

**KANSAS COMPUTER ASSISTED MASS APPRAISAL
PROPERTY SUMMARY REPORT
With Supporting Documentation**

Intended User

Board of Tax Appeals of the State of Kansas

Intended Use

Ad Valorem Valuation Litigation Defense

Docket Number

INF-25811-2012

Kansas Uniform Parcel Number

9999999

Quick Ref ID

R301896

Property Situs

12133
CLUBHOUSE DR
Kansas City KS 66109

Current Property Owner

TEST OWNER NAME
12345 ST TEST
KANSAS CITY KS 66109

Effective Date of Valuation

January 1, 2012

Appraised Value Appealed

\$268,020

Appraised Value Recommended

\$268,020

Prepared By

Wyandotte County

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VALUE INDICATION AND VALUE SELECTION STATEMENT

Year of Appraisal:		2012
Original Appraised Value:		\$108,650
Value Being Appealed:	R -	\$268,020
Income Approach Estimate Value:		\$20,020
Cost Approach Estimate of Value:		\$293,340
Comparable Sales Approach Estimate of Value:		\$268,020
Multiple Regression Analysis Estimate of Value:		\$261,420
Indexed Value:		\$146,470
County's Estimate of Value:		\$268,020

Value Selection Statement

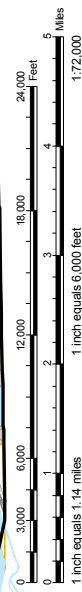
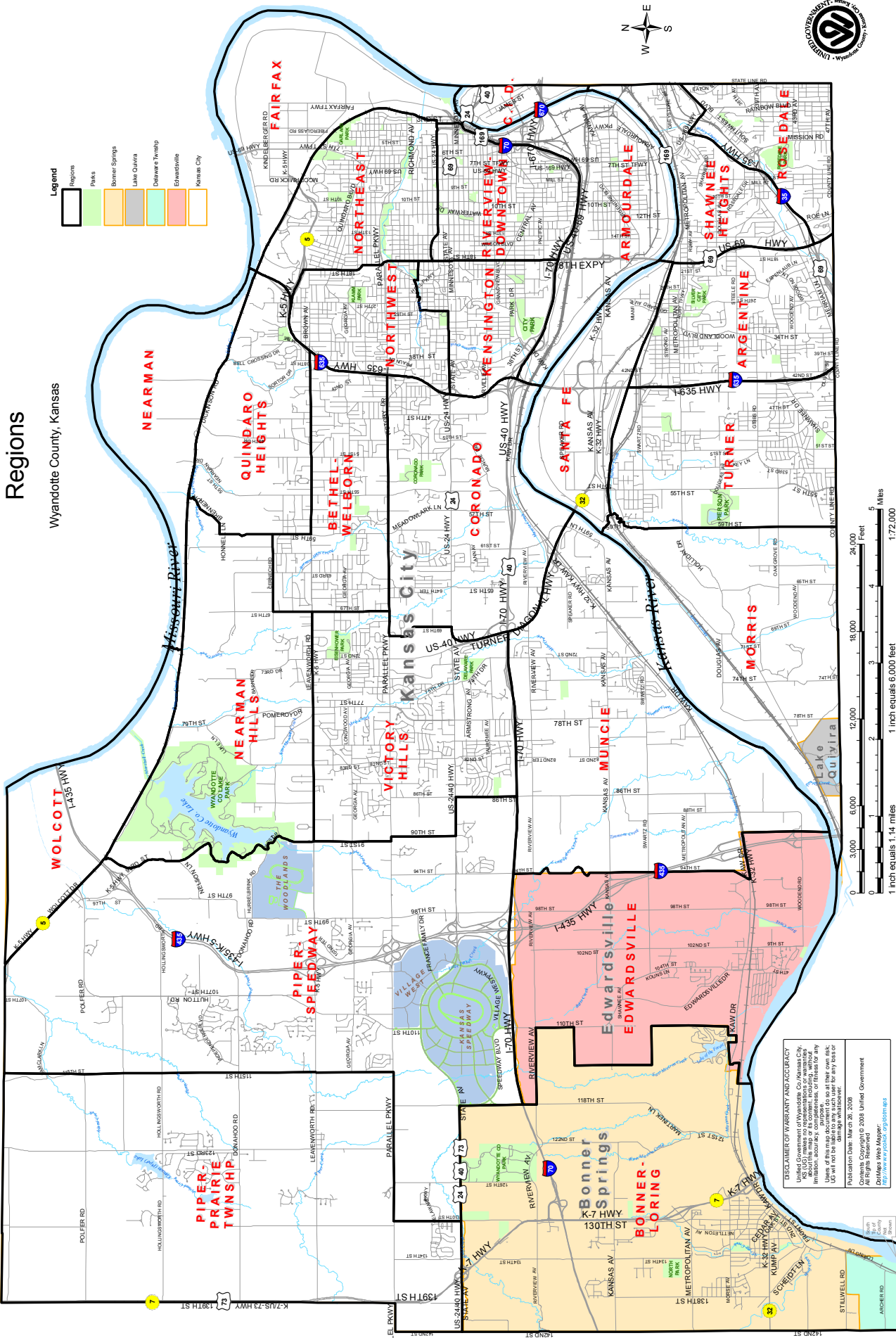
The Comparable Sales Approach was selected as the best estimate of market value.

VALUATION AND APPEAL HISTORY

Year	Appealed	Level	Action	Original Value	Final Value
2012	Yes	Informal Appeals		R \$268,020	
2011	No			A \$200	
				R \$164,860	
				\$165,060	
2010	No			R \$387,750	
2009	No			C \$0	
				A \$3,460	
				R \$254,660	
				\$258,120	
2008	No			\$0	

Regions

Wyandotte County, Kansas



DISCLAIMER OF WARRANTY AND ACCURACY
 United Government of Wyandotte, Co./Kansas City, Kansas
 The map is provided as a service and is not intended to be used for any purpose other than general information. The map is not intended to be used for any purpose other than general information. The map is not intended to be used for any purpose other than general information.
 Publication Date: March 20, 2008
 Copyright © 2008 United Government
 All Rights Reserved
 Dr/Mage Web/Mapper:
<http://www.wyandotte.org/geomap>

Property Photo



WYCAMA2 Property Record Card

Parcel ID: 9999999

Quick Ref: R301896

Tax Year: 2012

Run Date: 10/31/2024 12:45:30 PM

OWNER NAME AND MAILING ADDRESS

TEST OWNER NAME
 12345 ST TEST
 KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

CLUBHOUSE DR
 Kansas City, KS 66109

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
Activity: 1100 Household activities
Ownership: 1000 No constraints-private owners
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: KRP5
Neighborhood: 300 300
Economic Adj. Factor:
Map / Routing: 9999999 / 9999999
Tax Unit Group: 010-Kansas City - 010



Image Date: 07/24/2024

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Gas - 7, Public Water - 3, Septic - 6
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

Test Subd, Section, Township, Range, BLOCK
 block, Lot - - Lot, ACRES 0.06, Addt. Info

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
	0	

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Saft	1-Primarv Site - 1					18.026							18	6,600.00	0.80	0.22	0.22	7,790

Total Market Land Value 7,790

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/20/2011	3:00 PM	7	QC	JAS		
05/06/2011	9:17 AM	9	17	JNR		
08/10/2010	10:00 AM	6	COTAF6	JEB		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
05/01/2024	2	200,000	8	2	Warrantv Deed - 1	999999
01/01/2020	2	100,000	10	0	Warrantv Deed - 1	999999
09/27/2010	2	95,000	1	14	Warrantv Deed - 1	78910

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
123456	10,000	Exterior Alteration	02/27/2018	C	100

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value

2012 APPRAISED VALUE

Cls	Land	Building	Total
R	7,790	260,230	268,020
Total	7,790	260,230	268,020

2011 APPRAISED VALUE

Cls	Land	Building	Total
A	200	0	200
R	5,250	159,610	164,860
Total	5,450	159,610	165,060

PARCEL COMMENTS

GenFlag: InActive parcel; **Prop-FN:** estimated property, locked gated; **Prop-NC:** APPRAISER NOTE; **Prop-Com:** SC- 76657, AN- UNIT 304; **App-Com:** INF-25811-2012-; **Land-Ac/St:** 05/20/2011 REMOVE LAND INFL

WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:45:30 PM

Parcel ID: 9999999

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY		
Res Type:	1-Single-Family Residence	Arch Style:	04-Conventional	Dwelling RCN:	333,958	
Quality:	3.33-AV+	Bsmt Type:	4-Full - 4	Percent Good:	79	
Year Blt:	1972	Total Rooms:	7 Bedrooms: 3	Mkt Adj:	100 Eco Adj:	100
Est:		Family Rooms:	2	Building Value:	255,910	
MS Style:	1-One Story	Full Baths:	2 Half Baths: 2	Other Improvement RCN:	15,760	
LBCSStruct:	1110-Detached SFR unit	Garage Cap:	3	Other Improvement Value:	9,620	
Foundation:	Concrete - 2					

CALCULATED VALUES	
Total Living Area:	3,876
Calculated Area:	3,876
Main Floor Living Area:	3,636
Upper Floor Living Area Pct:	6.59
CDU:	GD
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2009 / Complete Remodel - 6
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

FINAL VALUES	
Value Method:	MKT
Land Value:	7,790
Building Value:	260,230
Final Value:	268,020
Prior Value:	165,060

BUILDING COMMENTS

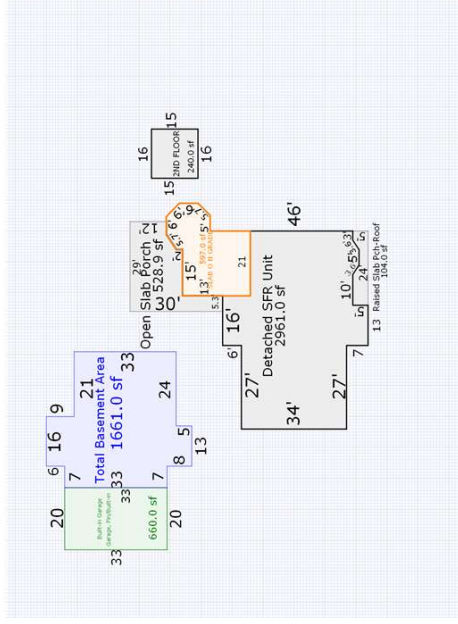
RemDesc: 2009 - COMPLETE REMOD

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value	
1	152-Residential Garage - Detach	D	3.00	1	1990			400		8	20 X 20	1	3							15,764	61.0	9,620

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year	Code	Units	Pct	Quality	Year
208-Composition Shingle					738-Garage Finish, Built-in	660			
131-Veneer, Brick	100	100			711-Built-in Garage	660			
402-Automatic Floor Cover Allowance					801-Total Basement Area	1,661			
351-Warmed & Cooled Air									
622-Raised Subfloor	2,604								
644-Double 1-Story Fireplace	1								
601-Plumbing Fixtures	13								
602-Plumbing Rough-ins	1								
621-Slab on Grade	597								
901-Open Slab Porch	529								
905-Raised Slab Porch with Roof	104								



WYCAMA2 Property Record Card

Parcel ID: 9999999 Quick Ref: R301896 Tax Year: 2012 Run Date: 10/31/2024 12:45:30 PM

COMMENTS

IMPROVEMENT COST SUMMARY

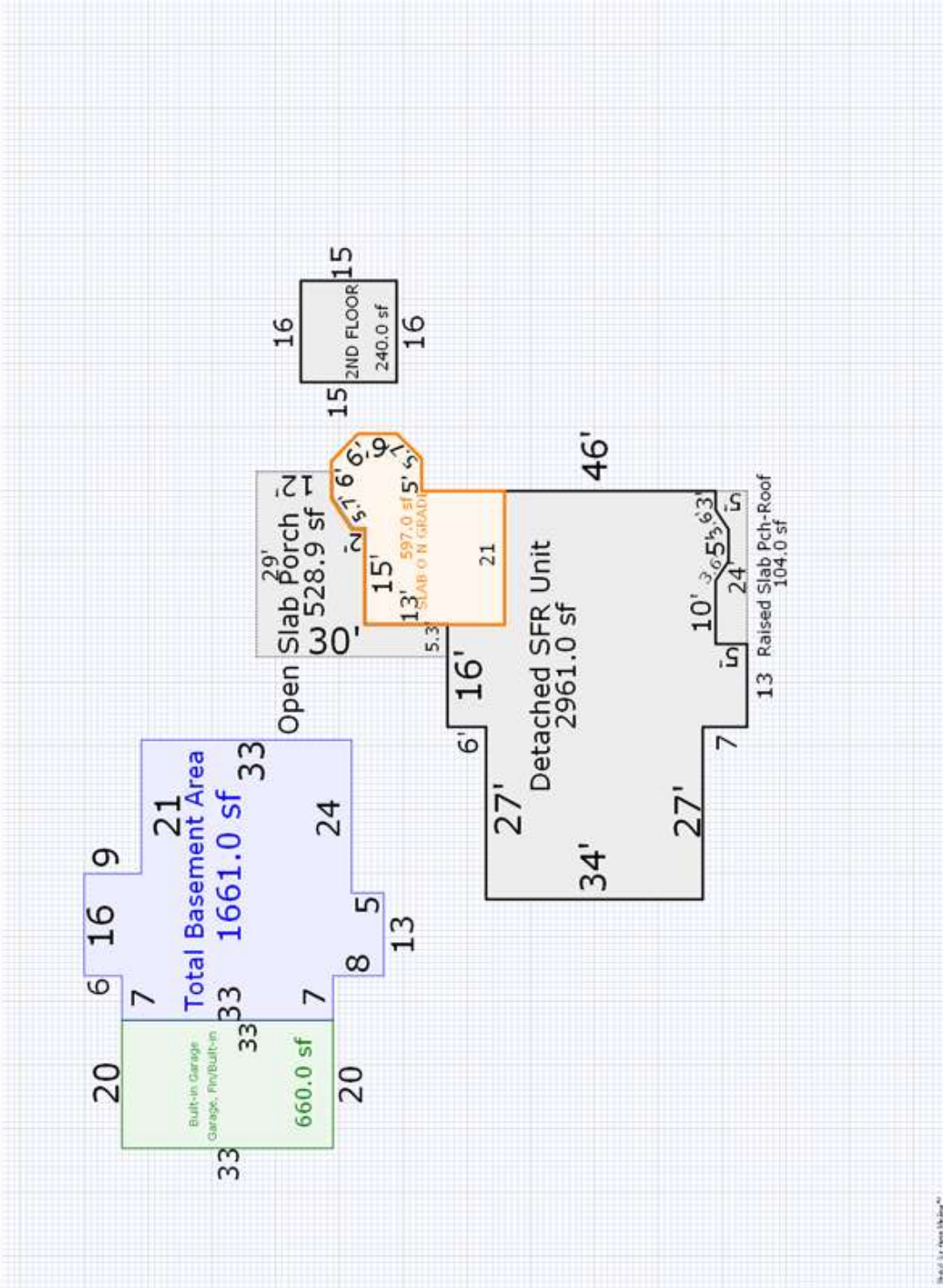
Other Improvement RCN: 22,752
 Eco Adj: 100
 Other Improvement Value: 20,020

AG LAND SUMMARY

Dry Land Acres: 0.00
 Irrigated Acres: 0.00
 Native Grass Acres: 0.00
 Tame Grass Acres: 0.00
 Total Ag Acres: 0.00
 Total Ag Use Value: 0
 Total Ag Mkt Value: 0

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detac	S	1.00	1	2011			1,440		16		1	3						22,752	88.0	20,020



Tax Year: 2012

WYANDOTTE COUNTY COST VALUATION REPORT

10/31/2024 12:45:33 PM

Parcel ID: 9999999

Quick Ref ID: R301896

Calc Date: 06/12/2012,09:13:AM

Owner: TEST OWNER NAME

Date	Amount	Type	Source	Validity
Sale 1 05/01/2024	200,000	2	8	2
Sale 2 05/05/2022				
Sale 3 01/01/2020	100,000	2	10	0

LBCS Function: 1101 - Single family residence (detached)
 Nbhd: 300
 Primary Situs: 12133

RES DWELLING 1

Residence Type: 1
 LBCS Structure: 1110 - Detached SFR unit
 Yr Built / EFF Yr Built: 1972/
 Style: 1
 Arch Style: Conventional
 Quality: AV+

Ovr Tot Area: 3,876
 Calc Area: 3,876
 MFLA: 3,636
 UFLA Pct: 6.5

CDU: GD
 Phys/Func: AV/
 Economic:
 Assmnt Class: R
 M&S Zip / Mult: /

Marshall & Swift Information:

Wall Hgt Factor: 1.000

Local Multiplier: .93

	Units	Cost	Total
Base Cost	3,876	50.59	196,087
601 - Plumbing Fixtures	13	1,330.27	17,294
208 - Composition Shingle	3,876	2.39	9,264
622 - Raised Subfloor	2,604	7.94	20,676
621 - Slab on Grade	597	5.17	3,086
402 - Floor Cover Allowance	3,876	4.12	15,969
351 - Warmed & Cooled Air	3,876	5.32	20,620
602 - Plumbing Rough-ins	1	487.19	487
644 - Double 1-Story Fireplace	1	4,930.74	4,931
Basic Structure Total Cost	3,876	74.41	288,414
801 - Total Basement Area	1,661	15.66	26,011
738 - Garage Finish (Built-in)	660	1.58	1,043
711 - Built-in Garage	660	19.63	12,956
901 - Open Slab Porch	529	5.46	2,888
905 - Raised Slab Porch with Roof	104	25.44	2,646
Replacement Cost New	3,876	86.16	333,958
Total Replacement Cost New:			333,958

TOTAL RES DWELLING 1 COST VALUE

Replacement Cost New: 333,960
 Ovr Pct Good:
 Overall % Good(5): 79
 Unadjusted RCNLD: 263,830
 Market Adj Factor: 100
 Economic Adj Factor: 100
 Adjusted RCNLD: 255,910

RES DWELLING 1 OTHER IMPROVEMENT 1

Occupancy: 152 - Residential Garage - Detached
 LBCS Struct:
 Quantity: 1
 M&S Class: D
 Rank/Quality: GD
 Yr Bit / Eff Yr Bit: 1990/

Num Stories: 1
 Area: 400
 Perimeter
 Wall Height: 8
 Length: 20
 Width: 20

Physical Cond: AV
 Functional:
 Economic:
 Assmnt Class:
 M&S Zip / Multi: /

Marshall & Swift Information:

Wall Hgt Factor: 0.00
Local Multiplier: 0

No. of Stories Adj: 0
Perimeter Adj: 0

	Units	Cost	Total
Base Cost:	400	39.41	15,764
631 - Basic Structure Cost	400	39.41	15,764
Total Replacement Cost New			15,764

TOTAL RES DWELLING 1 OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	15,760
Ovrd Pct Good:	
Overall % Good(5)	61
Unadjusted RCNLD:	9,620
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	9,620
Identical Units:	1
Total Adjusted RCNLD:	9,620

PARCEL OTHER IMPROVEMENT 1

Occupancy:	152 - Residential Garage - Detached	Num Stories:	1	Physical Cond:	AV
LBCS Struct:		Area:	1,440	Functional:	
Quantity:	1	Perimeter		Economic:	
M&S Class:	S	Wall Height:	16	Assmt Class:	
Rank/Quality:	FR	Length:		M&S Zip / Multi:	/
Yr Blt / Eff Yr Blt:	2011/	Width:			

Marshall & Swift Information:

Wall Hgt Factor:	0.00	No. of Stories Adj:	0
Local Multiplier:	0	Perimeter Adj:	0

	Units	Cost	Total
Base Cost:	1,440	15.80	22,752
631 - Basic Structure Cost	1,440	15.80	22,752
Total Replacement Cost New			22,752

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	22,750
Ovrd Pct Good:	
Overall % Good(5)	88
Unadjusted RCNLD:	20,020
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	20,020
Identical Units:	1
Total Adjusted RCNLD:	20,020

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	<u>Class</u>	<u>Value</u>
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	R	18,026 SF	6,600 / \$0.80	0.22 / 0.22			\$0.43	\$7,790
Total:								\$7,790

MARKET LAND TOTAL

\$7,790

RES DWELLING 1 TOTAL (INCL OTHER IMPROVEMENTS)

\$265,530

PARCEL OTHER IMPROVEMENTS TOTAL

\$0

MISCELLANEOUS SITE IMPROVEMENTS

\$0

TOTAL PARCEL COST VALUE

\$293,340

Purpose & Use of the Report

SUBJECT PROPERTY: Parcel # 9999999
Quick Ref # R301896

PURPOSE: The purpose of this report is to explain the ad valorem valuation of the subject property through the presentation and analysis of relevant market information. The county appraiser's office employed recognized mass appraisal methods and techniques to develop an estimate of the market value of the fee simple interest in the subject property. This report is intended for use only by the Kansas Board of Tax Appeals. This report is a communication of assignment results for a single property that was appraised as part of a mass appraisal assignment. See Division of Property Valuation (PVD) Directive #17-050; USPAP Advisory Opinion 32 (AO-32). To fully understand this individual summary report and the extent of the data used herein, the reader should refer to relevant county records and supporting documentation, which comprise the full mass appraisal written report required by the director of property valuation.

KANSAS CONSTITUTION:

The Kansas Constitution, Article 11, § 1 is the supreme authority for the valuation and assessment of real property for ad valorem tax purposes and states in part that "the legislature shall provide for a uniform and equal basis of valuation and rate of taxation of all property subject to taxation."

KANSAS STATUTES:

The legislature has adopted statutes to establish the foundation for the scope of work and the rules, regulations, guidelines and directives for valuing properties. Some of these statutes include:

K.S.A. 79-102. Words and Phrases. "That the terms 'real property,' 'real estate,' and 'land,' when used in this act, except as otherwise specifically provided, shall include not only the land itself, but all buildings, fixtures, improvements, mines, minerals, quarries, mineral springs, and wells, rights and privileges appertaining thereto. ..."

K.S.A. 79-501. Appraisal of real and tangible personal property at fair market value in money; exceptions; rate of assessment. "Each parcel of real property shall be appraised at its fair market value in money, the value thereof to be determined by the appraiser from actual view and inspection of the property. The price at which such real property would sell at forced sale may be taken as a criterion of such fair market value in money in the market place of such sale if the appraiser believes such price to be a

reasonable factor in arriving at fair market value. The price at which real property would sell at auction may be taken as the criterion of fair market value in money if the appraiser determines such sale to be an arms-length transaction between a willing buyer and seller. In addition, land devoted to agricultural use shall be valued as provided by K.S.A. 79-1476, and amendments thereto. Tangible personal property shall be appraised at its fair market value in money except as provided by K.S.A. 79-1439, and amendments thereto. All such real and tangible personal property shall be assessed at the rate prescribed by K.S.A. 79-1439, and amendments thereto.”

K.S.A. 2017 Supp. 79-503a. Fair market value defined; allowable variance; factors to be considered in determining fair market value; generally accepted appraisal procedures and standards to be utilized. “Fair market value’ means the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion. In the determination of fair market value of any real property which is subject to any special assessment, such value shall not be determined by adding the present value of the special assessment to the sales price. For the purposes of this definition it will be assumed that consummation of a sale occurs as of January 1.

Sales in and of themselves shall not be the sole criteria of fair market value but shall be used in connection with cost, income and other factors including but not by way of exclusion:

- (a) The proper classification of lands and improvements;
- (b) the size thereof;
- (c) the effect of location on value;
- (d) depreciation, including physical deterioration or functional, economic or social obsolescence;
- (e) cost of reproduction of improvements;
- (f) productivity taking into account all restrictions imposed by the state or federal government and local governing bodies, including, but not limited to, restrictions on property rented or leased to low income individuals and families as authorized by section 42 of the federal internal revenue code of 1986, as amended;
- (g) earning capacity as indicated by lease price, by capitalization of net income or by absorption or sell-out period;
- (h) rental or reasonable rental values or rental values restricted by the state or federal government or local governing bodies, including, but not limited to,

restrictions on property rented or leased to low income individuals and families, as authorized by section 42 of the federal internal revenue code of 1986, as amended;

- (i) sale value on open market with due allowance to abnormal inflationary factors influencing such values;
- (j) restrictions or requirements imposed upon the use of real estate by the state or federal government or local governing bodies, including zoning and planning boards or commissions, and including, but not limited to, restrictions or requirements imposed upon the use of real estate rented or leased to low income individuals and families, as authorized by section 42 of the federal internal revenue code of 1986, as amended; and
- (k) comparison with values of other property of known or recognized value. The assessment-sales ratio study shall not be used as an appraisal for appraisal purposes.

The appraisal process utilized in the valuation of all real and tangible personal property for ad valorem tax purposes shall conform to generally accepted appraisal procedures and standards which are consistent with the definition of fair market value unless otherwise specified by law.”

HIGHEST AND BEST USE:

The county is required to value real property, except land devoted to agricultural use, at its highest and best use. See *Board of Co. Comm’rs v. Cashatt*, 23 Kan.App.2d 532, 933 P.2d 167 (1997). Highest and best use is the “reasonably probable use of property that results in the highest value.” *The Appraisal of Real Estate*, p. 332 (14th ed. 2013), Appraisal Institute. “To be reasonably probable, a use must meet certain conditions:

The use must be *physically possible*

The use must be *legally permissible*

The use must be *financially feasible*.” *Id.* at 332.

The highest and best use of a property may change over time if the character of the neighborhood changes creating demand for a different use. If there is no evidence of such a change, the current use is considered the highest and best use.

SUMMARY: The subject property was valued after considering its characteristics, location, and highest and best use; the usability and adaptability of the cost, sales comparison, and income approaches to value; the quality and quantity of data obtained for valuation purposes; and the requirements of K.S.A. 79-503a.

Mass Appraisal Assumptions & Limiting Conditions

1. Title to the property is assumed to be good and marketable and the legal description is correct.
2. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear. Each property has also been appraised as though under responsible ownership and competent management. The fee simple value of the property is mass appraised as of January 1 at its fair market value as defined by K.S.A. 79-503a.
3. All sketches, photographs and maps in this report are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified. The county appraiser relied upon property ownership map, deeds and other materials in the course of estimating physical dimensions and the acreage associated with subject properties.
4. The county appraiser assumes the utilization of the land and any improvements are located within the boundaries of the property described. It is assumed that there are no adverse easements or encroachments for any parcel that have not already been addressed in the ownership record file.
5. Information, estimates, and opinions furnished to the county appraiser's staff and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.
6. This estimate of value for the property applies to land and improvements only. The value of trade fixtures, furnishings, and other equipment has not been included with the value of the real property. Subsurface rights (mineral and oil) were not considered.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been obtained for any use on which the value opinions contained within this report are based.
8. As required by K.S.A. 79-1476, the property has been inspected, by exterior observation, to verify land and building data. Certain information, such as gross

area, wall height, etc., may have been taken from plans or records maintained by other jurisdictions. It is not possible to observe conditions beneath the soil or hidden structural components within the improvements or within the interior thereof or detect the presence of hazardous materials. No representations are made as to these matters unless otherwise stated and the valuation estimate is predicated on the assumption that no hidden defects or hazards exist unless otherwise stated.

9. It is assumed that the properties and/or the landowners are in full compliance with federal, state, and local environmental regulations and laws, including all applicable zoning and use regulations.
10. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We do not make compliance surveys nor do we conduct a specific analysis of any property to determine if it conforms to the various detailed requirements identified in the ADA. It is possible that such a survey might identify nonconformity with one or more ADA requirements, which could lead to a negative impact on the value of the property(s). Because such a survey has not been requested and is beyond the scope of this appraisal assignment, the county did not take into consideration adherence or non-adherence to ADA in the valuation of the properties addressed in this report.

Final Value Method Terminology

Comparable Sales Value – Value derived by comparing recently sold properties (comps) that are similar to the subject property, to the subject. Adjustments, derived from an analysis of the market, for characteristic differences between each comp and the subject are made. These adjusted sale prices are then correlated into a value indication for the property. The adjustments made should reflect the contributory value for each characteristic deemed to be appropriate to the subject's market.

Cost Total Value – Value derived by adding the land value to the estimated replacement cost new of each building and improvement, less the loss in value from all sources of physical deterioration and obsolescence.

Income Value – A value derived by using a Gross Revenue Multiplier (GRM) approach. GRM's are factors derived by dividing the sales price of similar rental properties by the actual monthly revenue at the time of sale. GRM's are then analyzed to determine a typical GRM that is appropriate for the property. This market GRM can be used to derive a value by multiplying the GRM by the market indicated monthly revenue for that property. A Gross Rent Monthly Multiplier (GRMM) can also be used if deemed a more appropriate unit of comparison for the property being appraised. The GRMM is similar to the GRM method but uses gross monthly rent instead of gross monthly revenue in the calculation.

Multiple Regression Analysis (MRA) Value – Multiple Regression Analysis is a statistical tool that can be used to develop a valuation model for delineated market areas, usually a neighborhood or group of neighborhoods referred to as a model area. Multiple regression analysis allows for defining the relationship between property characteristics and sale prices. Property characteristics contributing to value are identified and the summed contributory value of each, as defined in the model, becomes the value estimate from this approach.

Indexed Value – Prior year's final value trended by a factor derived from a statistical analysis of market trends affecting the property in a given market area.

Alternate Value – This is a value developed by other mass appraisal techniques. Examples are:

- A) Weighted Estimate** – The weighted average of the adjusted sale prices of the comparable properties. A weighted average is a mathematical method of computing an average of a set of numbers in which some elements of the set carry more importance or weight than others. The adjusted sales are weighted by the degree of comparability numbers where the lowest weights are given the most weight in the calculation.

- B) Sale Price or Adjusted Sale Price of the Subject** – If the subject property has recently sold as an open market, arms-length transaction or a sale is pending the sale price may be considered the best indicator of market value.

- C) Adjusted Sale Price of the Best Comparable Property** – The appraiser may consider a recent sale price of a highly similar property to be the best indicator of market value for a subject property. If adjustments for time or differences in salient property characteristics are minimal the best comparable may be selected in place of correlated value estimated developed through the comparable sales model algorithm.

- D) Value from a Recent “Fee Appraisal”** – A recent single property appraisal report prepared by licensed or certified appraiser employed in the private sector or another public sector agency may considered the best indicator of market value. The appraisal report must be released to the county appraiser and it becomes an open record.

- E) Previous Year’s Value.** – If the market is stable, the county appraiser may select the appraisal estimate developed for the prior year.