

Executive Summary Report

Appraisal Date 1/1/2001 - 2001 Assessment Roll

Area Name / Number: West Kirkland/074

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 594

Range of Sale Dates: 1/99 – 12/00

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2000 Value	\$1499000	\$177,100	\$327,000	\$374,500	87.3%	16.57%
2001 Value	\$203,300	\$163,700	\$367,000	\$374,500	98.0%	8.43%
Change	+\$53,400	-\$13,400	+\$40,000		+10.7%	-8.14%
% Change	+35.6%	-+7.6%	+12.2%		+12.3%	-49.12%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -8.14% and -49.12% 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
2000 Value	\$164,900	\$164,400	\$329,300
2001 Value	\$219,200	\$148,300	\$367,500
Percent Change	+32.9%	+-9.8%	+11.6%

Number of improved Parcels in the Population: 4883

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.

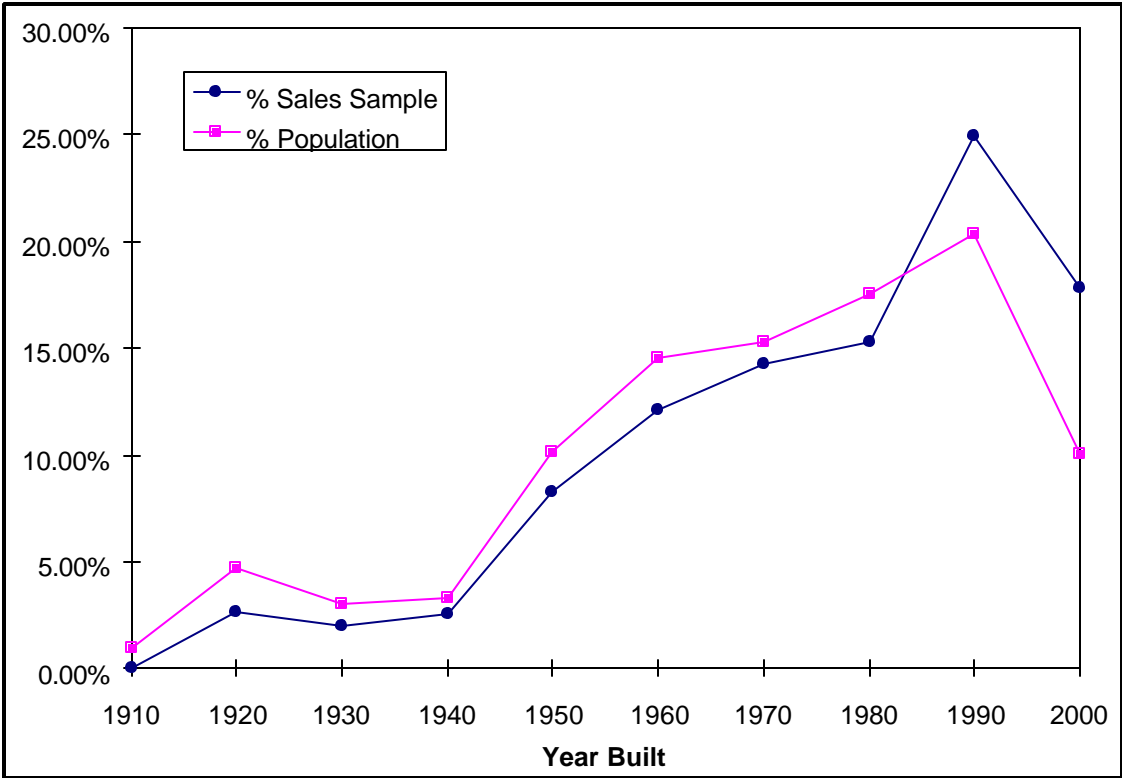
Conclusion and Recommendation:

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	0	0.00%
1920	16	2.69%
1930	12	2.02%
1940	15	2.53%
1950	49	8.25%
1960	72	12.12%
1970	85	14.31%
1980	91	15.32%
1990	148	24.92%
2000	106	17.85%
	594	

Population		
Year Built	Frequency	% Population
1910	46	0.95%
1920	230	4.74%
1930	148	3.05%
1940	160	3.29%
1950	495	10.19%
1960	706	14.54%
1970	742	15.28%
1980	851	17.52%
1990	990	20.39%
2000	488	10.05%
	4856	

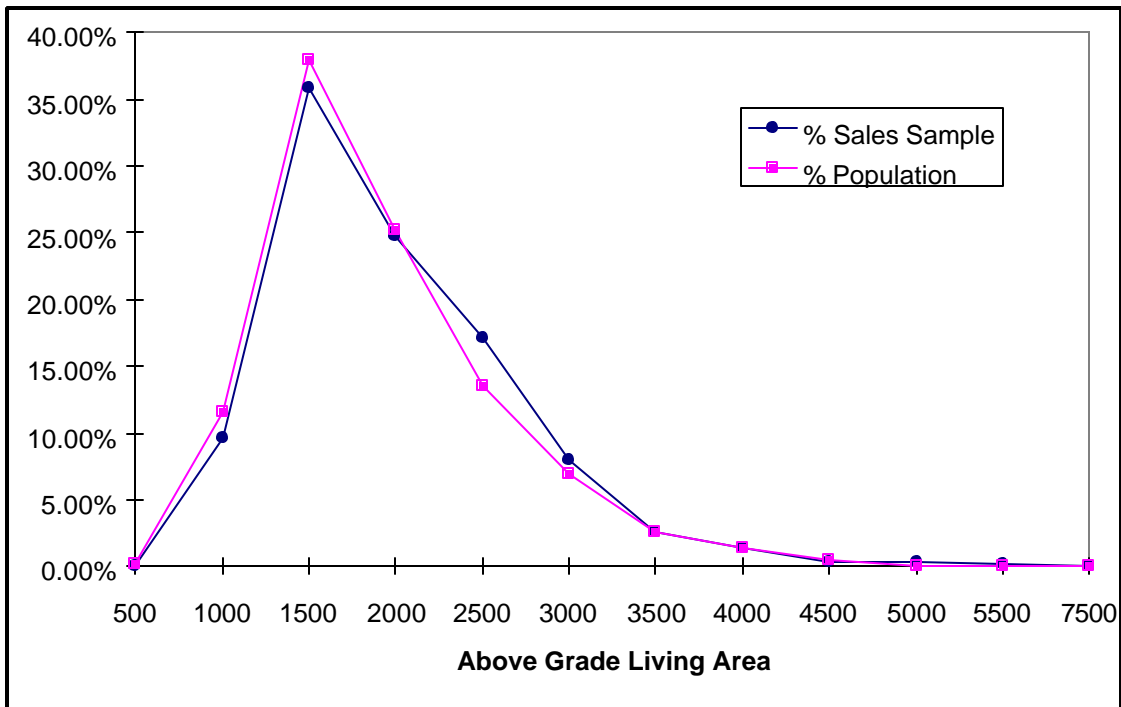


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	57	9.60%
1500	213	35.86%
2000	147	24.75%
2500	102	17.17%
3000	47	7.91%
3500	15	2.53%
4000	8	1.35%
4500	2	0.34%
5000	2	0.34%
5500	1	0.17%
7500	0	0.00%
	594	

Population		
AGLA	Frequency	% Population
500	6	0.12%
1000	569	11.65%
1500	1855	37.99%
2000	1232	25.23%
2500	658	13.48%
3000	337	6.90%
3500	130	2.66%
4000	65	1.33%
4500	21	0.43%
5000	5	0.10%
5500	3	0.06%
7500	2	0.04%
	4883	

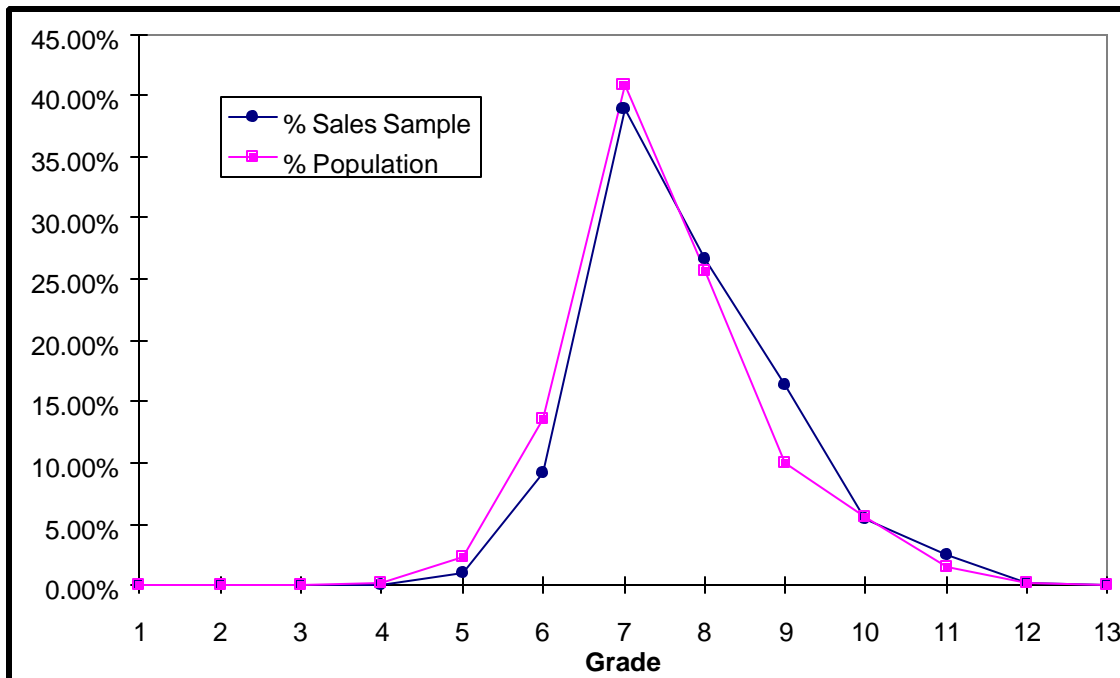


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Building Grade

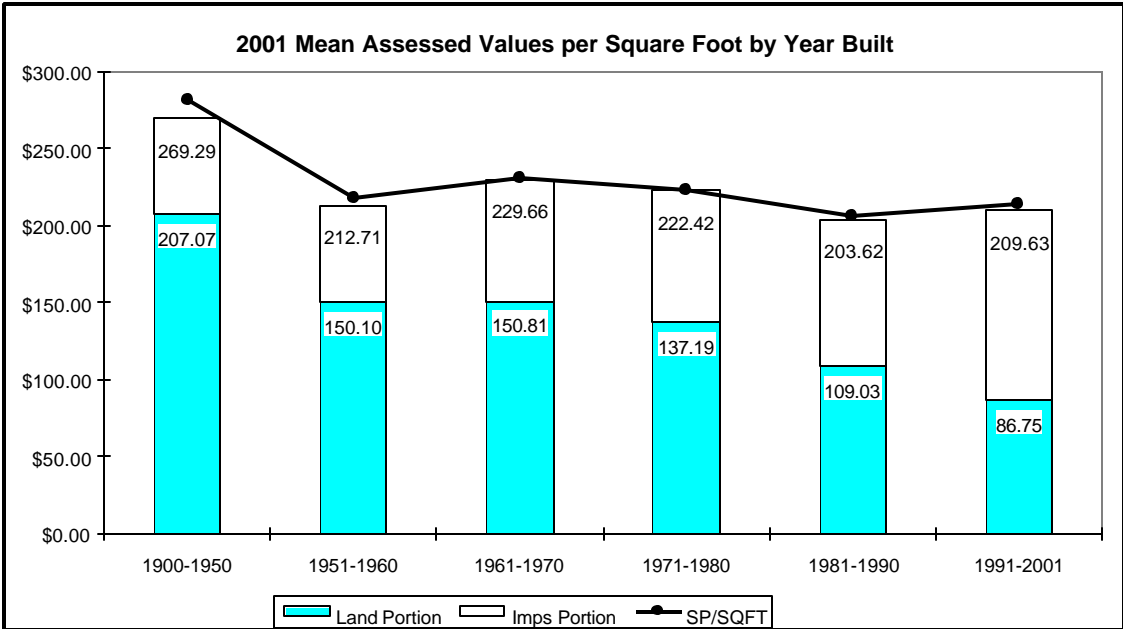
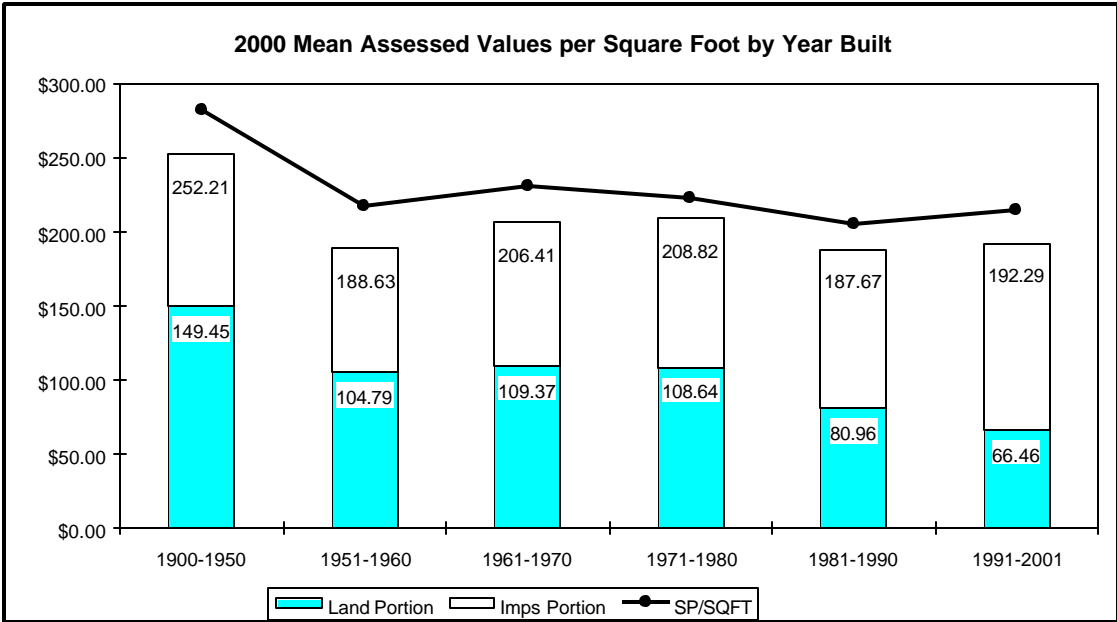
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.01%
6	54	9.09%
7	231	38.89%
8	158	26.60%
9	97	16.33%
10	32	5.39%
11	15	2.53%
12	1	0.17%
13	0	0.00%
	594	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.06%
4	10	0.20%
5	112	2.29%
6	659	13.50%
7	1992	40.79%
8	1257	25.74%
9	486	9.95%
10	276	5.65%
11	74	1.52%
12	11	0.23%
13	3	0.06%
	4883	



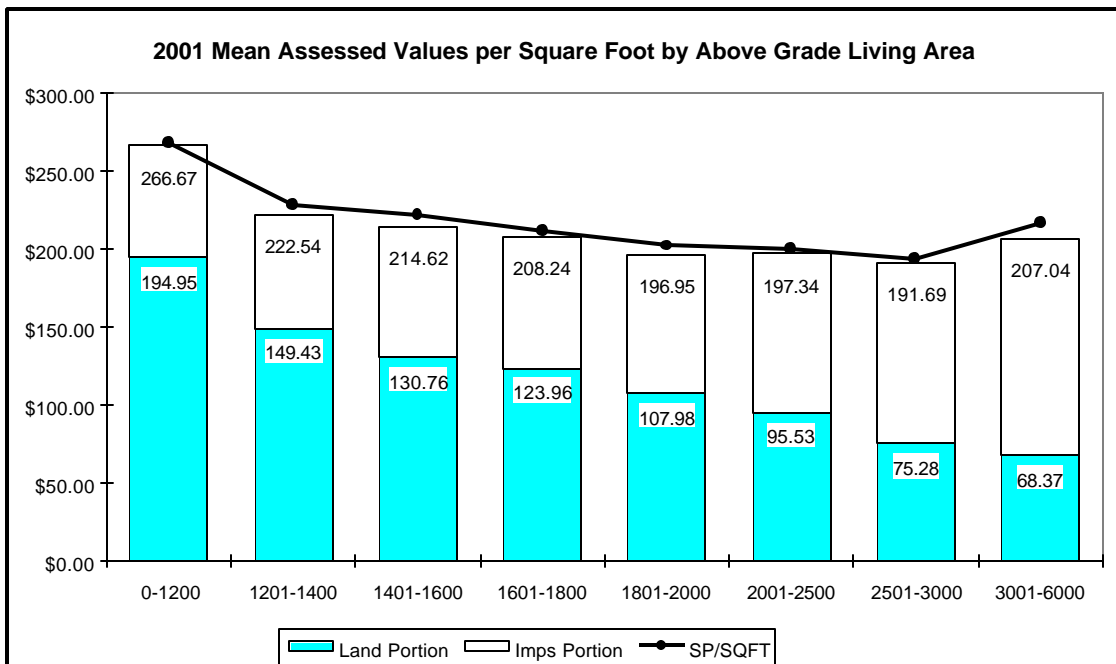
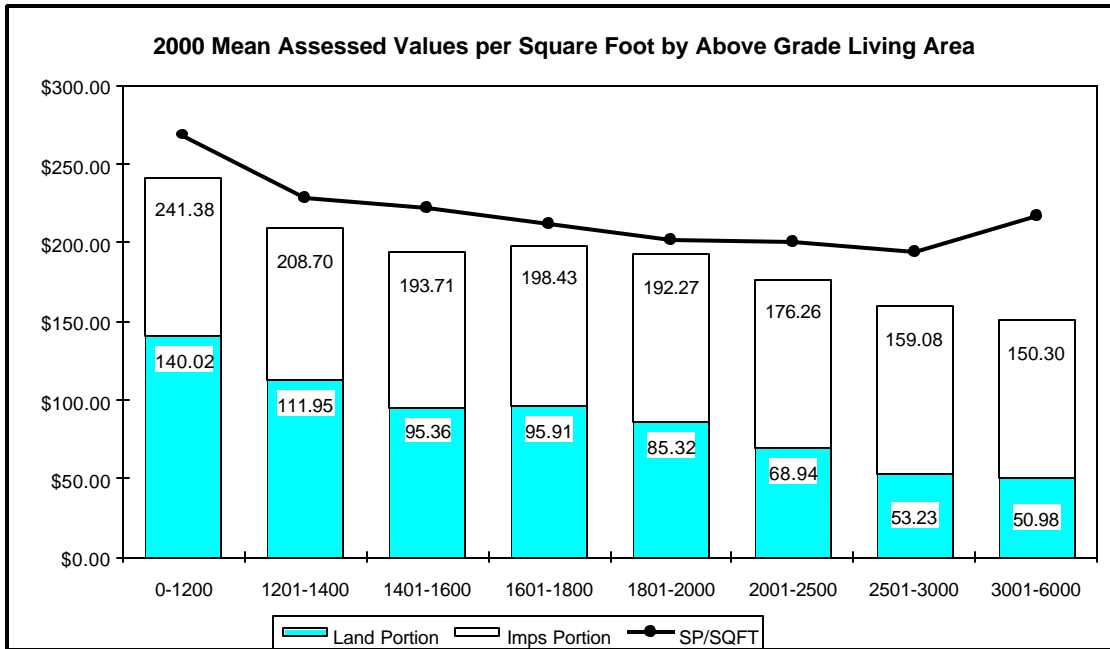
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



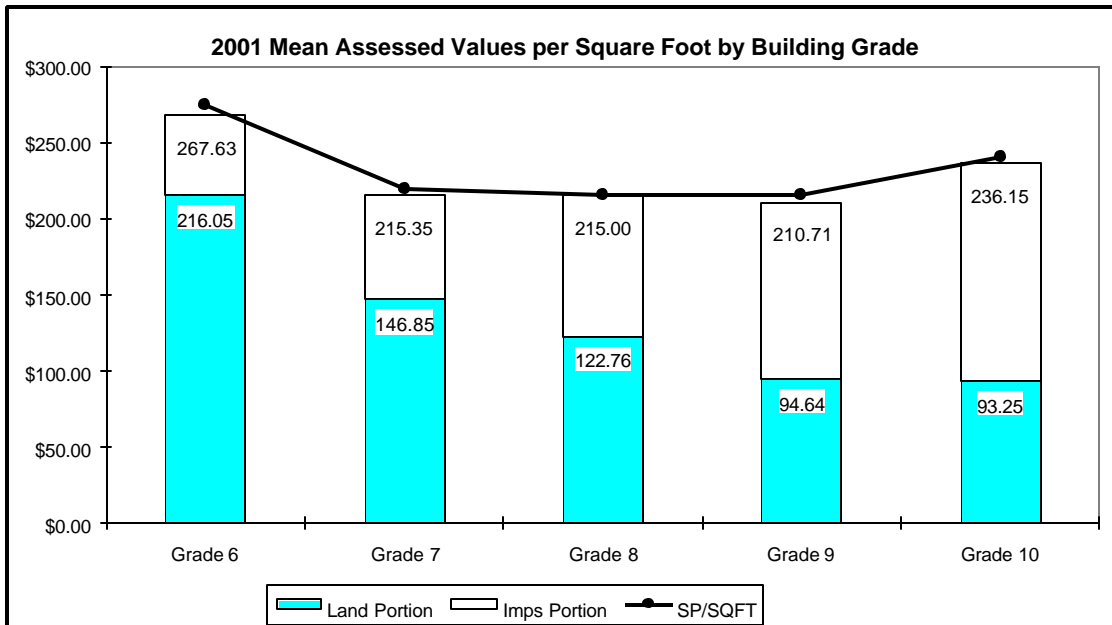
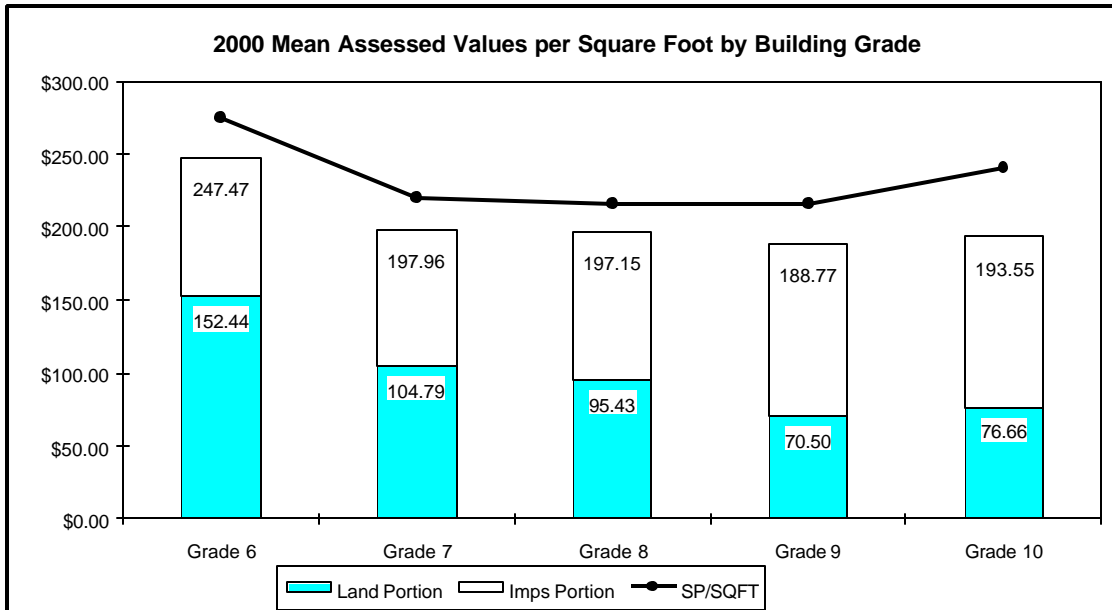
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

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 total combined value for land and improvements.

Comparison of 2000 and 2001 Per Square Foot Values 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 total combined value for land and improvements.