

# Neighborhood Trending Example

Parcel Number	Sale Date	Sale Price	Land Value	Sale - Land	Other Improvement Values	Sale Attributed to Dwelling	Assessed Value of Dwelling	Ratio
02-11-10-377-002.000-075	1/7/2011	274,000	56,400	217,600	0	217,600	207,500	0.9536
02-11-10-376-008.000-075	12/20/2010	342,000	70,500	271,500	0	271,500	270,200	0.9952
02-11-10-326-008.000-075	3/15/2010	272,000	58,900	213,100	0	213,100	219,300	1.0291
02-11-10-328-006.000-075	7/30/2010	349,000	56,400	292,600	0	292,600	303,300	1.0366
02-11-10-327-025.000-075	12/28/2011	323,000	67,400	255,600	0	255,600	291,100	1.1389
02-11-10-377-009.000-075	9/14/2011	275,500	64,300	211,200	0	211,200	250,400	1.1856
<b>Median Ratio =</b>								<b>1.03</b>
<b>Nhbd Factor =</b>								<b>0.97</b>

$$\text{Median} = 1.0291 + 1.0366 = 2.0657 / 2 = 1.03$$

$$\text{Neighborhood Factor} = 1 / 1.03 = .97$$

**General Information**

Occupancy Single-Family  
 Description Single-Family R 01  
 Story Height 2  
 Style 92 Newer Conv 2 stor  
 Finished Area 3960 sqft  
 Make

**Floor Finish**

- Earth
- Slab
- Sub & Joint
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

- Built-Up Metal  Asphalt Slate Tile
- Wood Shingle Other

**Exterior Features**

Description	Area	Value
Wood Deck	144	\$2,700
Patio, Concrete	320	\$1,600
Porch, Open Frame	49	\$2,900

**Plumbing**

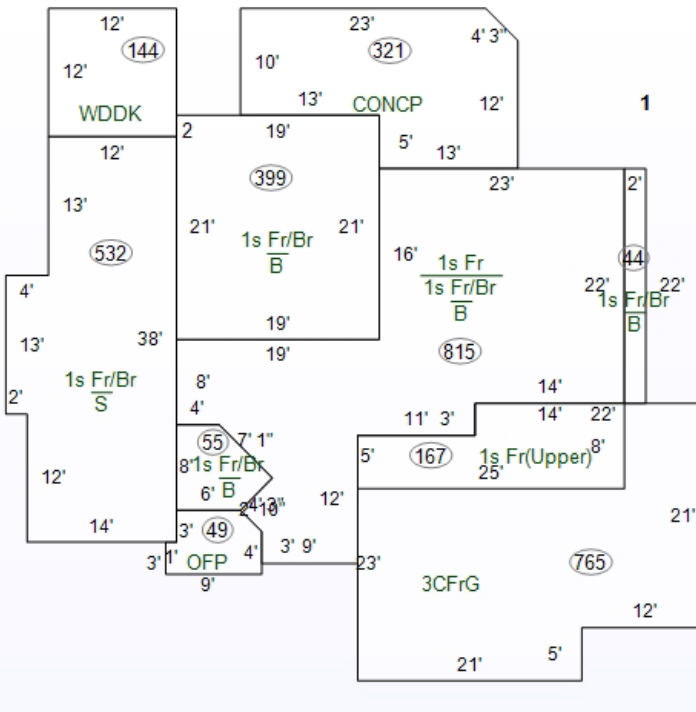
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
<b>Total</b>	<b>10</b>	<b>17</b>

**Accomodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>9</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1845	1845	\$106,100	
2	1Fr	982	982	\$34,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1313	1133	\$56,300	
Crawl					
Slab		532	0	\$0	
				<b>Total Base</b>	<b>\$197,300</b>
<b>Adjustments</b>				<b>1 Row Type Adj. x 1.00</b>	<b>\$197,300</b>
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$2,100
No Heating (-)					\$0
A/C (+)				1:1845 2:982	\$4,900
No Elec (-)					\$0
Plumbing (+ / -)				17 - 5 = 12 x \$700	\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	<b>\$212,700</b>
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$7,200	\$219,900
Garages (+) 765 sqft				\$18,400	\$238,300
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.91
				<b>Replacement Cost</b>	<b>\$238,538</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	1/6 Masonry	C+2	1998	1998	14	A		0.91		4,140 sqft	\$238,538	13%	\$207,530	0%	100%	0.9700	1.0000	\$201,300