

Median Required is 95-105
 COD Required is .96-1.03
 PRD Required is 20 or Less for Vacant, 15 or less Improved
 Confidence Interval needs to fall between 95-105

Land Statistics Before Analysis

Final 2010 Ratios based on 2009 Sales

Case Processing Summary

	Count	
Overall	91	
Excluded	0	
Total	91	
Mean		.974
95% Confidence Interval for Mean	Lower Bound	.936
	Upper Bound	1.012
Median		1.000
95% Confidence Interval for Median	Lower Bound	.981
	Upper Bound	1.000
	Actual Coverage	96.5%
Weighted Mean		.905
95% Confidence Interval for Weighted Mean	Lower Bound	.811
	Upper Bound	.998
Std. Deviation		.183
Price Related Differential		1.077
Coefficient of Dispersion		.124
Coefficient of Variation	Median Centered	18.5%

**2011 Statistics based on 2010 land sales (before Analysis)
 Information obtained through the Saleswithlegaldescription query**

Case Processing Summary

	Count	
Overall	99	
Excluded	0	
Total	99	
Median		1.084
95% Confidence Interval for Median	Lower Bound	.969
	Upper Bound	1.229
	Actual Coverage	95.6%
Weighted Mean		1.189
95% Confidence Interval for Weighted Mean	Lower Bound	1.007
	Upper Bound	1.370
Std. Deviation		.812
Price Related Differential		1.091
Coefficient of Dispersion		.454
Coefficient of Variation	Median Centered	77.5%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

" Final Residential Vacant 2011 Statistics "

Lincoln County: Total

	Median	N
Sales Ratio	.9886	77
COD	20.7787	77
PRD	1.0648	77

There were 77 (2010) valid land sales utilized in the analysis for the 2011 assessments. The sales period was from January 1, 2010 to December 31, 2010. Time trending the 2009 sales was not significant.

Land is separated into different L(and) E(conomic)A(rea) LEA's. The boundaries are for valuation purposes and are determined based off of social, economical and governmental influences as well as market activity. Due to the diversification of property within Lincoln County we have several different LEA's. For a list of the LEA's and descriptions please contact the Lincoln County Assessor's office. The list can be e-mailed. If printing is necessary, there would be a per copy charge.

Final 2010 Ratios based on 2009 Sales (Improved)

Case Processing Summary

	Count	
Overall	130	
Excluded	0	
Total	130	
Mean		.935
95% Confidence Interval for Mean	Lower Bound	.913
	Upper Bound	.956
Median		.946
95% Confidence Interval for Median	Lower Bound	.909
	Upper Bound	.970
	Actual Coverage	95.7%
Weighted Mean		.944
95% Confidence Interval for Weighted Mean	Lower Bound	.918
	Upper Bound	.970
Std. Deviation		.125
Price Related Differential		.990
Coefficient of Dispersion		.102
Coefficient of Variation	Median Centered	13.3%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

**2011 Improved (2010 Sales) Before Analysis
Information from saleswithinventory query**

Case Processing Summary

	Count		
Overall	116		
Excluded	0		
Total	116		
Mean			.986
95% Confidence Interval for Mean	Lower Bound		.927
	Upper Bound		1.045
Median			.936
95% Confidence Interval for Median	Lower Bound		.899
	Upper Bound		.996
	Actual Coverage		96.8%
Weighted Mean			.961
95% Confidence Interval for Weighted Mean	Lower Bound		.906
	Upper Bound		1.017
Std. Deviation			.321
Price Related Differential			1.026
Coefficient of Dispersion			.228
Coefficient of Variation	Median Centered		34.7%

The confidence interval for the median is constructed without any distribution assumptions. The actual coverage level may be greater than the specified level. Other confidence intervals are constructed by assuming a Normal distribution for the ratios.

"Residential Improved 2011 Statistics"

Lincoln County: Total

	N	Median
Sales Ratio	108	.9378
COD	108	15.9882
PRD	108	1.0143

There were 108 valid 2010 sales utilized in the 2011 analysis for assessed values. The time period was January 1, 2010 to December 31, 2010. Trending of the 2009 sales was not significant.

The improvements on properties are separated for valuation purposes into different Neighborhoods (NBHDS). The NBHD correlates to the LEA with the exception of the NBHD extensions. The extensions delineate between property types such as commercial, residential, condo's etc. We also use the extensions to differentiate between different qualities of construction when necessary. For example, if there is a determined market difference between average quality homes and good quality, we would put the good quality homes in a different extension with a different market adjustment.

250000	229876	0.92
65000	104140	1.60
40000	43567	1.09
152500	132358	0.87
168000	167926	1.00
260000	236790	0.91
135000	68915	0.51
South of Narrows		
55000	113169	2.06
115000	110110	0.96
144000	90646	0.63
112000	71913	0.64
105000	71689	0.68
175000	142719	0.82
78000	64437	0.83
150000	130845	0.87
217500	195293	0.90
104000	103127	0.99
126000	125522	1.00
140000	146886	1.05
146250	163016	1.11
355000	398159	1.12
218000	247558	1.14
74000	89917	1.22
95000	133021	1.40
109000	55115	0.51
53000	55741	1.05
169000	143797	0.85
151000	114986	0.76
275000	386572	1.41
163000	133854	0.82
180000	177131	0.98
89000	103911	1.17
175500	151945	0.87
285000	280338	0.98
230000	255774	1.11
190000	183423	0.97
94401	108683	1.15
405000	379713	0.94
220000	311915	1.42
240000	242616	1.01
400000	356120	0.89
400000	131882	0.33
400000	124154	0.31
400000	130270	0.33
305000	356120	1.17
220000	221282	1.01
280061	265684	0.95
300000	379153	1.26
218900	303990	1.39
92400	135561	1.47

233000	218563	0.94
833250	625118	0.75
North of Narrows		
325000	321755	0.99
675000	561474	0.83
107000	104237	0.97
300000	186890	0.62
300000	276683	0.92
315000	403310	1.28
123700	118757	0.96
122000	118618	0.97
153400	147303	0.96
249000	287605	1.16
175000	216027	1.23
260000	284655	1.09
350000	360685	1.03
250000	486482	1.95
255000	383548	1.50
190000	193713	1.02
155000	232236	1.50
249000	373151	1.50
295000	434905	1.47
220000	205846	0.94
512000	435267	0.85
215000	186204	0.87
240450	346673	1.44
372055	159480	0.43
825000	830261	1.01
103000	100400	0.97
295000	373745	1.27
240000	230361	0.96
264000	164073	0.62
205000	157826	0.77
208000	218416	1.05
233000	270755	1.16
109000	168632	1.55
300000	260651	0.87
402000	335045	0.83
120750	297404	2.46
182500	144028	0.79
169900	145516	0.86
190000	257044	1.35
330000	245964	0.75
330000	245964	0.75
226000	369440	1.63
172000	219860	1.28
275500	329538	1.20
145000	145851	1.01
200000	268765	1.34
88000	129632	1.47
225000	209836	0.93

730000	643479	0.88
50500	125561	2.49
52500	107523	2.05
164000	362552	2.21
240000	295689	1.23
195000	153730	0.79
132500	123826	0.93
135000	67113	0.50
115787	371835	3.21
545000	504549	0.93
388000	386502	1.00
215000	178075	0.83
180000	79494	0.44
449000	481103	1.07
519000	513193	0.99
110000	197334	1.79
125000	111005	0.89
150500	226196	1.50
94900	133045	1.40
236500	223242	0.94
515500	469338	0.91
180000	258226	1.43
500000	688800	1.38
305750	373789	1.22
541000	704411	1.30
350000	300459	0.86
345000	457770	1.33
630000	490978	0.78
630000	490978	0.78
210000	216373	1.03
245000	252018	1.03
228000	247410	1.09
305000	261783	0.86
161000	160432	1.00
175401	173129	0.99
150000	230183	1.53
210000	229310	1.09
210000	270398	1.29
360000	305175	0.85
185500	182741	0.99
219000	171751	0.78

There are 61 properties that sold that do not have a market adjustment so they are valued at replacement cost new less depreciation with land value. Out of these 61, 13 have a ratio over 1.0 which is 22%. This analysis indicates that the majority of the properties are still selling at least at replacement cost new less depreciation with land value.

There were 46 property sales in areas where there is a market adjustment on the improvements. Out of the 46 there are only 9 properties that have a ratio over 1.05 which indicates even on properties where there is a market adjustment, only 9 properties have a higher value than the actual sale price.

Per the Rules and Regulations the required ratio range is 95-105. This is based on the comparison of our value for assessment purposes to the actual sale price; due to the process being mass appraisal you will always have outliers. For the 2011 analysis there are 19 sales (18%) that have a ratio that exceeds the ratio of 1.05. Based on this statistic 82% of the properties are at or below actual market.

Market Value	List Price	Diff.
For Assessment Purposes		Red our value is lower than Listing
\$163,905	\$182,000	18,095
\$213,550	\$184,900	28,650
\$124,185	\$187,500	63,315
\$65,734	\$189,000	132,266
\$214,351	\$215,000	649
\$169,713	\$217,000	47,287
\$191,251	\$220,000	28,749
\$187,617	\$222,900	35,283
\$234,879	\$227,500	7,397
\$245,694	\$230,000	15,694
\$29,315	\$57,900	28,585
\$43,551	\$75,700	32,149
\$102,824	\$119,000	16,176
\$113,203	\$130,000	16,797
\$152,093	\$135,000	17,093
\$153,638	\$179,000	25,362
\$281,586	\$180,000	101,586
\$174,136	\$199,000	24,864
\$121,434	\$210,000	88,566
\$231,559	\$249,000	17,441
\$151,921	\$265,000	113,079
\$214,303	\$265,000	50,697
\$1,197,991	\$1,750,000	552,009
\$369,563	\$1,600,000	1,230,437
\$881,111	\$995,000	113,889
\$699,388	\$975,000	275,612
\$506,207	\$797,500	291,293
\$443,815	\$595,000	151,185
\$239,944	\$275,000	35,056
\$243,933	\$269,000	25,067
\$182,718	\$179,900	2,818
\$141,595	\$149,000	7,405
\$111,713	\$129,000	17,287
\$76,655	\$98,000	21,345
\$108,260	\$69,900	\$38,360
\$153,907	\$189,500	\$35,593
\$108,448	\$119,900	\$11,452
\$69,254	\$250,000	\$180,746
\$183,537	\$214,900	\$31,363
\$176,835	\$187,900	\$11,065
\$144,735	\$170,000	\$35,265
\$85,542	\$165,000	\$79,458

Market Value	List Price	Diff.
For Assessment Purposes		Red our value is lower than Listing
\$108,593	\$145,000	\$36,407
\$509,881	\$925,000	\$415,119
\$449,979	\$529,000	\$79,021
\$233,474	\$400,000	\$166,526
\$277,166	\$375,000	\$97,834
\$320,987	\$372,500	\$51,513
\$170,337	\$390,000	\$219,663
\$149,359	\$293,500	\$144,141
\$221,253	\$289,000	\$67,747
\$238,309	\$289,000	\$50,691
\$160,961	\$279,000	\$118,039
\$167,645	\$268,000	\$100,355
\$168,632	\$245,900	\$77,268
\$302,953	\$379,999	\$77,046
\$581,649	\$639,000	\$57,351
\$114,905	\$125,000	\$10,095
\$237,123	\$235,000	\$2,123
\$96,343	\$145,000	\$48,657
\$98,174	\$105,000	\$6,826
\$479,048	\$595,000	\$115,952
\$366,842	\$497,000	\$130,158
\$301,354	\$399,000	\$97,646
\$246,350	\$359,000	\$112,650
\$315,334	\$350,000	\$34,666
\$238,904	\$349,000	\$110,096
\$83,471	\$349,000	\$265,529
\$338,462	\$349,000	\$10,538
\$252,998	\$290,000	\$37,002
\$203,649	\$249,000	\$45,351