

Executive Summary Report

Appraisal Date 1/1/2001 - 2001 Assessment Roll

Area Name / Number: Wallingford / 9

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 296

Range of Sale Dates: 1/1999 - 12/2000

Sales - Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2000 Value	\$107,800	\$171,900	\$279,700	\$331,000	84.5%	15.79%
2001 Value	\$148,900	\$179,700	\$328,600	\$331,000	99.3%	13.23%
Change	+\$41,100	+\$7,800	+\$48,900		+14.8%	-2.56%
% Change	+38.1%	+4.5%	+17.5%		+17.5%	-16.21%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.56% and -16.21% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition, the summary above excludes sales of parcels that had an improvement value of \$10,000 or less posted for the 2000 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2000 Value	\$111,800	\$175,000	\$286,800
2001 Value	\$153,400	\$170,700	\$324,100
Percent Change	+37.2%	-2.5%	+13.0%

Number of improved Parcels in the Population: 3027

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2000 or 2001 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property partial value accounts. These parcels do not reflect accurate percent change results for the overall population.

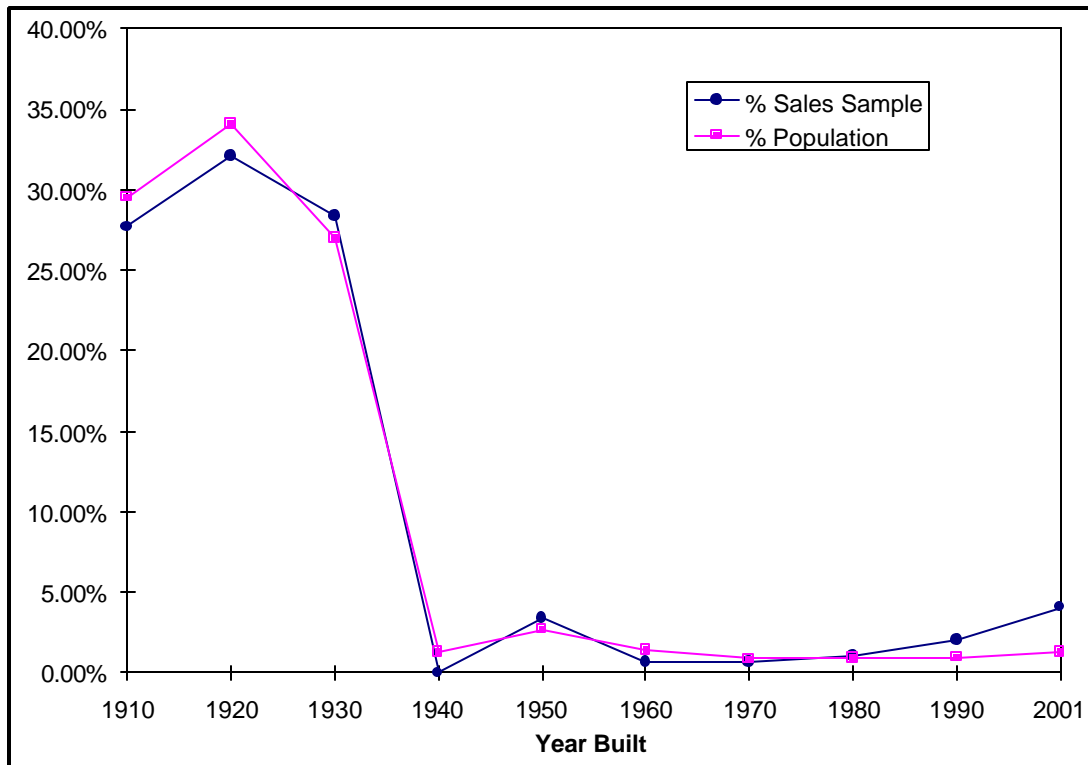
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2001 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	82	27.70%
1920	95	32.09%
1930	84	28.38%
1940	0	0.00%
1950	10	3.38%
1960	2	0.68%
1970	2	0.68%
1980	3	1.01%
1990	6	2.03%
2001	12	4.05%
	296	

Population		
Year Built	Frequency	% Population
1910	894	29.53%
1920	1031	34.06%
1930	818	27.02%
1940	39	1.29%
1950	82	2.71%
1960	43	1.42%
1970	26	0.86%
1980	27	0.89%
1990	29	0.96%
2001	38	1.26%
	3027	

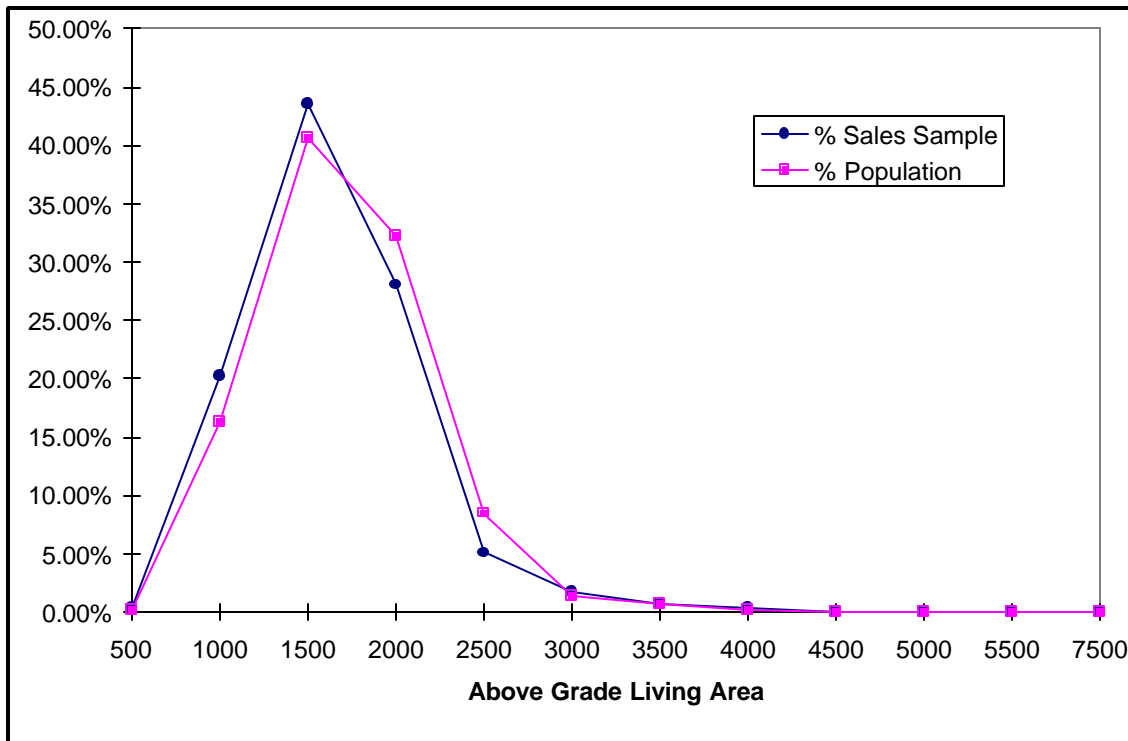


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.34%
1000	60	20.27%
1500	129	43.58%
2000	83	28.04%
2500	15	5.07%
3000	5	1.69%
3500	2	0.68%
4000	1	0.34%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	296	

Population		
AGLA	Frequency	% Population
500	7	0.23%
1000	492	16.25%
1500	1231	40.67%
2000	977	32.28%
2500	256	8.46%
3000	40	1.32%
3500	20	0.66%
4000	4	0.13%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3027	

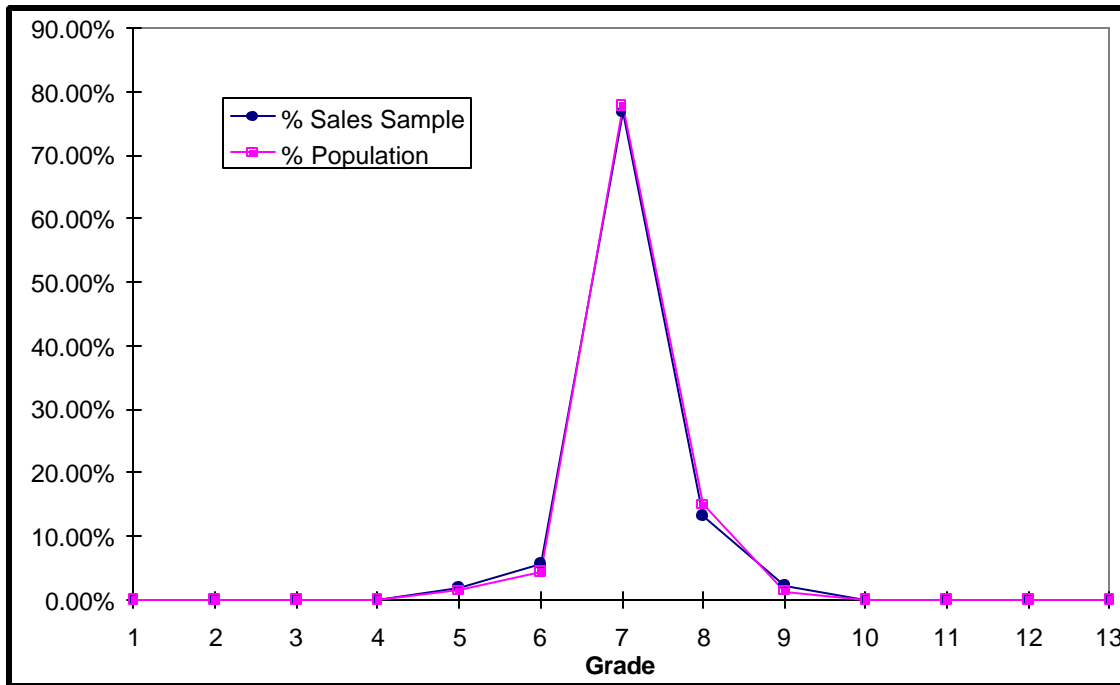


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

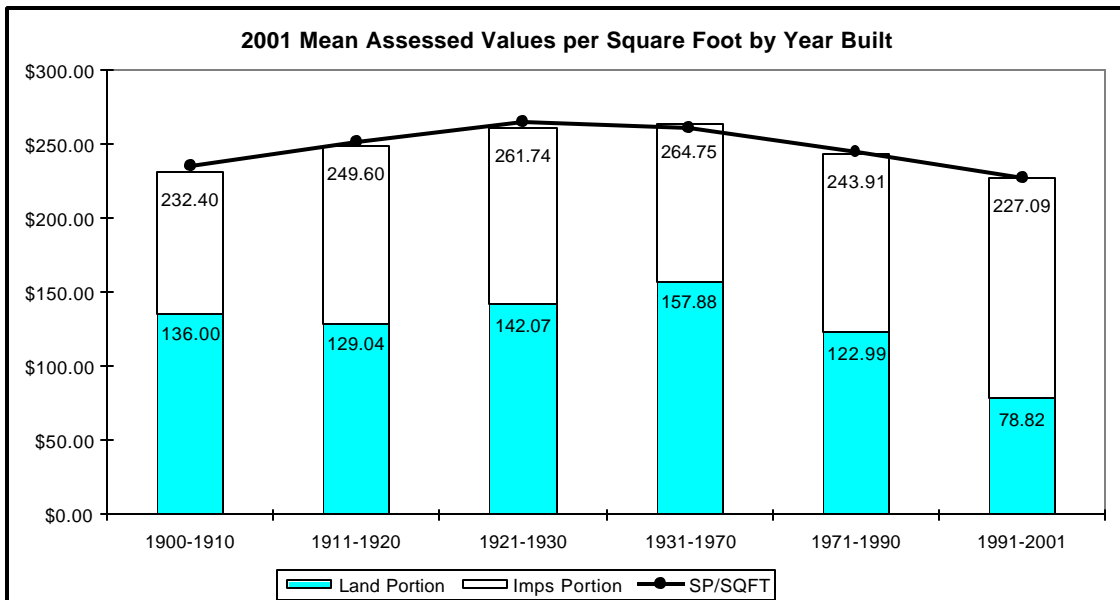
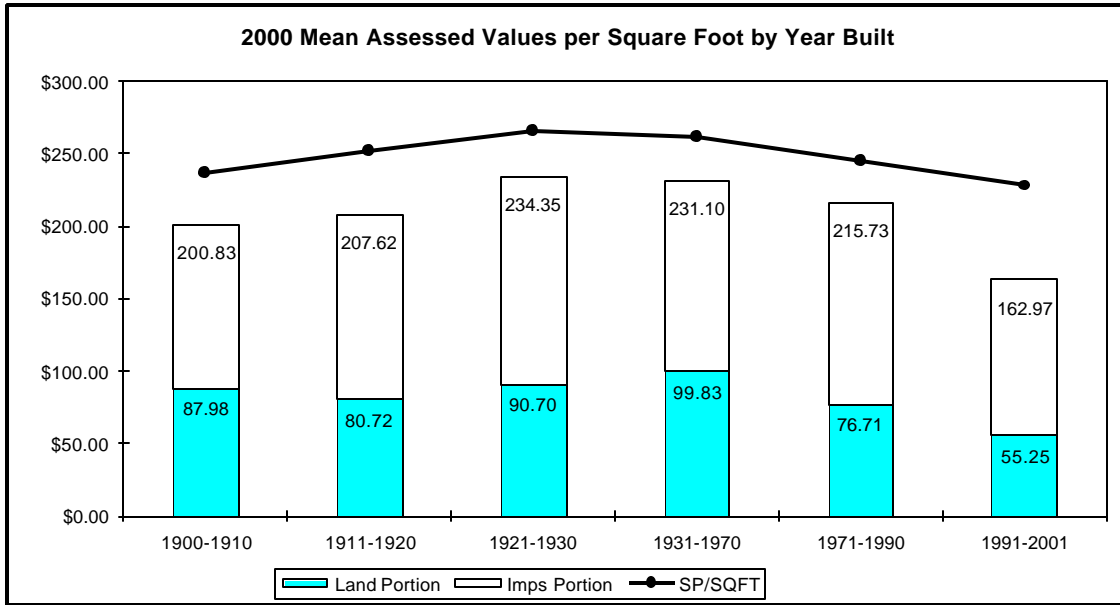
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	2.03%
6	17	5.74%
7	227	76.69%
8	39	13.18%
9	7	2.36%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	296	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	44	1.45%
6	134	4.43%
7	2351	77.67%
8	454	15.00%
9	43	1.42%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	3027	



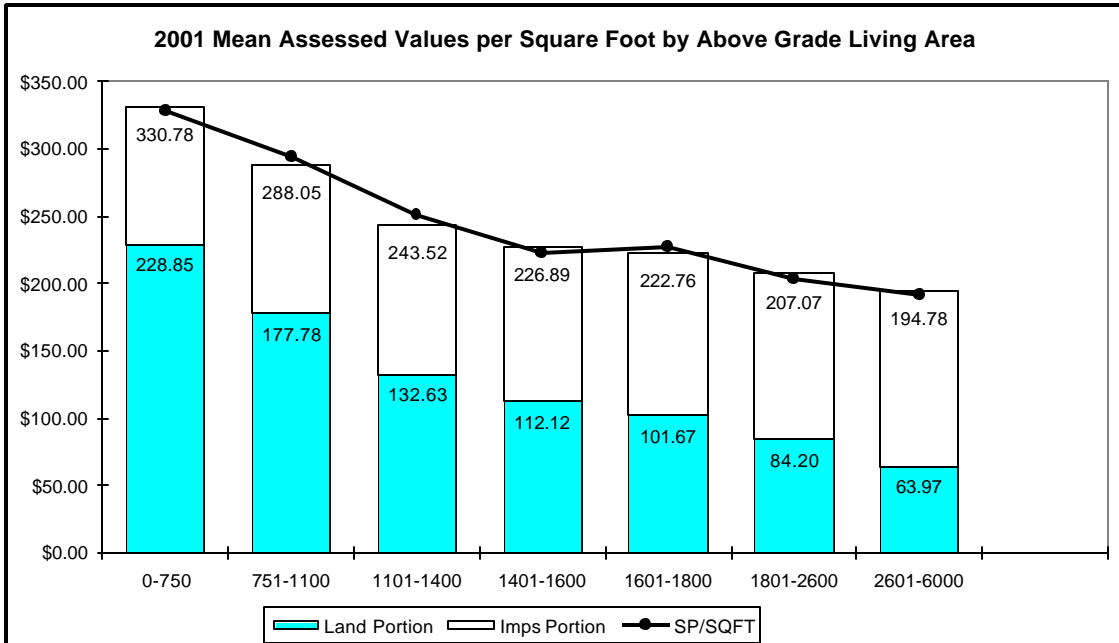
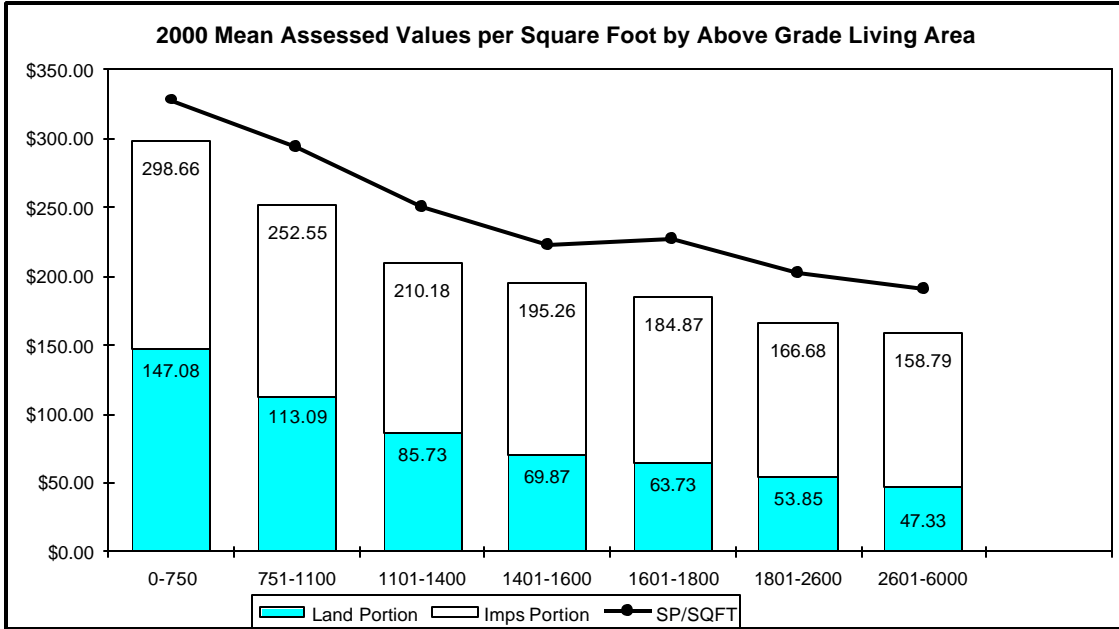
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2000 and 2001 Per Square Foot Values by Year Built



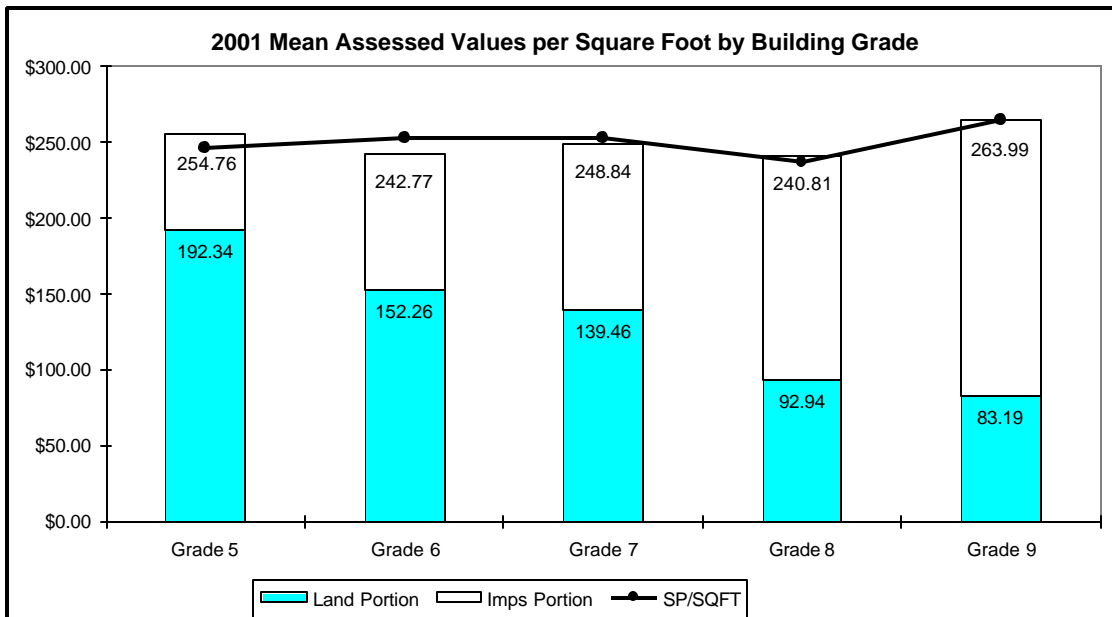
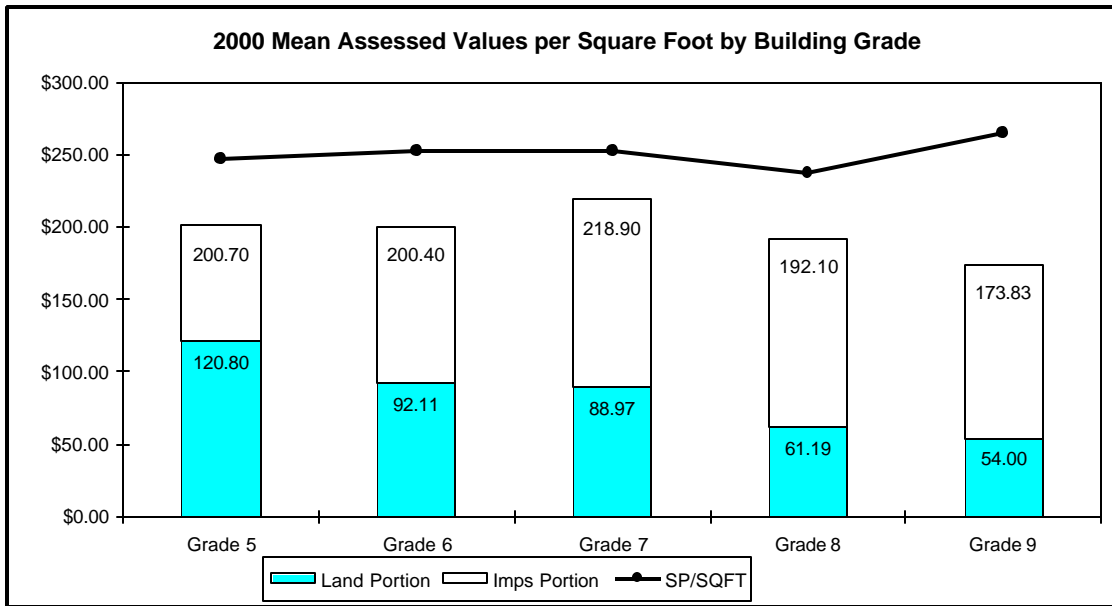
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2000 and 2001 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2000 and 2001 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. The slight discrepancies in the grade 5 and 6 sales is partly attributed to their smaller sample size.