

Descriptives

[DataSet0] C:\FVM_2016\MA492\5550 sale ratio SPDAV.sav

Descriptive Statistics

	N	Mean
Years of Sales	252	1.0000
SWIS Four	252	5550.00
Count	252	252.00
Minimum	252	.64516
Maximum	252	2.28709
Standard Deviation	252	.29067
PRD	252	1.0448
COD	252	17.053
Mean	252	1.02835
Median	252	.94295
Weighted Mean Stratified by AV	252	.9843
WM CIL Adjusted	252	.8698
WM PDIFF Adjusted	252	.8429
WM Regression Adjusted	252	.8529
Weighted Mean	252	.86978
Confidence Level Tested	252	95.0000
2016 Level of Assessment	252	1.000000
2016 Total AV	252	1718789.68
Sale Price	252	1697563.35
Average Time Adjusted Sale Price	252	1740205.10
Valid N (listwise)	252	

Descriptive Statistics

	N	Mean
Percent Changed Unsold (Part A)	252	99.703%
Percent Changed Sold (Part A)	252	99.603%
Percent Changed Fisher 2 Sided (Part A)	252	.54317
SPD Indicated (Part A)	252	.0000
SPD Probability (Part A)	252	45.6834%
PDIFF Adjustment Factor (Part B)	252	.856394
PDIFF z-value (Part B)	252	-8.7041
SPD Indicated (Part B)	252	1.0000
SPD Probability (Part B)	252	100.0000%
Regression Coefficient (Part C)	252	.13341
Regression t-value (Part C)	252	15.82636
SPD Indicated (Part C)	252	1.0000
SPD Probability (Part C)	252	100.0000%
Adjusted: CIL, PDIFF and Regression Ratios Percent Difference	252	3.141%
Valid N (listwise)	252	

Descriptive Statistics

	N	Mean
Subject Ratio Study	4498	1.0000
SWIS Four	4498	5550.00
Count	4498	4498.00
Minimum	4498	.68605
Maximum	4498	1.17299
Standard Deviation	4498	.10226
PRD	4498	1.0137
COD Subj	4498	9.068
Mean	4498	.91278
Median	4498	.91162
Weighted Mean	4498	.90043
2016 Level of Assessment	4498	1.000000
Total AV	4498	1579546.47
MRA Est	4498	1754221.393
Valid N (listwise)	4498	

Coefficients^a

Model: 19

	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	111381.921	101105.455		1.102	.271
SFLA Squareroot	20456.863	2175.318	.258	9.404	.000
Grade A -> \$/SF Adj.	138.017	10.178	.228	13.560	.000
Grade A- -> \$/SF Adj.	53.525	7.903	.110	6.773	.000
Grade C -> \$/SF Adj.	-38.969	8.586	-.056	-4.539	.000
Square Root of Age -> \$ Adj.	-24300.257	4300.278	-.079	-5.651	.000
Condition Fair -> \$/SF Adj.	-93.625	26.038	-.039	-3.596	.000
Condition Good -> \$/SF Adj.	49.861	7.555	.103	6.600	.000
Condition Excellent 5+6 -> \$/SF Adj.	106.851	9.636	.248	11.089	.000
n4sf	46.810	6.841	.082	6.842	.000
n5sf	79.473	6.569	.155	12.099	.000
Acres (minus base) -> \$/AC Adj.	491085.119	57881.282	.142	8.484	.000
Split Level -> \$/SF Adj.	-21.000	11.455	-.021	-1.833	.067
Inferior Site Cap -> \$/AC**.25 Adj.	-279239.872	35516.723	-.086	-7.862	.000
Superior Site Cap -> \$/AC**.25 Adj.	378658.226	83803.199	.052	4.518	.000
First two Fireplaces -> \$/FP Adj.	50860.209	20644.779	.031	2.464	.014
First 3 Bathrooms -> \$/BR Adj.	40017.310	20055.050	.028	1.995	.047
3rd thru 6th Bathrooms-> \$/BR Adj.	10927.759	5873.798	.030	1.860	.063
First 3 Car Capacity -> \$/CC Adj.	32025.896	13669.418	.030	2.343	.020
# of Pools	66237.685	38012.333	.021	1.743	.082

a. Dependent Variable: Time Adjusted Sale Price

Major Type	Measured Roll Year	Measured Roll Year Parcels	Measured Roll		Percent of Total Assessed Value	Uniform Percent or Ratio	ORPS Full Value Methodology	Estimated Market Value	Percent of Total Market Value	
			Assessed Value	Year Assessed Value					Market Value	Ratio
A	2016	5,340	8,537,050,000	8,537,050,000	94.35	88.48	Based on Local Values	9,648,564,647	94.97	88.48
B	2016	113	366,739,600	366,739,600	4.05	100	Based on Local Values	366,739,600	3.61	100.00
C	2016	240	125,078,205	125,078,205	1.38	100	Based on Local Values	125,078,205	1.23	100.00
D	2016	23	19,132,511	19,132,511	0.21	100	Based on Local Values	19,132,511	0.19	100.00
<u>All Types Municipal Total</u>			9,048,000,316	9,048,000,316				10,159,514,963		89.06