

Executive Summary Report

Characteristics Based Market Adjustment for 2001 Assessment Roll

Area Name / Number: Laurelhurst and Windermere / 10

Last Physical Inspection: 1999

Sales - Improved Analysis Summary:

Number of Sales: 201

Range of Sale Dates: 1/99 through 12/00

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2000 Value	\$218,500	\$262,300	\$480,800	\$561,900	85.6%	14.59%
2001 Value	\$248,700	\$299,100	\$547,800	\$561,900	97.5%	14.36%
Change	+\$30,200	+\$36,800	+\$67,000		+11.9%	-0.23%
%Change	+13.8%	+14.0%	+13.9%		+13.9%	-1.58%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.23% and -1.58% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2000 and parcels with a 2000 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2000 Value	\$274,900	\$310,600	\$585,500
2001 Value	\$313,000	\$358,000	\$671,000
%Change	+13.9%	+15.3%	+14.6%

Number of improved 1 to 3 family residences in the population: 2240.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2000 and parcels with a 2000 assessed improvements value of \$10,000 or less.

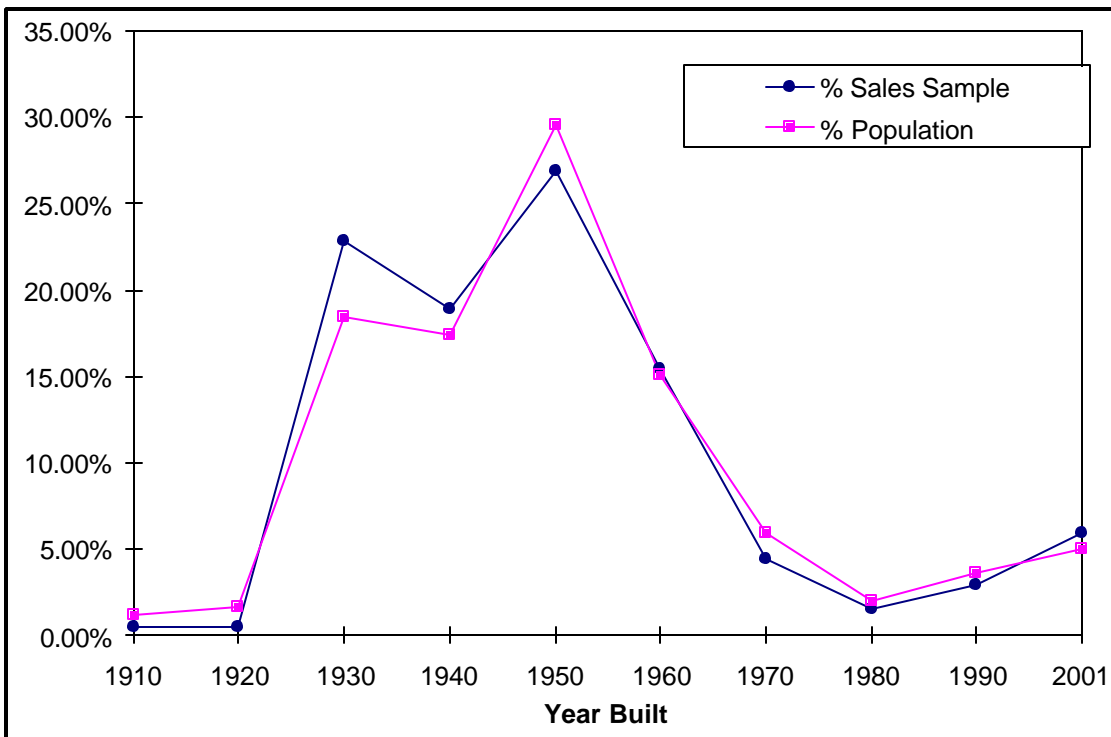
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including variables for sub-area and lot size improved uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses built in sub-area 5 were lower than others and the formula adjusted them upward more than the other parcels. Conversely, houses built on lots between 5001 and 7000 square feet were higher than the other parcels, and the formula adjusted those upward less than the others.

The Annual Update values described in this report improve assessment levels, uniformity 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	1	0.50%
1920	1	0.50%
1930	46	22.89%
1940	38	18.91%
1950	54	26.87%
1960	31	15.42%
1970	9	4.48%
1980	3	1.49%
1990	6	2.99%
2001	12	5.97%
	201	

Population		
Year Built	Frequency	% Population
1910	26	1.16%
1920	38	1.70%
1930	413	18.44%
1940	391	17.46%
1950	662	29.55%
1960	339	15.13%
1970	132	5.89%
1980	46	2.05%
1990	81	3.62%
2001	112	5.00%
	2240	

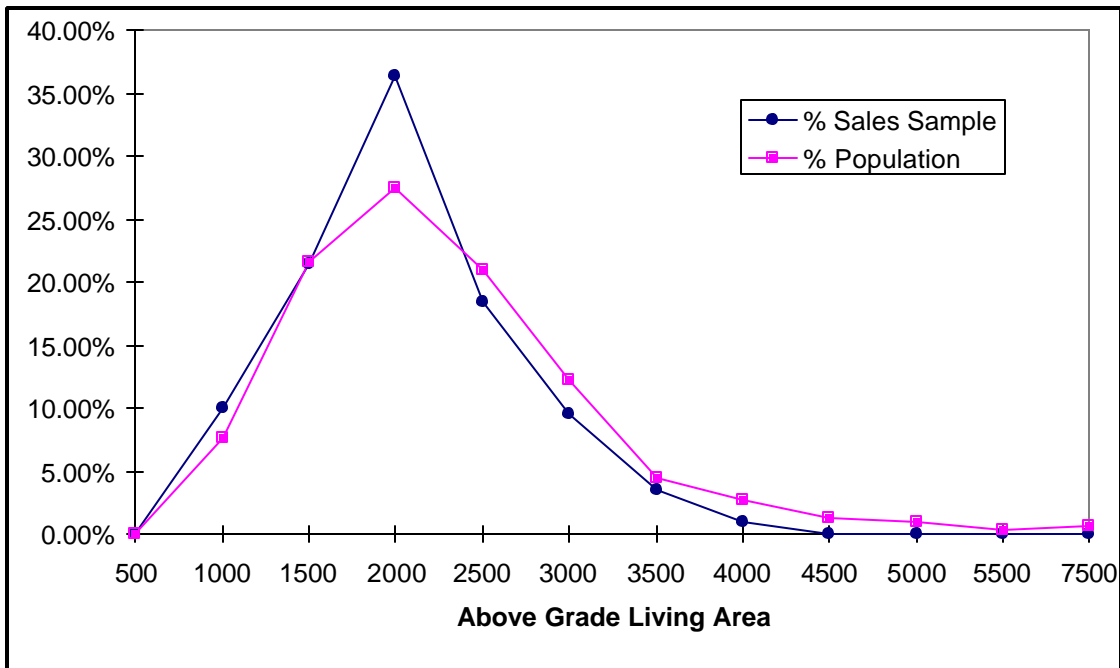


The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	9.95%
1500	43	21.39%
2000	73	36.32%
2500	37	18.41%
3000	19	9.45%
3500	7	3.48%
4000	2	1.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	201	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	171	7.63%
1500	484	21.61%
2000	614	27.41%
2500	470	20.98%
3000	274	12.23%
3500	99	4.42%
4000	59	2.63%
4500	29	1.29%
5000	21	0.94%
5500	7	0.31%
10000	12	0.54%
	2240	

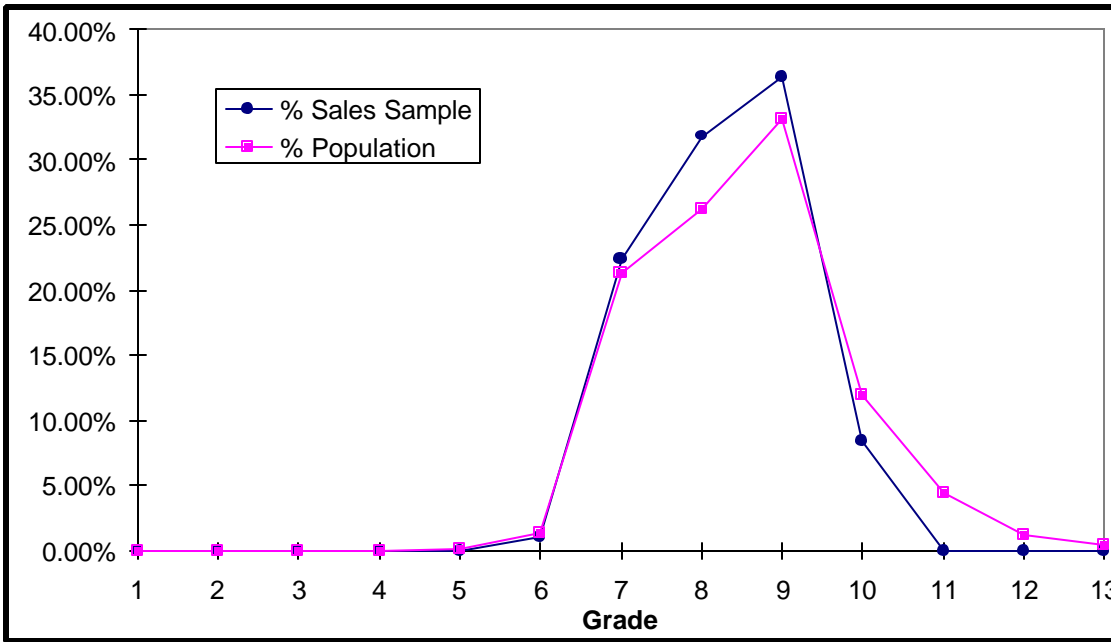


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Building Grade

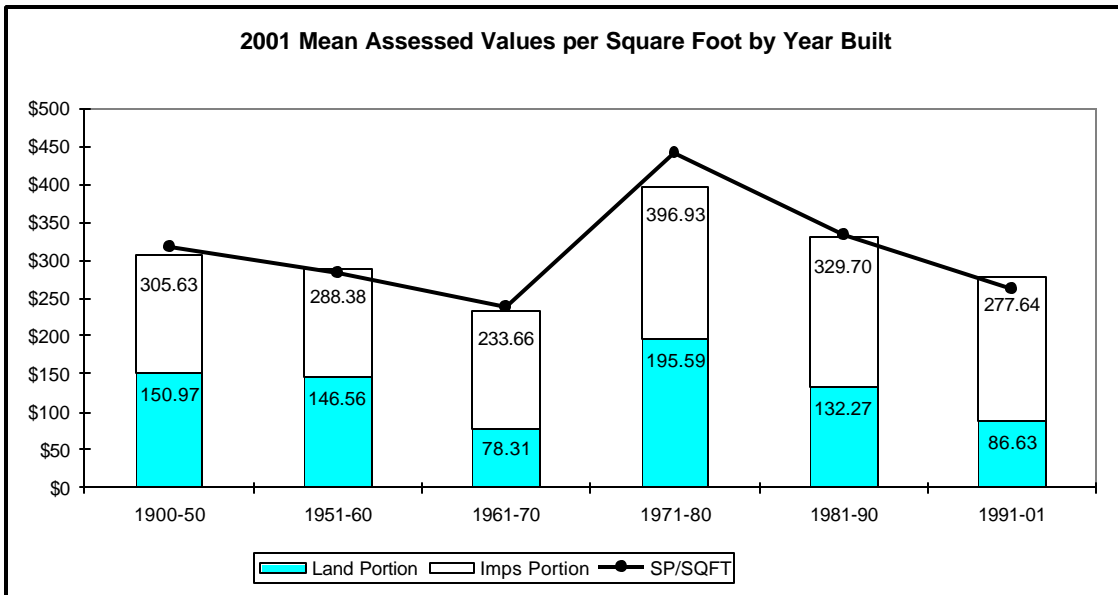
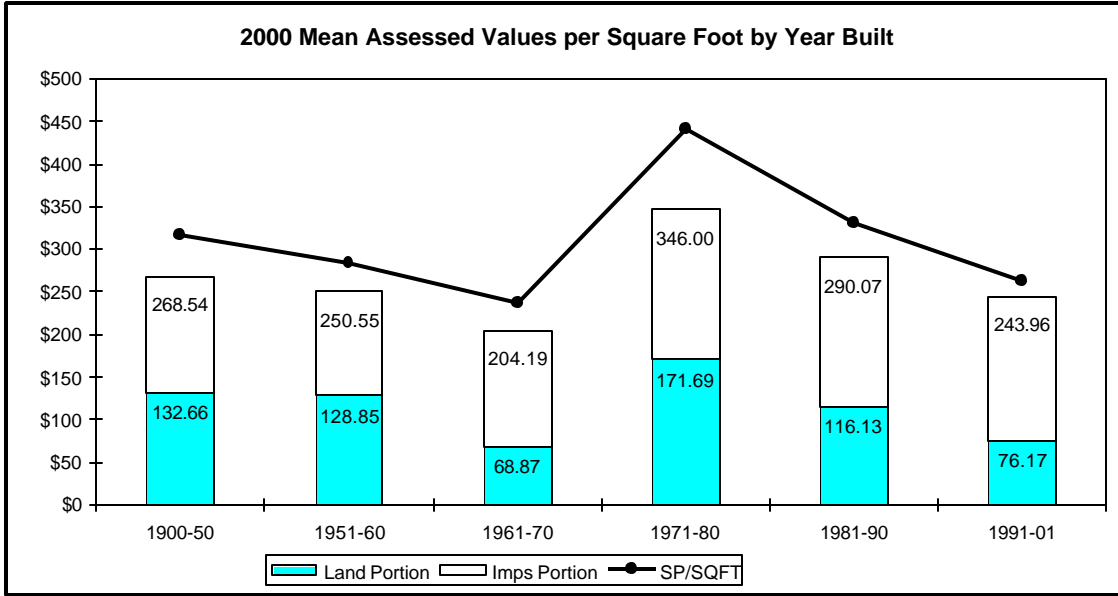
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	2	1.00%
7	45	22.39%
8	64	31.84%
9	73	36.32%
10	17	8.46%
11	0	0.00%
12	0	0.00%
13	0	0.00%
201		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.04%
6	30	1.34%
7	476	21.25%
8	588	26.25%
9	741	33.08%
10	269	12.01%
11	99	4.42%
12	27	1.21%
13	9	0.40%
2240		



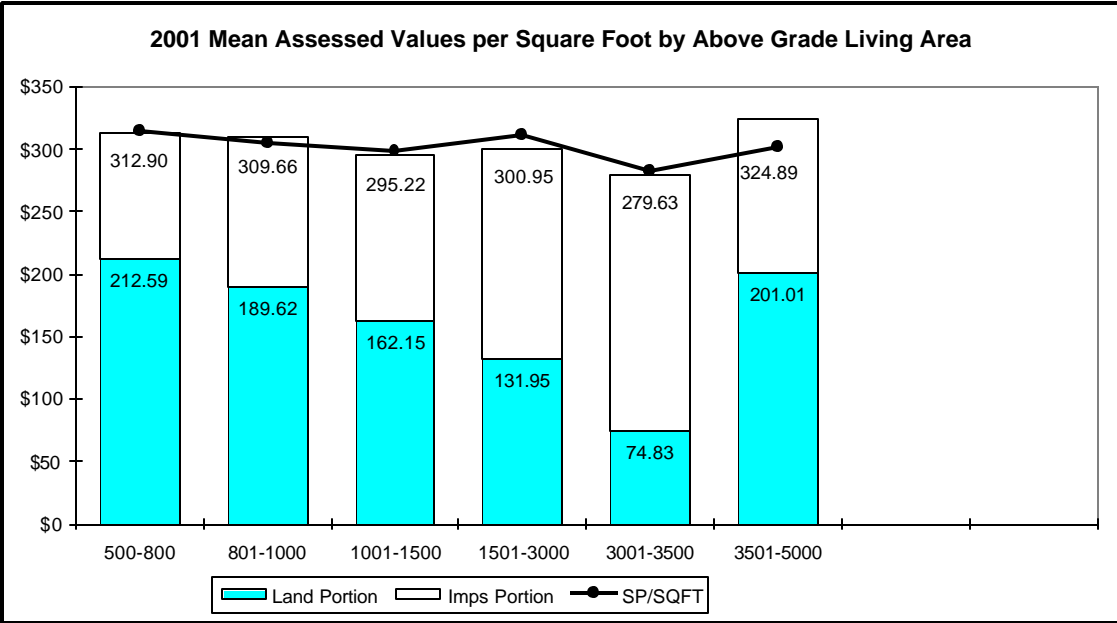
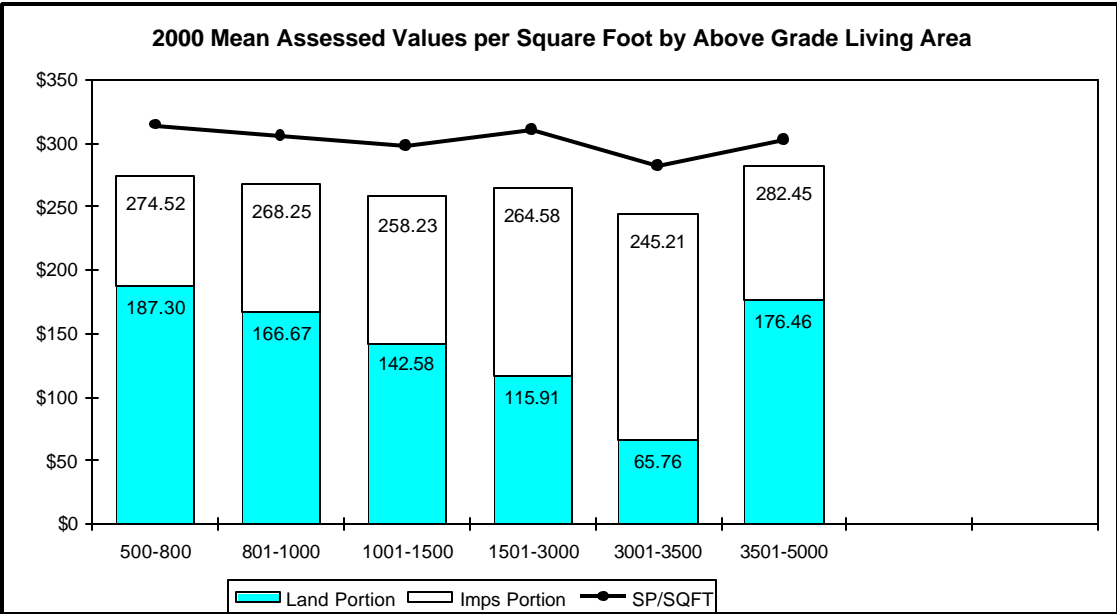
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



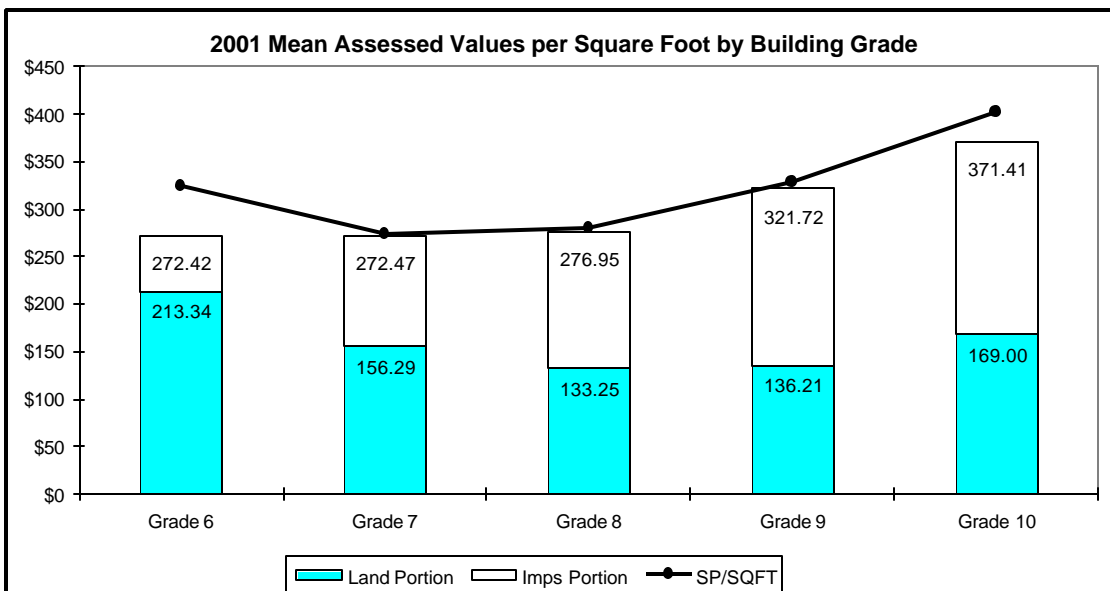
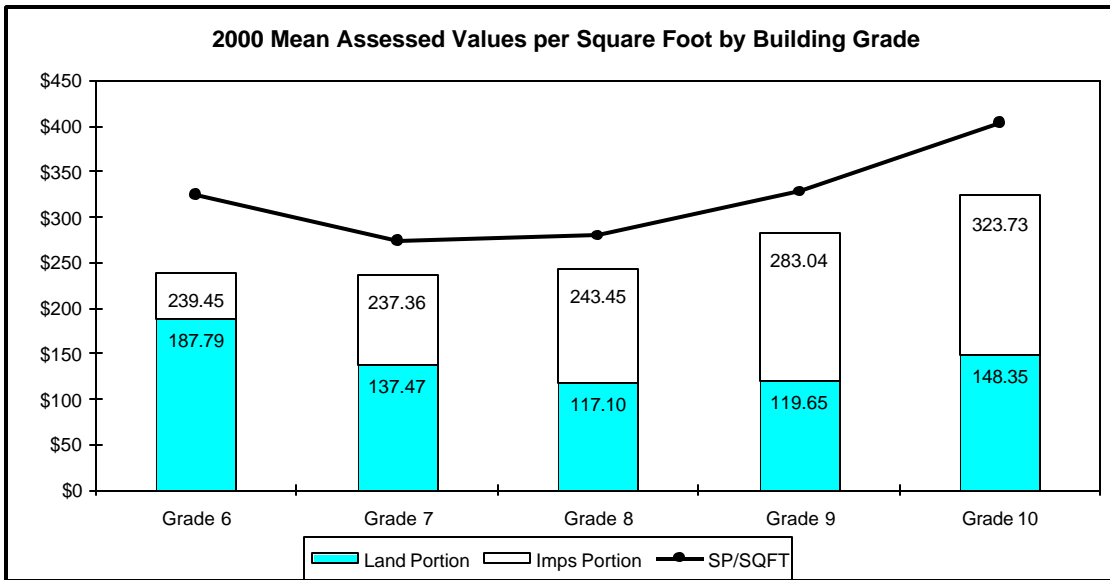
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 3 sales of houses built between 1971 and 1980, which are not significantly represented in this area.

Comparison of 2000 and 2001 Dollars 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. There are only 2 sales of houses with above grade living area between 3501 and 5000 square feet, which are not significantly represented in this area.

Comparison of 2000 and 2001 Dollars Per Square Foot Value by Building 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. There are 2 sales of grade 6 and 17 sales of grade 10 houses, which are not significantly represented in this area.