

## Executive Summary Report

### Appraisal Date 1/1/2001 - 2001 Assessment Roll

**Area Name / Number:** Juanita / Area 37

**Previous Physical Inspection:** 1997

**Sales - Improved Summary:**

Number of Sales: 957

Range of Sale Dates: 1/99 - 12/2000

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2000 Value</b>	\$102,100	\$171,100	\$273,200	\$302,700	90.3%	11.03%
<b>2001 Value</b>	\$126,400	\$172,700	\$299,100	\$302,700	98.8%	9.90%
<b>Change</b>	+\$24,300	+\$1,600	+\$25,900		+8.5%	-1.13%
<b>% Change</b>	+23.8%	+0.9%	+9.5%		+9.4%	-10.24%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.13% and -10.24% 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 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:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2000 Value</b>	\$118,800	\$167,500	\$286,300
<b>2001 Value</b>	\$143,500	\$165,300	\$308,800
<b>Percent Change</b>	+20.5%	-1.3%	+7.9%

Number of improved Parcels in the Population: 7761

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 value accounts. These parcels do not reflect accurate percent change results for the overall population.

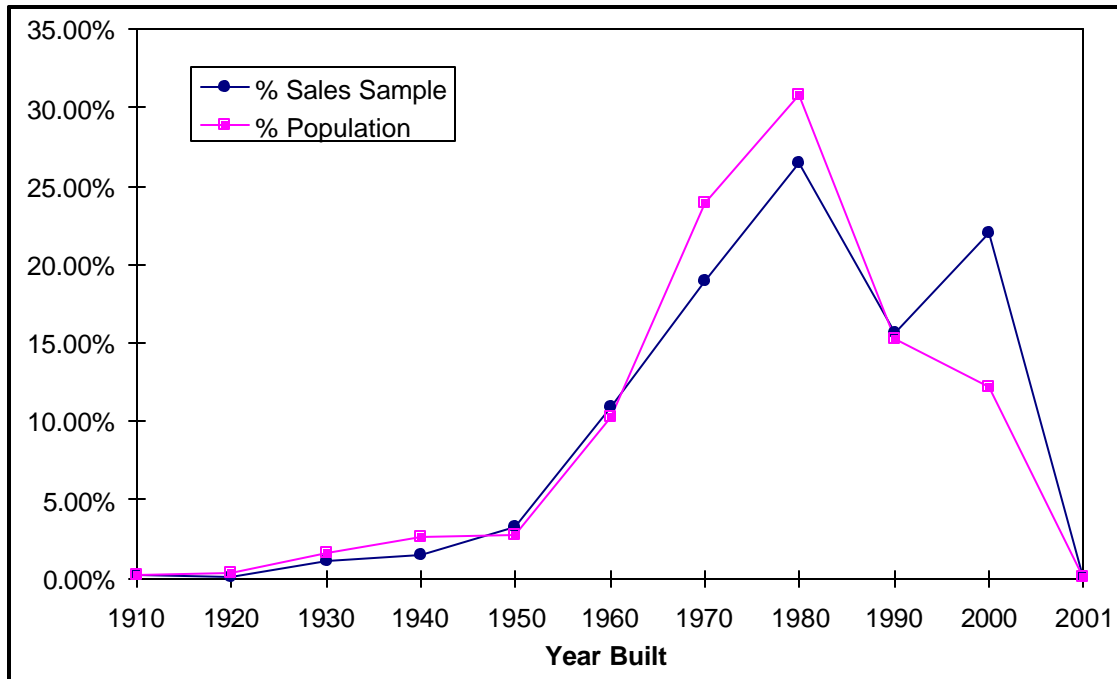
**Conclusion and Recommendation:**

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	2	0.21%
1920	1	0.10%
1930	10	1.04%
1940	14	1.46%
1950	31	3.24%
1960	104	10.87%
1970	181	18.91%
1980	253	26.44%
1990	149	15.57%
2000	211	22.05%
2001	1	0.10%
	957	

Population		
Year Built	Frequency	% Population
1910	15	0.19%
1920	26	0.34%
1930	122	1.57%
1940	200	2.58%
1950	212	2.73%
1960	801	10.32%
1970	1857	23.93%
1980	2391	30.81%
1990	1187	15.29%
2000	943	12.15%
2001	7	0.09%
	7761	

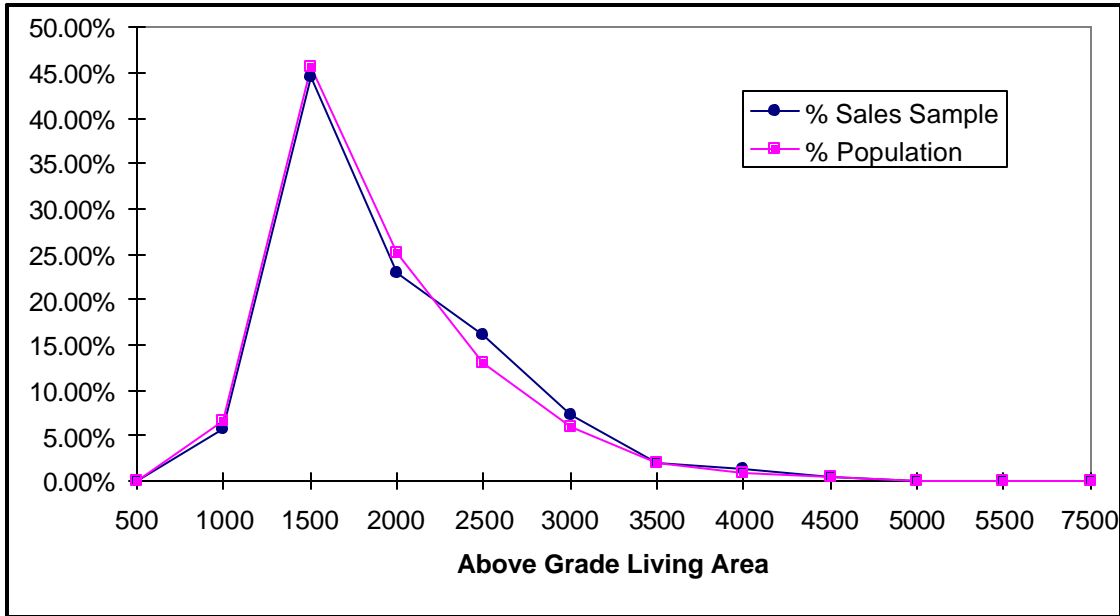


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	54	5.64%
1500	426	44.51%
2000	219	22.88%
2500	154	16.09%
3000	69	7.21%
3500	19	1.99%
4000	12	1.25%
4500	4	0.42%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		957

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	508	6.55%
1500	3546	45.69%
2000	1946	25.07%
2500	1017	13.10%
3000	460	5.93%
3500	160	2.06%
4000	67	0.86%
4500	37	0.48%
5000	8	0.10%
5500	5	0.06%
7500	5	0.06%
		7761

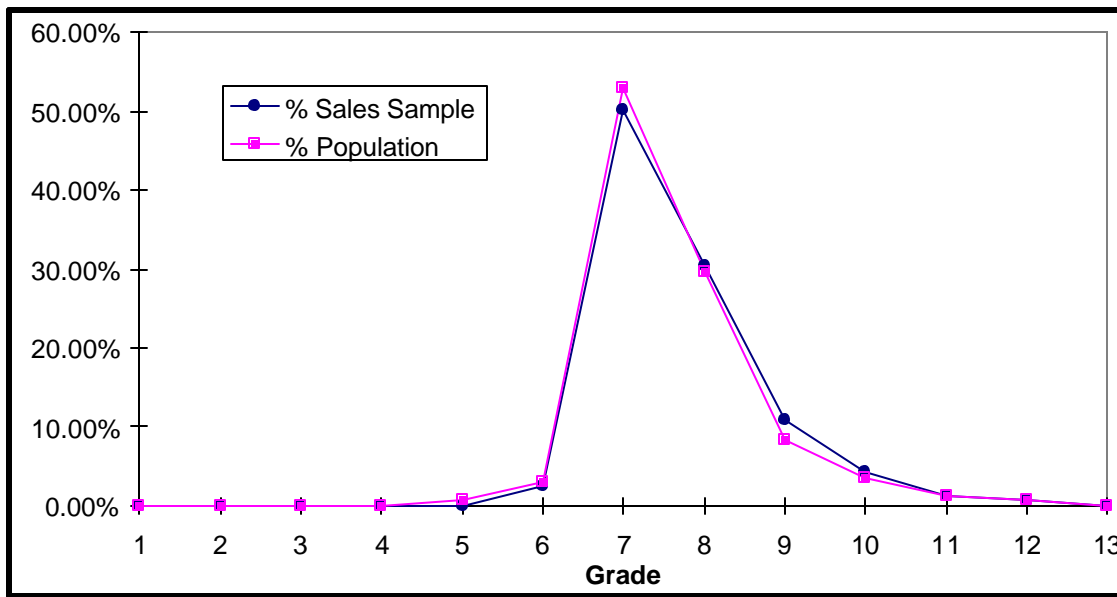


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

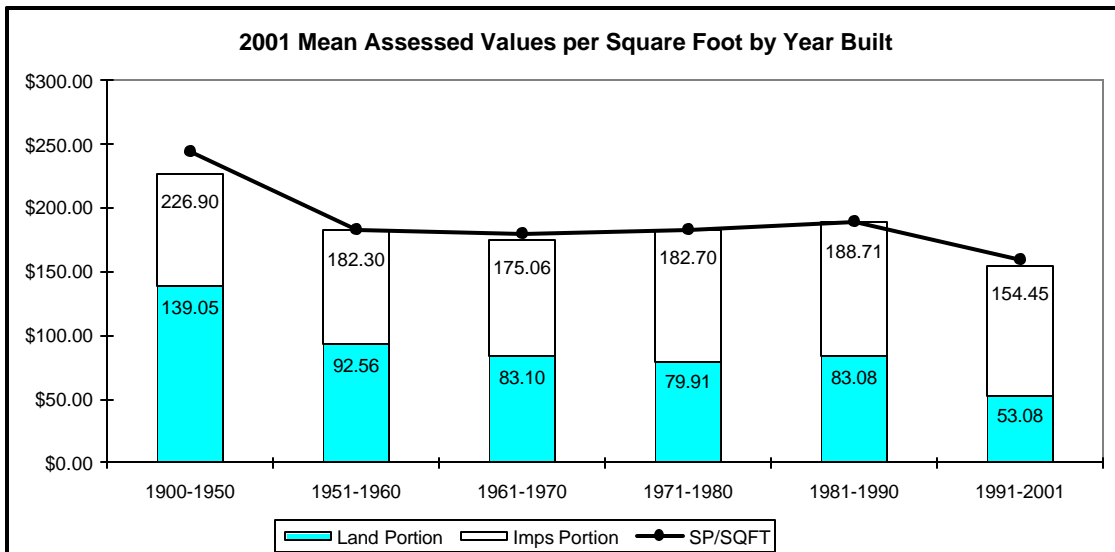
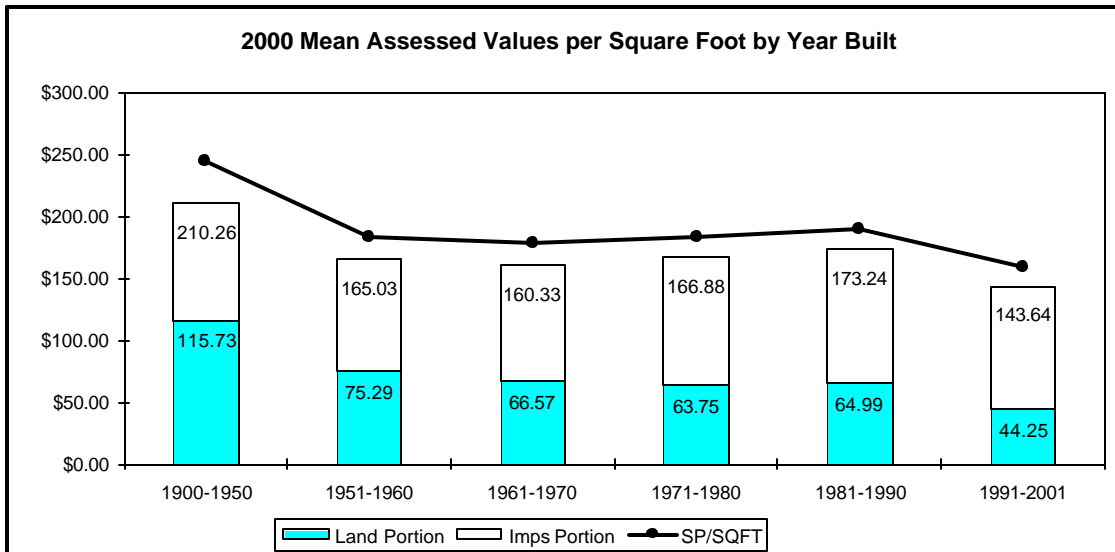
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	25	2.61%
7	479	50.05%
8	290	30.30%
9	103	10.76%
10	41	4.28%
11	12	1.25%
12	7	0.73%
13	0	0.00%
957		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.06%
5	47	0.61%
6	230	2.96%
7	4107	52.92%
8	2303	29.67%
9	642	8.27%
10	275	3.54%
11	95	1.22%
12	51	0.66%
13	6	0.08%
7761		



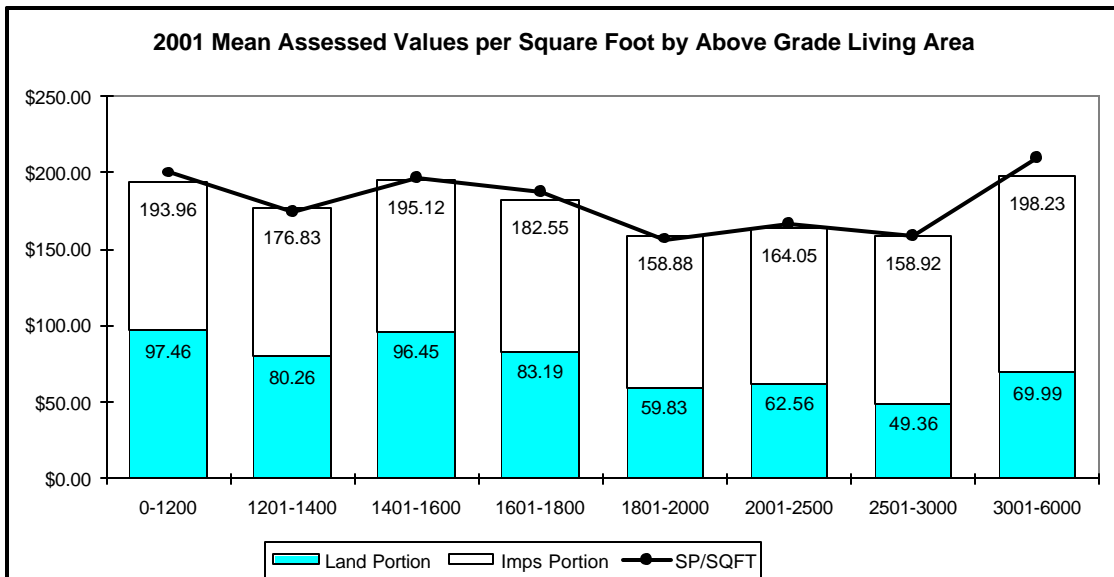
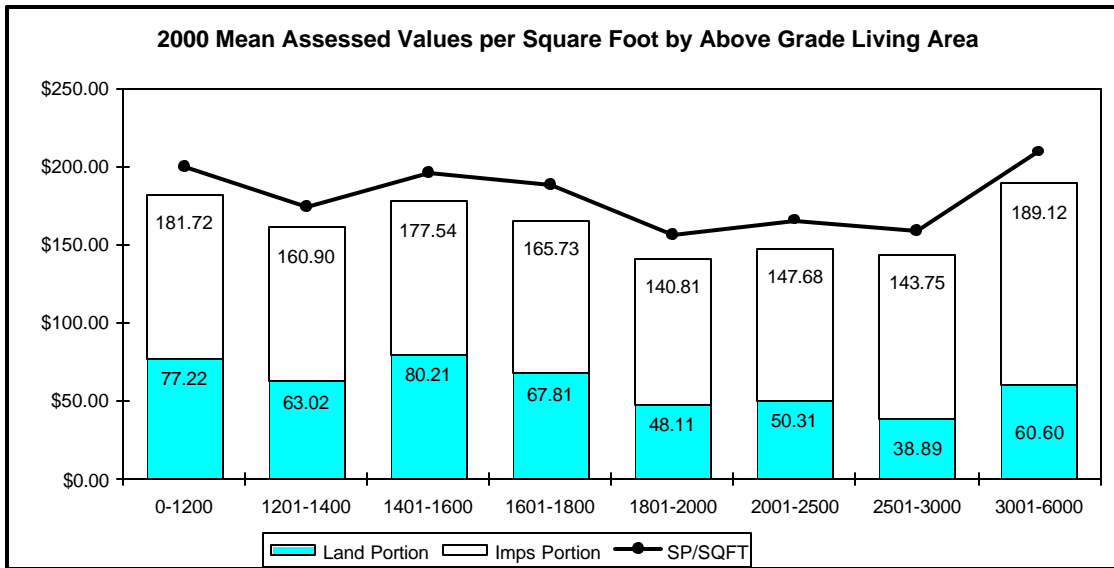
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



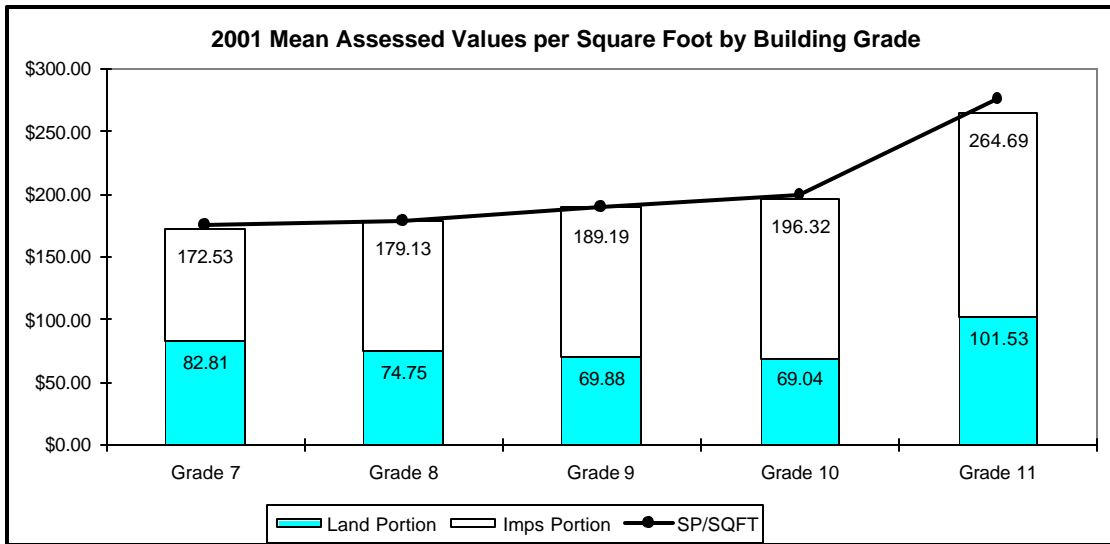
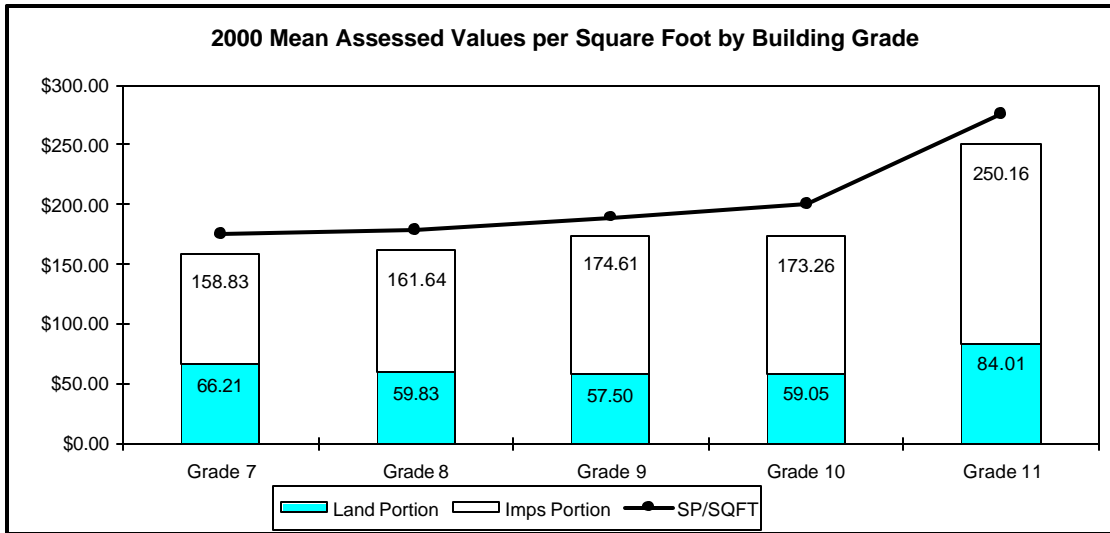
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## 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.