		
12	R	12/09		\$198,000	\$126,700	64%		
13	L	09/09		\$45,000	\$28,800	64%		
14	R	08/09		\$269,000	\$172,200	64%		
15	R	02/09		\$205,000	\$133,000	65%		
16	L	05/09		\$34,500	\$22,400	65%		
17	R	05/09		\$188,000	\$124,000	66%		
18	R	04/09		\$322,000	\$212,500	66%		
19	L	07/09		\$43,000	\$28,500	66%		
20	L	07/09		\$38,000	\$25,800	68%		
21	R	06/09		\$164,500	\$111,900	68%		
22	L	08/09		\$42,000	\$28,600	68%		
23	R	11/09		\$305,000	\$210,500	69%		
24	R	02/09		\$139,000	\$97,000	70%		
25	R	01/09		\$297,500	\$208,200	70%		
26	R	10/09		\$162,500	\$115,400	71%		
27	R	03/09		\$292,000	\$210,200	72%		
28	L	06/09		\$32,500	\$23,400	72%		
29	R	08/09		\$178,000	\$131,700	74%		
30	L	04/09		\$37,000	\$27,700	75%		
31	L	03/09		\$34,900	\$26,500	76%		
32	R	01/09		\$195,000	\$150,000	77%		
33	R	05/09		\$270,000	\$207,900	77%		
34	R	12/09		\$284,900	\$222,200	78%		
35	R	08/09		\$136,000	\$108,800	80%		
36	R	11/09		\$265,000	\$225,200	85%		
37	R	03/09		\$142,500	\$128,300	90%		
38	R	09/09		\$162,000	\$153,900	95%		
			Totals:	\$5,902,300	\$4,079,700		0	

Weighted Average Ratio: \$4,079,700 ÷ \$5,902,300 = 69%

Average Ratio: Average Deviation: Quality Rating:

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09	\$48,900	\$22,000	45%		
2		L	04/09	\$46,000	\$22,100	48%		ω
3		L	03/09	\$39,700	\$19,500	49%		ier
4		R	09/09	\$315,500	\$167,200	53%		Outliers
5		L	06/09	\$65,000	\$35,800	55%		0
6		R	11/09	\$258,000	\$149,600	58%		
7	1	L	09/09	\$40,000	\$24,000	60%		
8	2	L	10/09	\$49,000	\$29,900	61%		
9	3	L	02/09	\$52,000	\$32,200	62%		
10	4	R	02/09	\$226,500	\$140,400	62%		
11	5	R	05/09	\$278,900	\$175,700	63%		
12	6	R	12/09	\$198,000	\$126,700	64%		
13	7	L	09/09	\$45,000	\$28,800	64%		
14	8	R	08/09	\$269,000	\$172,200	64%		
15	9	R	02/09	\$205,000	\$133,000	65%		
16	10	L	05/09	\$34,500	\$22,400	65%		
17	11	R	05/09	\$188,000	\$124,000	66%		
18	12	R	04/09	\$322,000	\$212,500	66%		
19	13	L	07/09	\$43,000	\$28,500	66%		
20	14	L	07/09	\$38,000	\$25,800	68%		Mean
21	15	R	06/09	\$164,500	\$111,900	68%		68%
22	16	L	08/09	\$42,000	\$28,600	68%		
23	17	R	11/09	\$305,000	\$210,500	69%		
24	18	R	02/09	\$139,000	\$97,000	70%		
25	19	R	01/09	\$297,500	\$208,200	70%		
26	20	R	10/09	\$162,500	\$115,400	71%		
27	21	R	03/09	\$292,000	\$210,200	72%		
28	22	L	06/09	\$32,500	\$23,400	72%		
29	23	R	08/09	\$178,000	\$131,700	74%		
30	24	L	04/09	\$37,000	\$27,700	75%		
31	25	L	03/09	\$34,900	\$26,500	76%		
32	26	R	01/09	\$195,000	\$150,000	77%		1758
33		R	05/09	\$270,000	\$207,900	77%		
34		R	12/09	\$284,900	\$222,200	78%		σ
35		R	08/09	\$136,000	\$108,800	80%		Outliers
36		R	11/09	\$265,000	\$225,200	85%		ntl)
37		R	03/09	\$142,500	\$128,300	90%		0
38		R	09/09	\$162,000	\$153,900	95%		

Totals: **\$5,902,300 \$4,079,700** 0

69% Weighted Average Ratio: \$4,079,700 ÷ \$5,902,300 = 5.70 38 **Outliers:** X 0.15 = 68 ÷ Average Ratio: 1758 26

Average Deviation: Quality Rating:

	DEV.	RATIO	ASSESSMENT	SALE PRICE	MO/YR	CLASS		ITEM NO.
	23	45%	\$22,000	\$48,900	12/09	L		1
σ	20	48%	\$22,100	\$46,000	04/09	L		2
Outliers	19	49%	\$19,500	\$39,700	03/09	L		3
Ħ	15	53%	\$167,200	\$315,500	09/09	R		4
0	13	55%	\$35,800	\$65,000	06/09	L		5
	10	58%	\$149,600	\$258,000	11/09	R		6
	8	60%	\$24,000	\$40,000	09/09	L	1	7
	7	61%	\$29,900	\$49,000	10/09	L	2	8
	6	62%	\$32,200	\$52,000	02/09	L	3	9
	6	62%	\$140,400	\$226,500	02/09	R	4	10
	5	63%	\$175,700	\$278,900	05/09	R	5	11
	4	64%	\$126,700	\$198,000	12/09	R	6	12
	4	64%	\$28,800	\$45,000	09/09	L	7	13
	4	64%	\$172,200	\$269,000	08/09	R	8	14
	3	65%	\$133,000	\$205,000	02/09	R	9	15
	3	65%	\$22,400	\$34,500	05/09	L	10	16
	2	66%	\$124,000	\$188,000	05/09	R	11	17
	2	66%	\$212,500	\$322,000	04/09	R	12	18
	2	66%	\$28,500	\$43,000	07/09	L	13	19
Mean	0	68%	\$25,800	\$38,000	07/09	L	14	20
68%	0	68%	\$111,900	\$164,500	06/09	R	15	21
	0	68%	\$28,600	\$42,000	08/09	L	16	22
	1	69%	\$210,500	\$305,000	11/09	R	17	23
	2	70%	\$97,000	\$139,000	02/09	R	18	24
	2	70%	\$208,200	\$297,500	01/09	R	19	25
	3	71%	\$115,400	\$162,500	10/09	R	20	26
	4	72%	\$210,200	\$292,000	03/09	R	21	27
	4	72%	\$23,400	\$32,500	06/09	L	22	28
	6	74%	\$131,700	\$178,000	08/09	R	23	29
	7	75%	\$27,700	\$37,000	04/09	L	24	30
	8	76%	\$26,500	\$34,900	03/09	L	25	31
1758	9	77%	\$150,000	\$195,000	01/09	R	26	32
	9	77%	\$207,900	\$270,000	05/09	R		33
ø	10	78%	\$222,200	\$284,900	12/09	R		34
Outliers	12	80%	\$108,800	\$136,000	08/09	R		35
'I‡n	17	85%	\$225,200	\$265,000	11/09	R		36
Õ	22	90%	\$128,300	\$142,500	03/09	R		37
	27	95%	\$153,900	\$162,000	09/09	R		38
	299		\$4,079,700	s: \$5,902,300	•	•		

Weighted Average Ratio:	\$4,079,700	÷	\$5,902,300	=	69%
Outliers:	38	X	0.15	=	5.70
Average Ratio:	1758	÷	26	=	68
Average Deviation:	299	÷	38	=	7.9
Quality Rating:					

	DEV.	RATIO	ASSESSMENT	SALE PRICE	MO/YR	CLASS		ITEM NO.
	23	45%	\$22,000	\$48,900	12/09	L		1
σ	20	48%	\$22,100	\$46,000	04/09	L		2
Outliers	19	49%	\$19,500	\$39,700	03/09	L		3
# *	15	53%	\$167,200	\$315,500	09/09	R		4
O	13	55%	\$35,800	\$65,000	06/09	L		5
	10	58%	\$149,600	\$258,000	11/09	R		6
	8	60%	\$24,000	\$40,000	09/09	L	1	7
	7	61%	\$29,900	\$49,000	10/09	L	2	8
	6	62%	\$32,200	\$52,000	02/09	L	3	9
	6	62%	\$140,400	\$226,500	02/09	R	4	10
	5	63%	\$175,700	\$278,900	05/09	R	5	11
	4	64%	\$126,700	\$198,000	12/09	R	6	12
	4	64%	\$28,800	\$45,000	09/09	L	7	13
	4	64%	\$172,200	\$269,000	08/09	R	8	14
	3	65%	\$133,000	\$205,000	02/09	R	9	15
	3	65%	\$22,400	\$34,500	05/09	L	10	16
	2	66%	\$124,000	\$188,000	05/09	R	11	17
	2	66%	\$212,500	\$322,000	04/09	R	12	18
	2	66%	\$28,500	\$43,000	07/09	L	13	19
Mean	0	68%	\$25,800	\$38,000	07/09	L	14	20
68%	0	68%	\$111,900	\$164,500	06/09	R	15	21
	0	68%	\$28,600	\$42,000	08/09	L	16	22
	1	69%	\$210,500	\$305,000	11/09	R	17	23
	2	70%	\$97,000	\$139,000	02/09	R	18	24
	2	70%	\$208,200	\$297,500	01/09	R	19	25
	3	71%	\$115,400	\$162,500	10/09	R	20	26
	4	72%	\$210,200	\$292,000	03/09	R	21	27
	4	72%	\$23,400	\$32,500	06/09	L	22	28
	6	74%	\$131,700	\$178,000	08/09	R	23	29
	7	75%	\$27,700	\$37,000	04/09	L	24	30
	8	76%	\$26,500	\$34,900	03/09	L	25	31
1758	9	77%	\$150,000	\$195,000	01/09	R	26	32
	9	77%	\$207,900	\$270,000	05/09	R	_	33
4.	10	78%	\$222,200	\$284,900	12/09	R		34
Outliers	12	80%	\$108,800	\$136,000	08/09	R		35
ĬĮ.	17	85%	\$225,200	\$265,000	11/09	R		36
õ	22	90%	\$128,300	\$142,500	03/09	R		37
	27	95%	\$153,900	\$162,000	09/09	R		38
-	299	55,5	\$4,079,700	Totals: \$5,902,300	20,00	. , ,		

Weighted Average Ratio:	\$4,079,700	÷	\$5,902,300	=	69%
Outliers:	38	X	0.15	=	5.70
Average Ratio:	1758	÷	26	=	68
Average Deviation:	299	÷	38	=	7.9
Quality Rating:	7.9	÷	68	=	12

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09	\$48,900	\$22,000	45%	23	
2		L	04/09	\$46,000	\$22,100	48%	20	
3		L	03/09	\$39,700	\$19,500	49%	19	Outliers
4		R	09/09	\$315,500	\$167,200	53%	15	
5		L	06/09	\$65,000	\$35,800	55%	13	
6		R	11/09	\$258,000	\$149,600	58%	10	
7	1	L	09/09	\$40,000	\$24,000	60%	8	
8	2	L	10/09	\$49,000	\$29,900	61%	7	
9	3	L	02/09	\$52,000	\$32,200	62%	6	
10	4	R	02/09	\$226,500	\$140,400	62%	6	
11	5	R	05/09	\$278,900	\$175,700	63%	5	
12	6	R	12/09	\$198,000	\$126,700	64%	4	
13	7	L	09/09	\$45,000	\$28,800	64%	4	
14	8	R	08/09	\$269,000	\$172,200	64%	4	
15	9	R	02/09	\$205,000	\$133,000	65%	3	
16	10	L	05/09	\$34,500	\$22,400	65%	3	
17	11	R	05/09	\$188,000	\$124,000	66%	2	
18	12	R	04/09	\$322,000	\$212,500	66%	2	
19	13	L	07/09	\$43,000	\$28,500	66%	2	
20	14	L	07/09	\$38,000	\$25,800	68%	0	Mean
21	15	R	06/09	\$164,500	\$111,900	68%	0	68%
22	16	L	08/09	\$42,000	\$28,600	68%	0	
23	17	R	11/09	\$305,000	\$210,500	69%	1	
24	18	R	02/09	\$139,000	\$97,000	70%	2	
25	19	R	01/09	\$297,500	\$208,200	70%	2	
26	20	R	10/09	\$162,500	\$115,400	71%	3	
27	21	R	03/09	\$292,000	\$210,200	72%	4	
28	22	L	06/09	\$32,500	\$23,400	72%	4	
29	23	R	08/09	\$178,000	\$131,700	74%	6	
30	24	L	04/09	\$37,000	\$27,700	75%	7	
31	25	L	03/09	\$34,900	\$26,500	76%	8	
32	26	R	01/09	\$195,000	\$150,000	77%	9	1758
33		R	05/09	\$270,000	\$207,900	77%	9	
34		R	12/09	\$284,900	\$222,200	78%	10	
35		R	08/09	\$136,000	\$108,800	80%	12	Outliers
36		R	11/09	\$265,000	\$225,200	85%	17	
37		R	03/09	\$142,500	\$128,300	90%	22	
38		R	09/09	\$162,000	\$153,900	95%	27	
				 ΦΕ 000 000	Φ4.070.700			

Totals: \$5,902,300 \$4,079,700 299

Weighted Average Ratio: 69% (4,079,700/5,902,300)

 Average Ratio:
 68% (1758/26)

 Average Deviation:
 7.9 (299/38)

 Quality Rating:
 12 (7.9/68)

CLASSIFICATIONS	
L=LAND	
M=CONDO	
R=RESIDENTIAL	
W=WATERFRONT	

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	68
1	L	12/09	\$48,900	\$22,000	45%	45	23
2	L	04/09	\$46,000	\$22,100	48%	48	20
3	L	03/09	\$39,700	\$19,500	49%	49	19
4	R	09/09	\$315,500	\$167,200	53%	53	15
5	L	06/09	\$65,000	\$35,800	55%	55	13
6	R	11/09	\$258,000	\$149,600	58%	58	10
7	L	09/09	\$40,000	\$24,000	60%	60	8
8	L	10/09	\$49,000	\$29,900	61%	61	7
9	L	02/09	\$52,000	\$32,200	62%	62	6
10	R	02/09	\$226,500	\$140,400	62%	62	6
11	R	05/09	\$278,900	\$175,700	63%	63	5
12	R	12/09	\$198,000	\$126,700	64%	64	4
13	L	09/09	\$45,000	\$28,800	64%	64	4
14	R	08/09	\$269,000	\$172,200	64%	64	4
15	R	02/09	\$205,000	\$133,000	65%	65	3
16	L	05/09	\$34,500	\$22,400	65%	65	3
17	R	05/09	\$188,000	\$124,000	66%	66	2
18	R	04/09	\$322,000	\$212,500	66%	66	2
19	L	07/09	\$43,000	\$28,500	66%	66	2
20	L	07/09	\$38,000	\$25,800	68%	68	0
21	R	06/09	\$164,500	\$111,900	68%	68	0
22	L	08/09	\$42,000	\$28,600	68%	68	0
23	R	11/09	\$305,000	\$210,500	69%	69	1
24	R	02/09	\$139,000	\$97,000	70%	70	2
25	R	01/09	\$297,500	\$208,200	70%	70	2
26	R	10/09	\$162,500	\$115,400	71%	71	3
27	R	03/09	\$292,000	\$210,200	72%	72	4
28	L	06/09	\$32,500	\$23,400	72%	72	4
29	R	08/09	\$178,000	\$131,700	74%	74	6
30	L	04/09	\$37,000	\$27,700	75%	75	7
31	L	03/09	\$34,900	\$26,500	76%	76	8
32	R	01/09	\$195,000	\$150,000	77%	77	9
33	R	05/09	\$270,000	\$207,900	77%	77	9
34	R	12/09	\$284,900	\$222,200	78%	78	10
35	R	08/09	\$136,000	\$108,800	80%	80	12
36	R	11/09	\$265,000	\$225,200	85%	85	17
37	R	03/09	\$142,500	\$128,300	90%	90	22
38	R	09/09	\$162,000	\$153,900	95%	95	27
		20,00	Totala: \$5,002,200	\$4,070,700	00,0	1750	200

Totals: \$5,902,300 \$4,079,700 1758 299

Weighted Average Ratio: 69%
Average Ratio: 68
Average Deviation: 7.9
Quality Rating: 12

ITEM NO.	CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	L	12/09		\$48,900	\$22,000	45%		
2	L	04/09		\$46,000	\$22,100	48%		
3	L	03/09		\$39,700	\$19,500	49%		
4	L	06/09		\$65,000	\$35,800	55%		
5	L	09/09		\$40,000	\$24,000	60%		
6	L	10/09		\$49,000	\$29,900	61%		
7	L	02/09		\$52,000	\$32,200	62%		
8	L	09/09		\$45,000	\$28,800	64%		
9	L	05/09		\$34,500	\$22,400	65%		
10	L	07/09		\$43,000	\$28,500	66%		
11	L	07/09		\$38,000	\$25,800	68%		
12	L	08/09		\$42,000	\$28,600	68%		
13	L	06/09		\$32,500	\$23,400	72%		
14	L	04/09		\$37,000	\$27,700	75%		
15	L	03/09		\$34,900	\$26,500	76%		
<u> </u>		T	otals	\$647,500	\$397,200			-

Weighted Average Ratio: \$ 397,200 ÷ \$647,500 = 61%

Average Ratio: Average Deviation: Quality Rating:

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09		\$315,500	\$167,200	53%		
2		R	11/09		\$258,000	\$149,600	58%		
3		R	02/09		\$226,500	\$140,400	62%		
4		R	05/09		\$278,900	\$175,700	63%		
5		R	12/09		\$198,000	\$126,700	64%		
6		R	08/09		\$269,000	\$172,200	64%		
7		R	02/09		\$205,000	\$133,000	65%		
8		R	05/09		\$188,000	\$124,000	66%		
9		R	04/09		\$322,000	\$212,500	66%		
10		R	06/09		\$164,500	\$111,900	68%		
11		R	11/09		\$305,000	\$210,500	69%		
12		R	02/09		\$139,000	\$97,000	70%		
13		R	01/09		\$297,500	\$208,200	70%		
14		R	10/09		\$162,500	\$115,400	71%		
15		R	03/09		\$292,000	\$210,200	72%		
16		R	08/09		\$178,000	\$131,700	74%		
17		R	01/09		\$195,000	\$150,000	77%		
18		R	05/09		\$270,000	\$207,900	77%		
19		R	12/09		\$284,900	\$222,200	78%		
20		R	08/09		\$136,000	\$108,800	80%		
21		R	11/09		\$265,000	\$225,200	85%		
22		R	03/09	_	\$142,500	\$128,300	90%		
23		R	09/09		\$162,000	\$153,900	95%		
	•		_	Totals	\$5,254,800	\$3,682,500	•		

Veighted Average Ratio: \$3,682,500 ÷ \$5,254,800 = 70%

Weighted Average Ratio: Average Ratio: Average Deviation: Quality Rating:

RATIO STUDY PROBLEM 2 (SOLUTIONS)

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%		Outliers
2		L	04/09		\$46,000	\$22,100	48%		Outliers
3	1	L	03/09		\$39,700	\$19,500	49%		
4	2	L	06/09		\$65,000	\$35,800	55%		
5	3	L	09/09		\$40,000	\$24,000	60%		
6	4	L	10/09		\$49,000	\$29,900	61%		
7	5	L	02/09		\$52,000	\$32,200	62%		
8	6	L	09/09		\$45,000	\$28,800	64%		
9	7	L	05/09		\$34,500	\$22,400	65%		
10	8	L	07/09		\$43,000	\$28,500	66%		
11	9	L	07/09		\$38,000	\$25,800	68%		
12	10	L	08/09		\$42,000	\$28,600	68%		
13	11	L	06/09		\$32,500	\$23,400	72%		690
14		L	04/09		\$37,000	\$27,700	75%		Outliers
15		L	03/09		\$34,900	\$26,500	76%		Outliers
				Totals	\$647,500	\$397,200			

Weighted Average Ratio: \$ 397,200 \$647,500 61% **Outliers** 15 X 15% 2 = Average Ratio:
Average Deviation:
Quality Rating: 690 63 ÷ 11 =

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09		\$315,500	\$167,200	53%		
2		R	11/09		\$258,000	\$149,600	58%		Outliers
3		R	02/09		\$226,500	\$140,400	62%		
4	1	R	05/09		\$278,900	\$175,700	63%		
5	2	R	12/09		\$198,000	\$126,700	64%		
6	3	R	08/09		\$269,000	\$172,200	64%		
7	4	R	02/09		\$205,000	\$133,000	65%		
8	5	R	05/09		\$188,000	\$124,000	66%		
9	6	R	04/09		\$322,000	\$212,500	66%		
10	7	R	06/09		\$164,500	\$111,900	68%		
11	8	R	11/09		\$305,000	\$210,500	69%		
12	9	R	02/09		\$139,000	\$97,000	70%		
13	10	R	01/09		\$297,500	\$208,200	70%		
14	11	R	10/09		\$162,500	\$115,400	71%		
15	12	R	03/09		\$292,000	\$210,200	72%		
16	13	R	08/09		\$178,000	\$131,700	74%		
17	14	R	01/09		\$195,000	\$150,000	77%		
18	15	R	05/09		\$270,000	\$207,900	77%		
19	16	R	12/09		\$284,900	\$222,200	78%		
20	17	R	08/09		\$136,000	\$108,800	80%	1194	1194
21	·	R	11/09		\$265,000	\$225,200	85%		
22		R	03/09		\$142,500	\$128,300	90%		Outliers
23		R	09/09		\$162,000	\$153,900	95%		
				—	AF OF 4 000	#0 000 F00			

Totals \$5,254,800 \$3,682,500

Weighted Average Ratio: \$3,682,500 70% ÷ \$5,254,800 **Outliers:** 23 15% X 3.45 = Average Ratio:
Average Deviation:
Quality Rating: 1194 70 ÷ 17 =

RATIO STUDY PROBLEM 2 (SOLUTIONS)

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%	18	Outliers
2		L	04/09		\$46,000	\$22,100	48%	15	Outliers
3	1	L	03/09		\$39,700	\$19,500	49%	14	
4	2	L	06/09		\$65,000	\$35,800	55%	8	
5	3	L	09/09		\$40,000	\$24,000	60%	3	
6	4	L	10/09		\$49,000	\$29,900	61%	2	
7	5	L	02/09		\$52,000	\$32,200	62%	1	
8	6	L	09/09		\$45,000	\$28,800	64%	1	Mean
9	7	L	05/09		\$34,500	\$22,400	65%	2	63%
10	8	L	07/09		\$43,000	\$28,500	66%	3	
11	9	L	07/09		\$38,000	\$25,800	68%	5	
12	10	L	08/09		\$42,000	\$28,600	68%	5	
13	11	L	06/09		\$32,500	\$23,400	72%	9	690
14		L	04/09		\$37,000	\$27,700	75%	12	Outliers
15		L	03/09		\$34,900	\$26,500	76%	13	Outliers
	•			Totals	\$647,500	\$397,200		111	

Weighted Average Ratio:	\$ 397,200	÷	\$647,500	=	61%
Outliers	15	Х	15%	=	2
Average Ratio:	690	÷	11	=	63
Average Deviation:	111	÷	15	=	7.4
ılity Rating:	7.4	÷	63	=	12

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09		\$315,500	\$167,200	53%	17	
2		R	11/09		\$258,000	\$149,600	58%	12	Outliers
3		R	02/09		\$226,500	\$140,400	62%	8	
4	1	R	05/09		\$278,900	\$175,700	63%	7	
5	2	R	12/09		\$198,000	\$126,700	64%	6	
6	3	R	08/09		\$269,000	\$172,200	64%	6	
7	4	R	02/09		\$205,000	\$133,000	65%	5	
8	5	R	05/09		\$188,000	\$124,000	66%	4	
9	6	R	04/09		\$322,000	\$212,500	66%	4	
10	7	R	06/09		\$164,500	\$111,900	68%	2	Mean
11	8	R	11/09		\$305,000	\$210,500	69%	1	70%
12	9	R	02/09		\$139,000	\$97,000	70%	0	
13	10	R	01/09		\$297,500	\$208,200	70%	0	
14	11	R	10/09		\$162,500	\$115,400	71%	1	
15	12	R	03/09		\$292,000	\$210,200	72%	2	
16	13	R	08/09		\$178,000	\$131,700	74%	4	
17	14	R	01/09		\$195,000	\$150,000	77%	7	
18	15	R	05/09		\$270,000	\$207,900	77%	7	
19	16	R	12/09		\$284,900	\$222,200	78%	8	
20	17	R	08/09		\$136,000	\$108,800	80%	10	1194
21		R	11/09		\$265,000	\$225,200	85%	15	
22		R	03/09		\$142,500	\$128,300	90%	20	Outliers
23		R	09/09		\$162,000	\$153,900	95%	25	
·				Totals	\$5,254,800	\$3,682,500		171	

Weighted Average Ratio: \$3,682,500 \$5,254,800 70% ÷ Outliers: 3.45 23 15% Χ Average Ratio: 1194 17 70 ÷ **Average Deviation:** 171 23 ÷ 7.4 = **Quality Rating:** 7.4 ÷ 70 = 11

ITEM NO.	CI	LASS	MO/YR	5	SALE PRICE	SESSMEN	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%		
2		L	04/09		\$46,000	\$22,100	48%		
3		L	03/09		\$39,700	\$19,500	49%		
4		L	06/09		\$65,000	\$35,800	55%		
5		L	09/09		\$40,000	\$24,000	60%		
6		L	10/09		\$49,000	\$29,900	61%		
7		L	02/09		\$52,000	\$32,200	62%		
8		L	09/09		\$45,000	\$28,800	64%		
9		L	05/09		\$34,500	\$22,400	65%		
10		L	07/09		\$43,000	\$28,500	66%		
11		L	07/09		\$38,000	\$25,800	68%		
12		L	08/09		\$42,000	\$28,600	68%		
13		L	06/09		\$32,500	\$23,400	72%		
14		L	04/09		\$37,000	\$27,700	75%		
15		L	03/09		\$34,900	\$26,500	76%		

Totals

Weighted Average Ratio:

Ouliers:

Average Ratio: Average Deviation: Quality Rating:

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	L	12/09	\$48,900	\$22,000	45%		
2	L	04/09	\$46,000	\$22,100	48%		
3	L	03/09	\$39,700	\$19,500	49%		
4	L	06/09	\$65,000	\$35,800	55%		
5	L	09/09	\$40,000	\$24,000	60%		
6	L	10/09	\$49,000	\$29,900	61%		
7	L	02/09	\$52,000	\$32,200	62%		
8	L	09/09	\$45,000	\$28,800	64%		
9	L	05/09	\$34,500	\$22,400	65%		
10	L	07/09	\$43,000	\$28,500	66%		
11	L	07/09	\$38,000	\$25,800	68%		
12	L	08/09	\$42,000	\$28,600	68%		
13	L	06/09	\$32,500	\$23,400	72%		
14	L	04/09	\$37,000	\$27,700	75%		
15	L	03/09	\$34,900	\$26,500	76%		
			AA 4 = = AA				

\$647,500 \$397,200 Totals

Weighted Average Ratio: \$397,200 ÷ \$647,5

÷ \$647,500 61%

Outliers: Average Ratio: Average Deviation: Quality Rating:

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%		Outliers
2		L	04/09		\$46,000	\$22,100	48%		Outliers
3	1	L	03/09		\$39,700	\$19,500	49%		
4	2	L	06/09		\$65,000	\$35,800	55%		
5	3	L	09/09		\$40,000	\$24,000	60%		
6	4	L	10/09		\$49,000	\$29,900	61%		
7	5	L	02/09		\$52,000	\$32,200	62%		Mean
8	6	L	09/09		\$45,000	\$28,800	64%		63%
9	7	L	05/09		\$34,500	\$22,400	65%		
10	8	L	07/09		\$43,000	\$28,500	66%		
11	9	L	07/09		\$38,000	\$25,800	68%		
12	10	L	08/09		\$42,000	\$28,600	68%		
13	11	L	06/09		\$32,500	\$23,400	72%		690
14		L	04/09		\$37,000	\$27,700	75%		Outliers
15		L	03/09		\$34,900	\$26,500	76%		Outileis
		-		Totals	\$647,500	\$397,200	•		

Weighted Average Ratio:	\$397,200	÷	\$647,500	=	61%
Outliers:	15	X	0.15	=	2
Average Ratio:	690	÷	11	=	63
Average Deviation:		÷		=	
Quality Rating:		÷		=	

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%	18	Outliers
2		L	04/09		\$46,000	\$22,100	48%	15	Outliers
3	1	L	03/09		\$39,700	\$19,500	49%	14	
4	2	L	06/09		\$65,000	\$35,800	55%	8	
5	3	L	09/09		\$40,000	\$24,000	60%	3	
6	4	L	10/09		\$49,000	\$29,900	61%	2	
7	5	L	02/09		\$52,000	\$32,200	62%	1	Mean
8	6	L	09/09		\$45,000	\$28,800	64%	1	63%
9	7	L	05/09		\$34,500	\$22,400	65%	2	
10	8	L	07/09		\$43,000	\$28,500	66%	3	
11	9	L	07/09		\$38,000	\$25,800	68%	5	
12	10	L	08/09		\$42,000	\$28,600	68%	5	
13	11	L	06/09		\$32,500	\$23,400	72%	9	690
14		L	04/09		\$37,000	\$27,700	75%	12	Outliere
15		L	03/09		\$34,900	\$26,500	76%	13	Outliers
				Totals	\$647,500	\$397,200		111	

Weighted Average Ratio:	\$397,200	÷	\$647,500	=	61%
Outliers:	15	X	0.15	=	2
Average Ratio:	690	÷	11	=	63
Average Deviation:	111	÷	15	=	7.3
Quality Rating:		÷		=	

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09		\$48,900	\$22,000	45%	18	Outliers
2		L	04/09		\$46,000	\$22,100	48%	15	Outliers
3	1	L	03/09		\$39,700	\$19,500	49%	14	
4	2	L	06/09		\$65,000	\$35,800	55%	8	
5	3	L	09/09		\$40,000	\$24,000	60%	3	
6	4	L	10/09		\$49,000	\$29,900	61%	2	
7	5	L	02/09		\$52,000	\$32,200	62%	1	Mean
8	6	L	09/09		\$45,000	\$28,800	64%	1	63%
9	7	L	05/09		\$34,500	\$22,400	65%	2	
10	8	L	07/09		\$43,000	\$28,500	66%	3	
11	9	L	07/09		\$38,000	\$25,800	68%	5	
12	10	L	08/09		\$42,000	\$28,600	68%	5	
13	11	L	06/09		\$32,500	\$23,400	72%	9	690
14		L	04/09		\$37,000	\$27,700	75%	12	Outliere
15		L	03/09		\$34,900	\$26,500	76%	13	Outliers
			,	Totals	\$647,500	\$397,200		111	

Weighted Average Ratio:	\$397,200	÷	\$647,500	=	61%
Outliers:	15	X	0.15	=	2
Average Ratio:	690	÷	11	=	63
Average Deviation:	111	÷	15	=	7.4
Quality Rating:	7.4	÷	63	=	12

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		L	12/09	\$48,900	\$22,000	45%	18	Outliers
2		L	04/09	\$46,000	\$22,100	48%	15	
3	1	L	03/09	\$39,700	\$19,500	49%	14	
4	2	L	06/09	\$65,000	\$35,800	55%	8	
5	3	L	09/09	\$40,000	\$24,000	60%	3	
6	4	L	10/09	\$49,000	\$29,900	61%	2	
7	5	L	02/09	\$52,000	\$32,200	62%	1	Mean
8	6	L	09/09	\$45,000	\$28,800	64%	1	63%
9	7	L	05/09	\$34,500	\$22,400	65%	2	
10	8	L	07/09	\$43,000	\$28,500	66%	3	
11	9	L	07/09	\$38,000	\$25,800	68%	5	
12	10	L	08/09	\$42,000	\$28,600	68%	5	
13	11	L	06/09	\$32,500	\$23,400	72%	9	690
14		L	04/09	\$37,000	\$27,700	75%	12	Outliers
15		L	03/09	\$34,900	\$26,500	76%	13	
			Tota	ls \$647,500	\$397,200		111	

Weighted Average Ratio: 61% (397,200/647,500)

 Average Ratio:
 63% (690/11)

 Average Deviation:
 7.3 (110/15)

 Quality Rating:
 12 (7.3/63)

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	R	09/09	\$315,500	\$167,200	53%		
2	R	11/09	\$258,000	\$149,600	58%		
3	R	02/09	\$226,500	\$140,400	62%		
4	R	05/09	\$278,900	\$175,700	63%		
5	R	12/09	\$198,000	\$126,700	64%		
6	R	08/09	\$269,000	\$172,200	64%		
7	R	02/09	\$205,000	\$133,000	65%		
8	R	05/09	\$188,000	\$124,000	66%		
9	R	04/09	\$322,000	\$212,500	66%		
10	R	06/09	\$164,500	\$111,900	68%		
11	R	11/09	\$305,000	\$210,500	69%		
12	R	02/09	\$139,000	\$97,000	70%		
13	R	01/09	\$297,500	\$208,200	70%		
14	R	10/09	\$162,500	\$115,400	71%		
15	R	03/09	\$292,000	\$210,200	72%		
16	R	08/09	\$178,000	\$131,700	74%		
17	R	01/09	\$195,000	\$150,000	77%		
18	R	05/09	\$270,000	\$207,900	77%		
19	R	12/09	\$284,900	\$222,200	78%		
20	R	08/09	\$136,000	\$108,800	80%		
21	R	11/09	\$265,000	\$225,200	85%		
22	R	03/09	\$142,500	\$128,300	90%		
23	R	09/09	\$162,000	\$153,900	95%		

Totals

Weighted Average Ratio:

Outliers:

Average Ratio: Average Deviation:

Quality Rating:

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1	R	09/09	\$315,500	\$167,200	53%		
2	R	11/09	\$258,000	\$149,600	58%		
3	R	02/09	\$226,500	\$140,400	62%		
4	R	05/09	\$278,900	\$175,700	63%		
5	R	12/09	\$198,000	\$126,700	64%		
6	R	08/09	\$269,000	\$172,200	64%		
7	R	02/09	\$205,000	\$133,000	65%		
8	R	05/09	\$188,000	\$124,000	66%		
9	R	04/09	\$322,000	\$212,500	66%		
10	R	06/09	\$164,500	\$111,900	68%		
11	R	11/09	\$305,000	\$210,500	69%		
12	R	02/09	\$139,000	\$97,000	70%		
13	R	01/09	\$297,500	\$208,200	70%		
14	R	10/09	\$162,500	\$115,400	71%		
15	R	03/09	\$292,000	\$210,200	72%		
16	R	08/09	\$178,000	\$131,700	74%		
17	R	01/09	\$195,000	\$150,000	77%		
18	R	05/09	\$270,000	\$207,900	77%		
19	R	12/09	\$284,900	\$222,200	78%	•	
20	R	08/09	\$136,000	\$108,800	80%	•	
21	R	11/09	 \$265,000	\$225,200	85%		
22	R	03/09	 \$142,500	\$128,300	90%		
23	R	09/09	\$162,000	\$153,900	95%		

Totals \$5,254,800 \$3,682,500

Weighted Average Ratio: \$3,682,500 ÷ \$5,254,800 = 70%

Outliers: Average Ratio: Average Deviation: Quality Rating:

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09		\$315,500	\$167,200	53%		
2		R	11/09		\$258,000	\$149,600	58%		Outliers
3		R	02/09		\$226,500	\$140,400	62%		
4	1	R	05/09		\$278,900	\$175,700	63%		
5	2	R	12/09		\$198,000	\$126,700	64%		
6	3	R	08/09		\$269,000	\$172,200	64%		
7	4	R	02/09		\$205,000	\$133,000	65%		
8	5	R	05/09		\$188,000	\$124,000	66%		
9	6	R	04/09		\$322,000	\$212,500	66%		
10	7	R	06/09		\$164,500	\$111,900	68%		
11	8	R	11/09		\$305,000	\$210,500	69%		Mean
12	9	R	02/09		\$139,000	\$97,000	70%		70%
13	10	R	01/09		\$297,500	\$208,200	70%		
14	11	R	10/09		\$162,500	\$115,400	71%		
15	12	R	03/09		\$292,000	\$210,200	72%		
16	13	R	08/09		\$178,000	\$131,700	74%		
17	14	R	01/09		\$195,000	\$150,000	77%		
18	15	R	05/09		\$270,000	\$207,900	77%		
19	16	R	12/09		\$284,900	\$222,200	78%		
20	17	R	08/09		\$136,000	\$108,800	80%		1194
21		R	11/09		\$265,000	\$225,200	85%		
22		R	03/09		\$142,500	\$128,300	90%		Outliers
23		R	09/09		\$162,000	\$153,900	95%		
				Totals	\$5,254,800	\$3,682,500			

Weighted Average Ratio:	\$3,682,500	÷	\$5,254,800	=	70%
Outliers:	23	x	0.15	=	3
Average Ratio:	1194	÷	17	=	70
Average Deviation:		÷		=	
Quality Rating:		÷		=	

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09		\$315,500	\$167,200	53%	17	
2		R	11/09		\$258,000	\$149,600	58%	12	Outliers
3		R	02/09		\$226,500	\$140,400	62%	8	
4	1	R	05/09		\$278,900	\$175,700	63%	7	
5	2	R	12/09		\$198,000	\$126,700	64%	6	
6	3	R	08/09		\$269,000	\$172,200	64%	6	
7	4	R	02/09		\$205,000	\$133,000	65%	5	
8	5	R	05/09		\$188,000	\$124,000	66%	4	
9	6	R	04/09		\$322,000	\$212,500	66%	4	
10	7	R	06/09		\$164,500	\$111,900	68%	2	
11	8	R	11/09		\$305,000	\$210,500	69%	1	Mean
12	9	R	02/09		\$139,000	\$97,000	70%	0	70%
13	10	R	01/09		\$297,500	\$208,200	70%	0	
14	11	R	10/09		\$162,500	\$115,400	71%	1	
15	12	R	03/09		\$292,000	\$210,200	72%	2	
16	13	R	08/09		\$178,000	\$131,700	74%	4	
17	14	R	01/09		\$195,000	\$150,000	77%	7	
18	15	R	05/09		\$270,000	\$207,900	77%	7	
19	16	R	12/09		\$284,900	\$222,200	78%	8	
20	17	R	08/09		\$136,000	\$108,800	80%	10	1194
21		R	11/09		\$265,000	\$225,200	85%	15	
22		R	03/09		\$142,500	\$128,300	90%	20	Outliers
23		R	09/09		\$162,000	\$153,900	95%	25	
	-	•		Totals	\$5,254,800	\$3,682,500		171	

Weighted Average Ratio:	\$3,682,500	÷	\$5,254,800	=	70%
Outliers:	23	x	0.15	=	3
Average Ratio:	1194	÷	17	=	70
Average Deviation:	171	÷	23	=	7.4
Quality Rating:		÷		=	

ITEM NO.		CLASS	MO/YR		SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09	•	\$315,500	\$167,200	53%	17	
2		R	11/09		\$258,000	\$149,600	58%	12	Outliers
3		R	02/09		\$226,500	\$140,400	62%	8	
4	1	R	05/09		\$278,900	\$175,700	63%	7	
5	2	R	12/09		\$198,000	\$126,700	64%	6	
6	3	R	08/09		\$269,000	\$172,200	64%	6	
7	4	R	02/09		\$205,000	\$133,000	65%	5	
8	5	R	05/09		\$188,000	\$124,000	66%	4	
9	6	R	04/09		\$322,000	\$212,500	66%	4	
10	7	R	06/09		\$164,500	\$111,900	68%	2	
11	8	R	11/09		\$305,000	\$210,500	69%	1	Mean
12	9	R	02/09		\$139,000	\$97,000	70%	0	70%
13	10	R	01/09		\$297,500	\$208,200	70%	0	
14	11	R	10/09		\$162,500	\$115,400	71%	1	
15	12	R	03/09		\$292,000	\$210,200	72%	2	
16	13	R	08/09		\$178,000	\$131,700	74%	4	
17	14	R	01/09		\$195,000	\$150,000	77%	7	
18	15	R	05/09		\$270,000	\$207,900	77%	7	
19	16	R	12/09		\$284,900	\$222,200	78%	8	
20	17	R	08/09		\$136,000	\$108,800	80%	10	1194
21		R	11/09		\$265,000	\$225,200	85%	15	
22		R	03/09		\$142,500	\$128,300	90%	20	Outliers
23		R	09/09		\$162,000	\$153,900	95%	25	
				Totals	\$5,254,800	\$3,682,500		171	_

70% Weighted Average Ratio: ÷ \$3,682,500 \$5,254,800 = 3 **Outliers:** 23 X 0.15 = 70 ÷ = **Average Ratio:** 1194 17 7.4 ÷ = **Average Deviation:** 171 23 11 7.4 ÷ 70 **Quality Rating:** =

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		R	09/09	\$315,500	\$167,200	53%	17	
2		R	11/09	\$258,000	\$149,600	58%	12	Outliers
3		R	02/09	\$226,500	\$140,400	62%	8	
4	1	R	05/09	\$278,900	\$175,700	63%	7	
5	2	R	12/09	\$198,000	\$126,700	64%	6	
6	3	R	08/09	\$269,000	\$172,200	64%	6	
7	4	R	02/09	\$205,000	\$133,000	65%	5	
8	5	R	05/09	\$188,000	\$124,000	66%	4	
9	6	R	04/09	\$322,000	\$212,500	66%	4	
10	7	R	06/09	\$164,500	\$111,900	68%	2	
11	8	R	11/09	\$305,000	\$210,500	69%	1	
12	9	R	02/09	\$139,000	\$97,000	70%	0	Mean
13	10	R	01/09	\$297,500	\$208,200	70%	0	70%
14	11	R	10/09	\$162,500	\$115,400	71%	1	
15	12	R	03/09	\$292,000	\$210,200	72%	2	
16	13	R	08/09	\$178,000	\$131,700	74%	4	
17	14	R	01/09	\$195,000	\$150,000	77%	7	
18	15	R	05/09	\$270,000	\$207,900	77%	7	
19	16	R	12/09	\$284,900	\$222,200	78%	8	
20	17	R	08/09	\$136,000	\$108,800	80%	10	1194
21		R	11/09	\$265,000	\$225,200	85%	15	
22		R	03/09	\$142,500	\$128,300	90%	20	Outliers
23		R	09/09	\$162,000	\$153,900	95%	25	

Totals \$5,254,800 \$3,682,500 171

Weighted Average Ratio: 70% (3,682,500/5,254,800)

 Average Ratio:
 70% (1194/17)

 Average Deviation:
 7.4 (171/23)

 Quality Rating:
 11 (7.4/70)

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.
1		W	06/09	\$427,500	\$171,000	40%	
2		W	07/09	\$376,000	\$150,400	40%	
3		R	03/09	\$259,000	\$106,200	41%	
4		W	11/09	\$419,000	\$175,900	42%	
5		R	10/09	\$249,000	\$109,600	44%	
6	1	W	02/09	\$400,000	\$180,100	45%	
7	2	W	05/09	\$365,000	\$171,500	47%	
8	3	R	05/09	\$245,000	\$117,600	48%	
9	4	W	04/09	\$395,000	\$189,600	48%	
10	5	R	10/09	\$222,500	\$111,300	50%	
11	6	W	09/09	\$399,000	\$203,500	51%	
12	7	W	02/09	\$445,000	\$235,800	53%	
13	8	W	12/09	\$386,900	\$212,800	55%	
14	9	W	04/09	\$355,000	\$195,200	55%	
15	10	W	07/09	\$349,000	\$198,900	57%	
16	11	R	06/09	\$214,500	\$128,700	60%	
17	12	W	11/09	\$389,000	\$241,200	62%	
18	13	W	12/09	\$345,500	\$214,200	62%	
19	14	R	03/09	\$188,000	\$122,200	65%	
20	15	W	02/09	\$375,000	\$243,700	65%	
21	16	R	06/09	\$139,000	\$94,500	68%	
22	17	W	06/09	\$333,000	\$229,800	69%	
23	18	R	04/09	\$177,900	\$124,500	70%	
24	19	R	08/09	\$227,000	\$163,400	72%	
25	20	R	10/09	\$199,000	\$149,200	75%	
26	21	R	07/09	\$195,000	\$154,000	79%	
27	22	R	05/09	\$134,500	\$110,300	82%	
28	23	R	04/09	\$250,000	\$210,000	84%	
29	24	R	06/09	\$148,000	\$125,800	85%	
30	Ì	R	12/09	\$164,500	\$141,500	86%	
31	Ì	R	09/09	\$132,000	\$116,200	88%	
32		R	11/09	\$129,000	\$117,400	91%	
33		R	07/09	\$142,500	\$131,100	92%	
34		R	04/09	\$130,000	\$123,500	95%	

Totals

Weighted Average Ratio: Outliers:

Average Ratio:

Average Deviation: Quality Rating:

ITEM NO.	CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.
1	W	06/09	\$427,500	\$171,000	40%	
2	W	07/09	\$376,000	\$150,400	40%	
3	R	03/09	\$259,000	\$106,200	41%	
4	W	11/09	\$419,000	\$175,900	42%	
5	R	10/09	\$249,000	\$109,600	44%	
6	W	02/09	\$400,000	\$180,100	45%	
7	W	05/09	\$365,000	\$171,500	47%	
8	R	05/09	\$245,000	\$117,600	48%	
9	W	04/09	\$395,000	\$189,600	48%	
10	R	10/09	\$222,500	\$111,300	50%	
11	W	09/09	\$399,000	\$203,500	51%	
12	W	02/09	\$445,000	\$235,800	53%	
13	W	12/09	\$386,900	\$212,800	55%	
14	W	04/09	\$355,000	\$195,200	55%	
15	W	07/09	\$349,000	\$198,900	57%	
16	R	06/09	\$214,500	\$128,700	60%	
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20	W	02/09	\$375,000	\$243,700	65%	
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22	W	06/09	\$333,000	\$229,800	69%	
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31	R	09/09	\$132,000	\$116,200	88%	
32	R	11/09	\$129,000	\$117,400	91%	
33	R	07/09	\$142,500	\$131,100	92%	
34	R	04/09	\$130,000	\$123,500	95%	
		Totals	\$9,306,300	\$5,470,600		

Weighted Average Ratio:	\$5,470,600	÷	\$9,306,300	=	59%
Outliers:		X		=	0
Average Ratio:		÷		=	#DIV/0!
Average Deviation:		÷		=	#DIV/0!
Quality Rating:		÷		=	#DIV/0!

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		W	06/09	\$427,500	\$171,000	40%		
2		W	07/09	\$376,000		40%		
3		R	03/09	\$259,000	\$106,200	41%		Outliers
4		W	11/09	\$419,000	\$175,900	42%		
5		R	10/09	\$249,000	\$109,600	44%		
6	1	W	02/09	\$400,000	\$180,100	45%		
7	2	W	05/09	\$365,000	\$171,500	47%		
8	3	R	05/09	\$245,000	\$117,600	48%		
9	4	W	04/09	\$395,000	\$189,600	48%		
10	5	R	10/09	\$222,500	\$111,300	50%		
11	6	W	09/09	\$399,000	\$203,500	51%		
12	7	W	02/09	\$445,000	\$235,800	53%		
13	8	W	12/09	\$386,900	\$212,800	55%		
14	9	W	04/09	\$355,000	\$195,200	55%		
15	10	W	07/09	\$349,000	\$198,900	57%		
16	11	R	06/09	\$214,500	\$128,700	60%		Mean
17	12	W	11/09	\$389,000	\$241,200	62%		63%
18	13	W	12/09	\$345,500	\$214,200	62%		
19	14	R	03/09	\$188,000	\$122,200	65%		
20	15	W	02/09	\$375,000	\$243,700	65%		
21	16	R	06/09	\$139,000	\$94,500	68%		
22	17	W	06/09	\$333,000	\$229,800	69%		
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25	20	R	10/09	\$199,000	\$149,200	75%		
26	21	R	07/09	\$195,000	\$154,000	79%		
27	22	R	05/09	\$134,500	\$110,300	82%		
28	23	R	04/09	\$250,000	\$210,000	84%		
29	24	R	06/09	\$148,000	\$125,800	85%		1507
30		R	12/09	\$164,500	\$141,500	86%		
31		R	09/09	\$132,000	\$116,200	88%		
32		R	11/09	\$129,000	\$117,400	91%		Outliers
33		R	07/09	\$142,500		92%		
34		R	04/09	\$130,000		95%		
				Totals \$9,306,300	\$5,470,600			

59% ÷ \$5,470,600 \$9,306,300 Weighted Average Ratio: 34 5 0.15 X Outliers: = 1507 24 63 ÷ = Average Ratio: ÷ #### = **Average Deviation:** #### ÷ **Quality Rating:** =

1 2 3		W W	06/09	\$427,500	\$171,000	40%	23	
3			07/00		φι, ι,σσσ	40 /0	23	
			07/09	\$376,000	\$150,400	40%	23	
4		R	03/09	\$259,000	\$106,200	41%	22	Outliers
4		W	11/09	\$419,000	\$175,900	42%	21	
5		R	10/09	\$249,000	\$109,600	44%	19	
6	1	W	02/09	\$400,000	\$180,100	45%	18	
7	2	W	05/09	\$365,000	\$171,500	47%	16	
8	3	R	05/09	\$245,000	\$117,600	48%	15	
9	4	W	04/09	\$395,000	\$189,600	48%	15	
10	5	R	10/09	\$222,500	\$111,300	50%	13	
11	6	W	09/09	\$399,000	\$203,500	51%	12	
12	7	W	02/09	\$445,000	\$235,800	53%	10	
13	8	W	12/09	\$386,900	\$212,800	55%	8	
14	9	W	04/09	\$355,000	\$195,200	55%	8	
15	10	W	07/09	\$349,000	\$198,900	57%	6	
16	11	R	06/09	\$214,500	\$128,700	60%	3	
17	12	W	11/09	\$389,000	\$241,200	62%	1	Mean
18	13	W	12/09	\$345,500	\$214,200	62%	1	63%
19	14	R	03/09	\$188,000	\$122,200	65%	2	
20	15	W	02/09	\$375,000	\$243,700	65%	2	
21	16	R	06/09	\$139,000	\$94,500	68%	5	
22	17	W	06/09	\$333,000	\$229,800	69%	6	
23	18	R	04/09	\$177,900	\$124,500	70%	7	
24	19	R	08/09	\$227,000	\$163,400	72%	9	
25	20	R	10/09	\$199,000	\$149,200	75%	12	
26	21	R	07/09	\$195,000	\$154,000	79%	16	
27	22	R	05/09	\$134,500	\$110,300	82%	19	
28	23	R	04/09	\$250,000	\$210,000	84%	21	
29	24	R	06/09	\$148,000	\$125,800	85%	22	1507
30		R	12/09	\$164,500	\$141,500	86%	23	
31		R	09/09	\$132,000	\$116,200	88%	25	
32		R	11/09	\$129,000	\$117,400	91%	28	Outliers
33		R	07/09	\$142,500	\$131,100	92%	29	
34		R	04/09	\$130,000	\$123,500	95%	32	

Totals \$9,306,300 \$5,470,600 **492**

Weighted Average Ratio:	\$5,470,600	÷	\$9,306,300	=	59%
Outliers:	34	X	0.15	=	5
Average Ratio:	1507	÷	24	=	63
Average Deviation:	492	÷	34	=	14.5
Quality Rating:		÷		=	####

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		W	06/09	\$427,500	\$171,000	40%	23	
2		W	07/09	\$376,000	\$150,400	40%	23	
3		R	03/09	\$259,000	\$106,200	41%	22	Outliers
4		W	11/09	\$419,000	\$175,900	42%	21	
5		R	10/09	\$249,000	\$109,600	44%	19	
6	1	W	02/09	\$400,000	\$180,100	45%	18	
7	2	W	05/09	\$365,000	\$171,500	47%	16	
8	3	R	05/09	\$245,000	\$117,600	48%	15	
9	4	W	04/09	\$395,000	\$189,600	48%	15	
10	5	R	10/09	\$222,500	\$111,300	50%	13	
11	6	W	09/09	\$399,000	\$203,500	51%	12	
12	7	W	02/09	\$445,000	\$235,800	53%	10	
13	8	W	12/09	\$386,900	\$212,800	55%	8	
14	9	W	04/09	\$355,000	\$195,200	55%	8	
15	10	W	07/09	\$349,000	\$198,900	57%	6	
16	11	R	06/09	\$214,500	\$128,700	60%	3	
17	12	W	11/09	\$389,000	\$241,200	62%	1	Mean
18	13	W	12/09	\$345,500	\$214,200	62%	1	63%
19	14	R	03/09	\$188,000	\$122,200	65%	2	
20	15	W	02/09	\$375,000	\$243,700	65%	2	
21	16	R	06/09	\$139,000	\$94,500	68%	5	
22	17	W	06/09	\$333,000	\$229,800	69%	6	
23	18	R	04/09	\$177,900	\$124,500	70%	7	
24	19	R	08/09	\$227,000	\$163,400	72%	9	
25	20	R	10/09	\$199,000	\$149,200	75%	12	
26	21	R	07/09	\$195,000	\$154,000	79%	16	
27	22	R	05/09	\$134,500	\$110,300	82%	19	
28	23	R	04/09	\$250,000	\$210,000	84%	21	
29	24	R	06/09	\$148,000	\$125,800	85%	22	1507
30		R	12/09	\$164,500	\$141,500	86%	23	
31		R	09/09	\$132,000	\$116,200	88%	25	
32		R	11/09	\$129,000	\$117,400	91%	28	Outliers
33		R	07/09	\$142,500	\$131,100	92%	29	
34		R	04/09	\$130,000	\$123,500	95%	32	
			To	stals \$9,306,300	\$5,470,600		492	

Weighted Average Ratio:	\$5,470,600	÷	\$9,306,300	=	59%
Outliers:	34	X	0.15	=	5
Average Ratio:	1507	÷	24	=	63
Average Deviation:	492	÷	34	=	14.5
Quality Rating:	14.5	÷	63	=	23

ITEM NO.		CLASS	MO/YR	SALE PRICE	ASSESSMENT	RATIO	DEV.	
1		W	06/09	\$427,500	\$171,000	40%	23	
2		W	07/09	\$376,000	\$150,400	40%	23	
3		R	03/09	\$259,000	\$106,200	41%	22	Outliers
4		W	11/09	\$419,000	\$175,900	42%	21	
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7	2	W	05/09	\$365,000	\$171,500	47%	16	
8	3	R	05/09	\$245,000	\$117,600	48%	15	
9	4	W	04/09	\$395,000	\$189,600	48%	15	
10	5	R	10/09	\$222,500	\$111,300	50%	13	
11	6	W	09/09	\$399,000	\$203,500	51%	12	
12	7	W	02/09	\$445,000	\$235,800	53%	10	
13	8	W	12/09	\$386,900	\$212,800	55%	8	
14	9	W	04/09	\$355,000	\$195,200	55%	8	
15	10	W	07/09	\$349,000	\$198,900	57%	6	
16	11	R	06/09	\$214,500	\$128,700	60%	3	
17	12	W	11/09	\$389,000	\$241,200	62%	1	
18	13	W	12/09	\$345,500	\$214,200	62%	1	Mean
19	14	R	03/09	\$188,000	\$122,200	65%	2	63%
20	15	W	02/09	\$375,000	\$243,700	65%	2	
21	16	R	06/09	\$139,000	\$94,500	68%	5	
22	17	W	06/09	\$333,000	\$229,800	69%	6	
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27	22	R	05/09	\$134,500	\$110,300	82%	19	
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29	24	R	06/09	\$148,000	\$125,800	85%	22	1507
30		R	12/09	\$164,500	\$141,500	86%	23	
31		R	09/09	\$132,000	\$116,200	88%	25	
32		R	11/09	\$129,000	\$117,400	91%	28	Outliers
33		R	07/09	\$142,500	\$131,100	92%	29	
34		R	04/09	\$130,000	\$123,500	95%	32	
			Totals	\$9,306,300	\$5,470,600		492	

Weighted Average Ratio: 59% (5,470,600/9,306,300)

 Average Ratio:
 63% (1507/24)

 Average Deviation:
 14.5 (492/34)

 Quality Rating:
 23 (14.5/63)