

# Executive Summary Report

Appraisal Date 1/1/2001 - 2001 Assessment Roll

**Area Name / Number:** Green Lake / 43

**Previous Physical Inspection:** 1998

**Sales - Improved Summary:**

Number of Sales: 368

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

<b>Sales – Improved Valuation Change Summary</b>						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2000 Value</b>	\$100,400	\$167,700	\$268,100	\$315,600	84.7%	15.85%
<b>2001 Value</b>	\$149,000	\$167,600	\$316,600	\$315,600	100.0%	12.45%
<b>Change</b>	+\$48,600	-\$100	+\$48,500		+15.3%	-3.40%
<b>% Change</b>	+48.4%	-0.1%	+18.1%		+18.1%	-21.45%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.40% and -21.45% 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:**

	Land	Imps	Total
<b>2000 Value</b>	\$104,400	\$172,600	\$277,000
<b>2001 Value</b>	\$156,700	\$162,400	\$319,100
<b>Percent Change</b>	+50.1%	-5.9%	+15.2%

Number of improved Parcels in the Population: 3597

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.

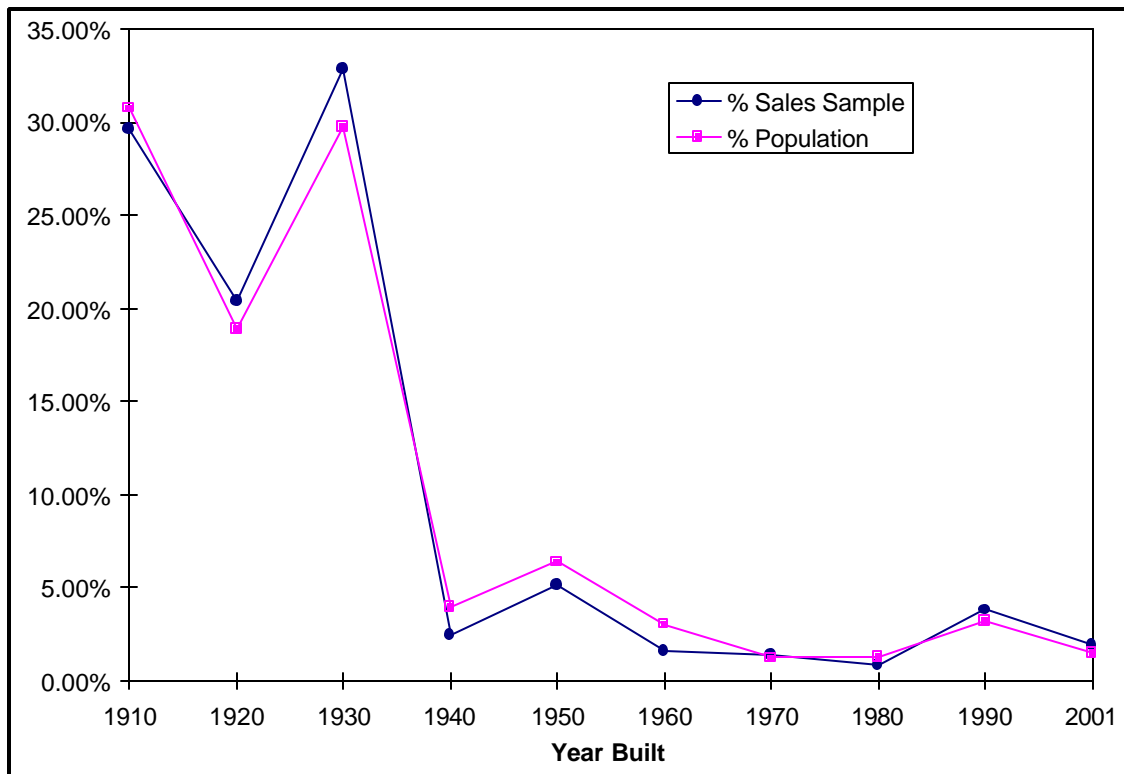
**Conclusion and Recommendation:**

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	109	29.62%
1920	75	20.38%
1930	121	32.88%
1940	9	2.45%
1950	19	5.16%
1960	6	1.63%
1970	5	1.36%
1980	3	0.82%
1990	14	3.80%
2001	7	1.90%
	368	

Population		
Year Built	Frequency	% Population
1910	1107	30.78%
1920	680	18.90%
1930	1070	29.75%
1940	142	3.95%
1950	230	6.39%
1960	109	3.03%
1970	44	1.22%
1980	45	1.25%
1990	116	3.22%
2001	54	1.50%
	3597	

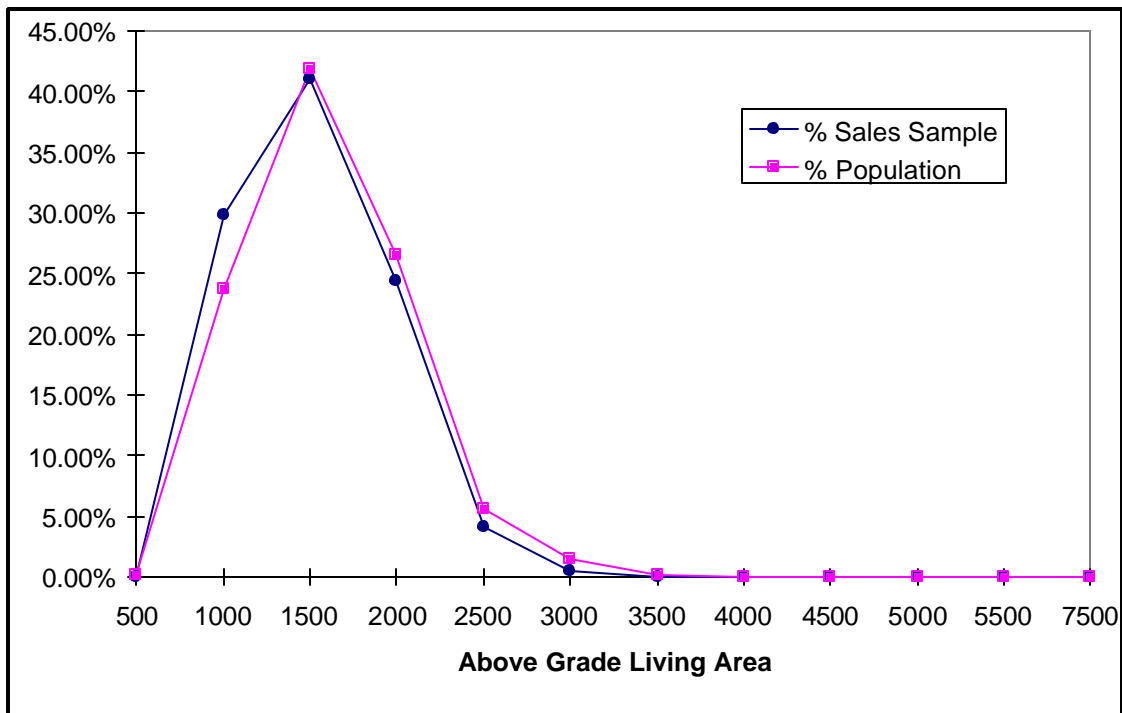


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	110	29.89%
1500	151	41.03%
2000	90	24.46%
2500	15	4.08%
3000	2	0.54%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	368	

Population		
AGLA	Frequency	% Population
500	5	0.14%
1000	853	23.71%
1500	1509	41.95%
2000	958	26.63%
2500	204	5.67%
3000	55	1.53%
3500	9	0.25%
4000	2	0.06%
4500	1	0.03%
5000	0	0.00%
5500	1	0.03%
7500	0	0.00%
	3597	

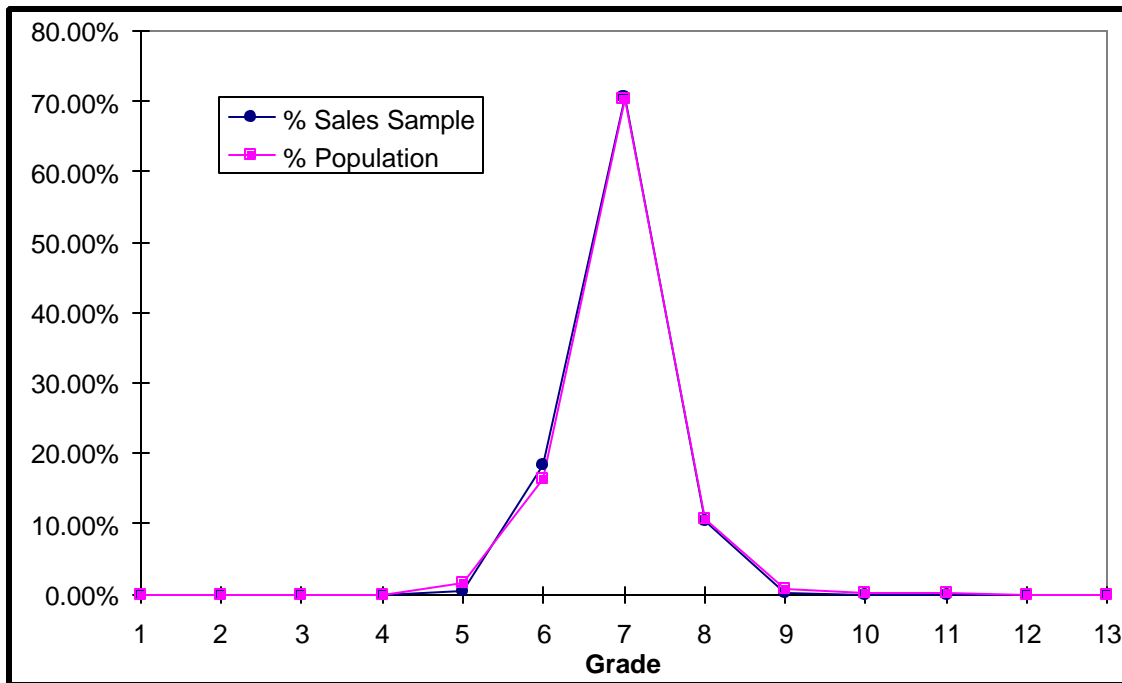


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

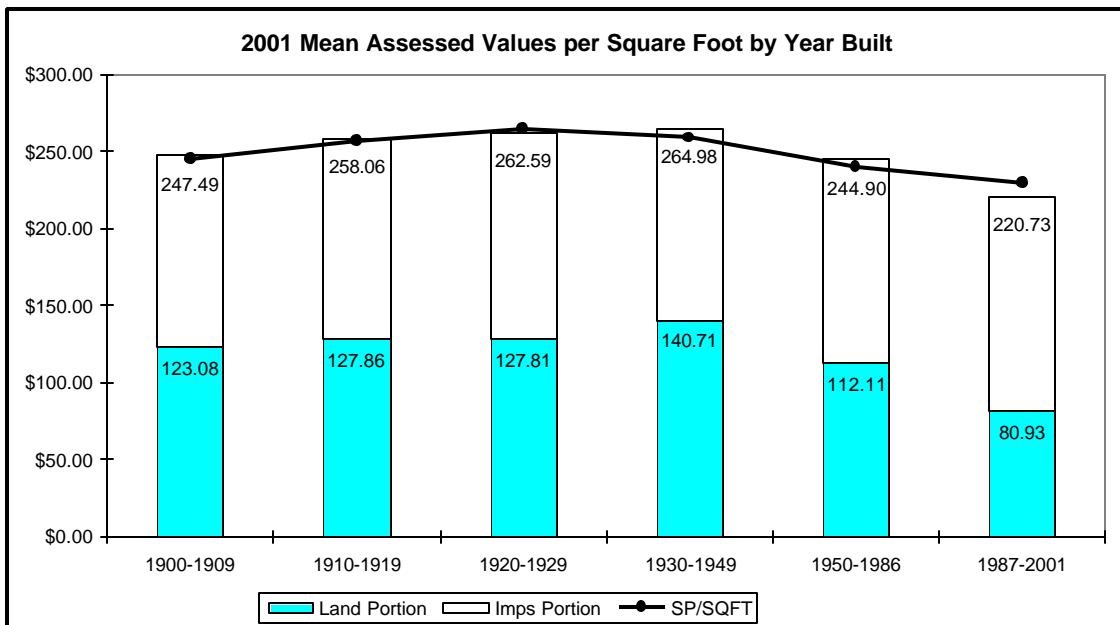
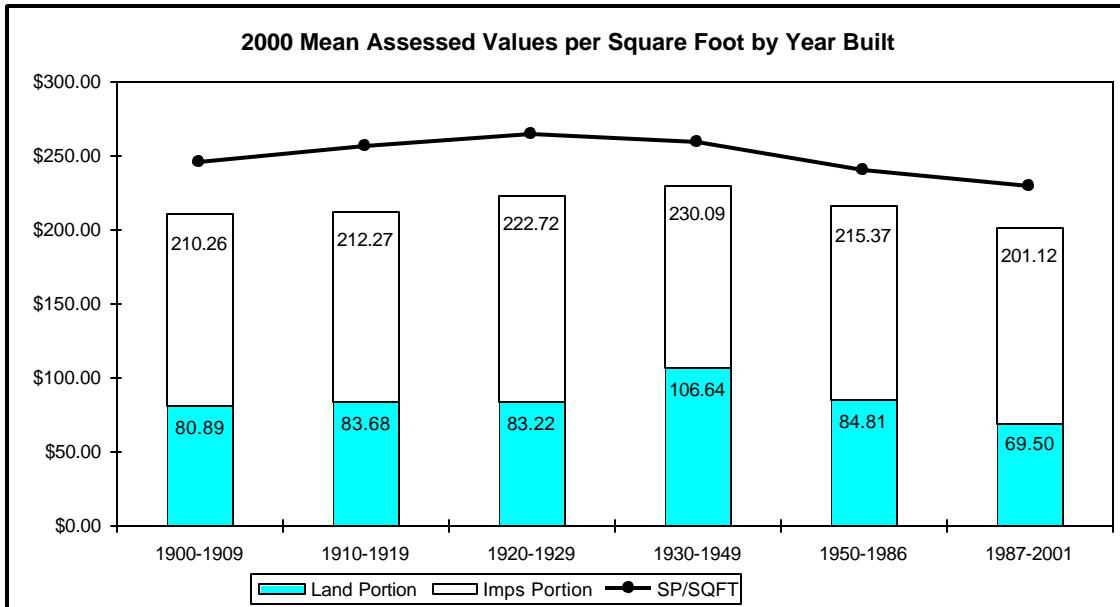
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.54%
6	67	18.21%
7	260	70.65%
8	38	10.33%
9	1	0.27%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	368	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	52	1.45%
6	588	16.35%
7	2535	70.48%
8	381	10.59%
9	31	0.86%
10	8	0.22%
11	2	0.06%
12	0	0.00%
13	0	0.00%
	3597	



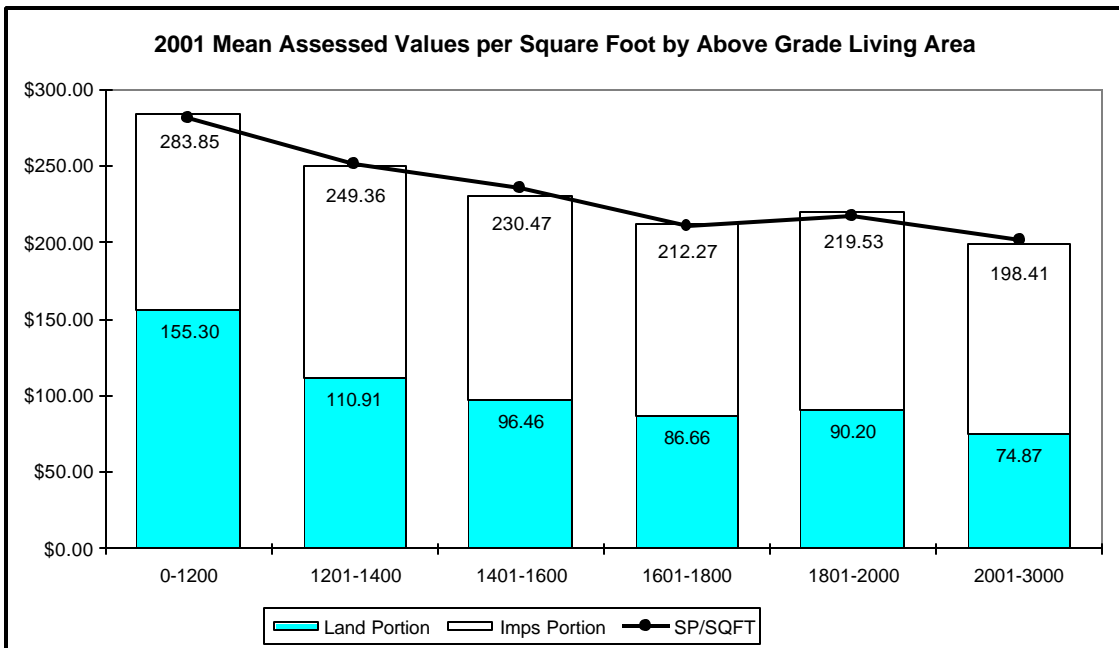
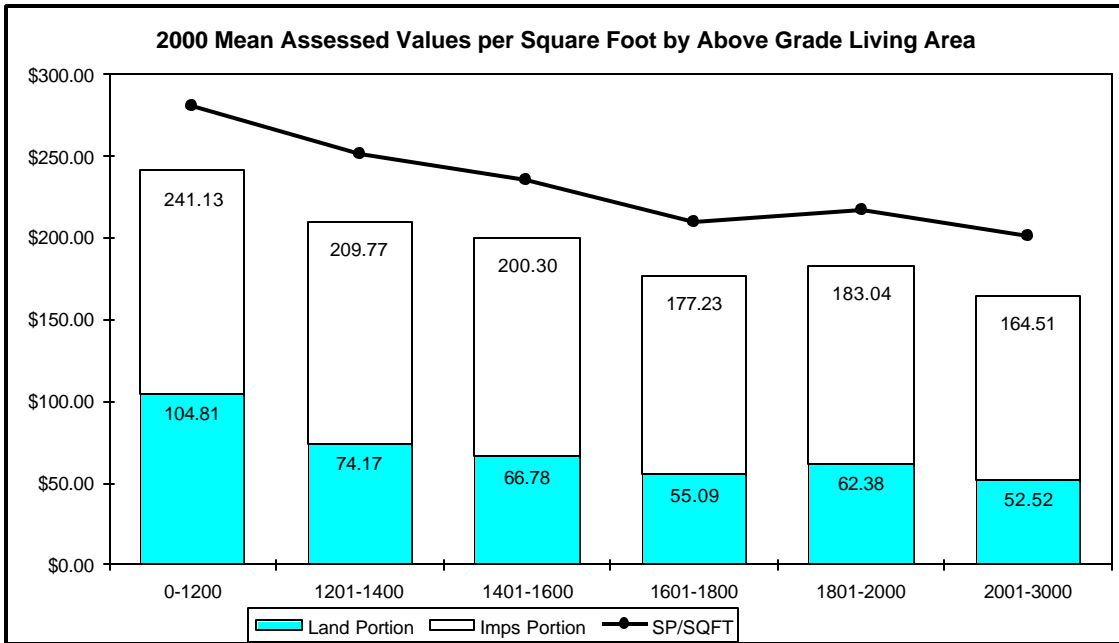
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals. Although there were several grade 9 sales and a few grade 10 sales, they occurred after new construction (remodels or new improvements) or with other warnings and thus could not be used in the above statistics.

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



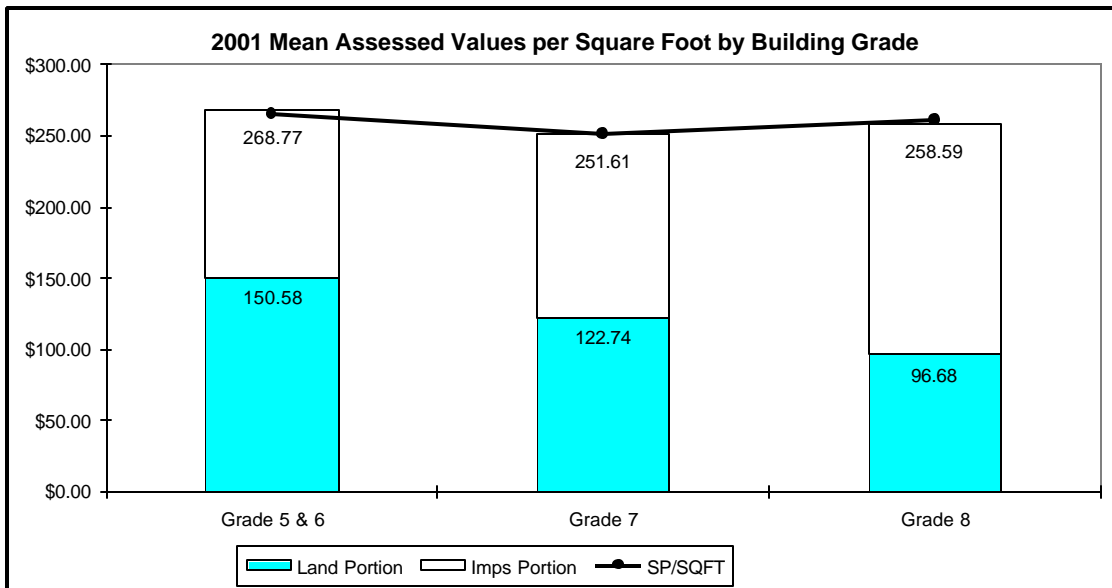
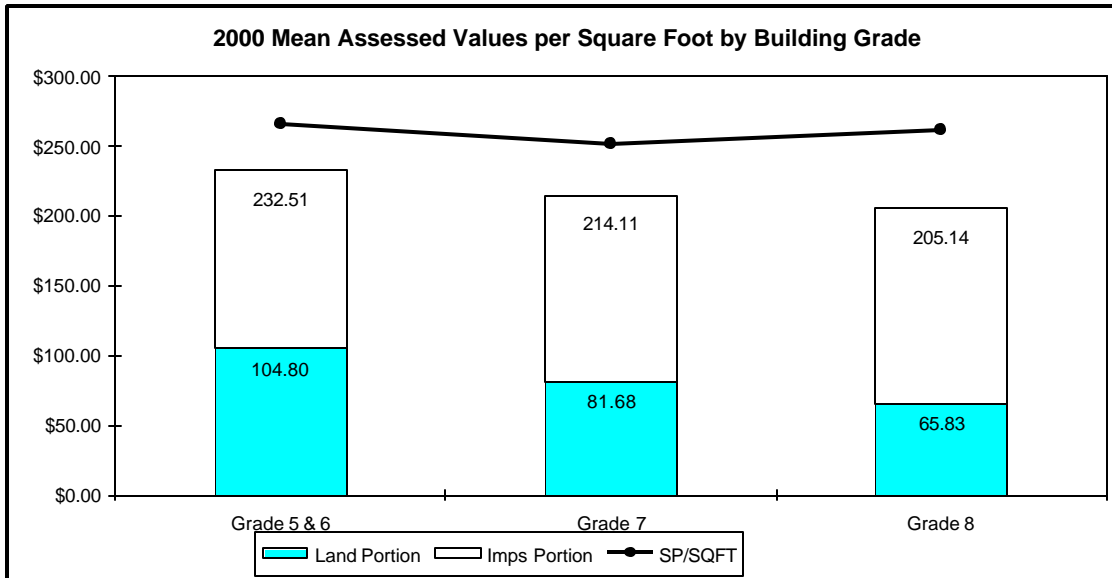
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**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. Although there were several grade 9 sales and a few grade 10 sales, they occurred after new construction (remodels or new improvements) or with other warnings and thus could not be used in the above statistics. There were only 3 grade 5 sales used and were included in with the grade 6's.