

Summary of Test Appraisals Residential Samples

Sample #	Parcel ID	Sale Price	Adjusted Sale Price	2005 Appraisal	Ratio
1	80915	\$195,000	\$199,056	\$211,796	106.4%
2	10311	\$45,000	\$45,936	\$41,679	90.7%
3	80921	\$212,000	\$216,410	\$232,623	107.5%
4	80911	\$190,000	\$193,952	\$212,734	109.7%
5	80922	\$210,000	\$214,368	\$207,265	96.7%
6	73641	\$25,000	\$25,989	\$25,365	97.6%
7	80907	\$172,000	\$175,578	\$187,125	106.6%
8	80932	\$190,000	\$193,952	\$208,109	107.3%
9	80900	\$163,000	\$167,068	\$179,343	107.3%
10	80929	\$190,000	\$193,952	\$192,499	99.3%
11	76743	\$90,000	\$93,186	\$97,072	104.2%
12	80928	\$195,000	\$198,650	\$197,562	99.5%
13	80690	\$135,000	\$137,808	\$149,110	108.2%
14	66198	\$97,000	\$99,627	\$90,155	90.5%
15	80815	\$135,000	\$138,656	\$135,793	97.9%
16	8491	\$105,000	\$107,339	\$105,394	98.2%
17	79014	\$88,000	\$89,830	\$87,099	97.0%
18	76363	\$222,500	\$227,128	\$215,036	94.7%
19	79018	\$88,000	\$89,830	\$88,273	98.3%
20	61548	\$500,000	\$515,620	\$494,154	95.8%
21	67205	\$37,000	\$38,156	\$36,135	94.7%
22	4144	\$132,000	\$134,471	\$140,122	104.2%
23	5011	\$69,500	\$70,801	\$76,941	108.7%
24	80396	\$40,000	\$41,832	\$38,936	93.1%
25	79017	\$88,000	\$89,961	\$86,937	96.6%

Sample #	Parcel ID	Sale Price	Adjusted Sale Price	2005 Appraisal	Ratio
26	72220	\$149,000	\$156,444	\$146,741	93.8%
27	72760	\$145,000	\$151,641	\$143,665	94.7%
28	3312	\$85,000	\$89,247	\$89,504	100.3%
29	60422	\$59,000	\$61,825	\$58,725	95.0%
30	3987	\$131,000	\$136,182	\$131,981	96.9%
31	4262	\$74,500	\$77,912	\$72,942	93.6%
32	14758	\$95,000	\$98,956	\$92,192	93.2%
33	66061	\$102,000	\$106,247	\$99,959	94.1%
34	8937	\$48,000	\$49,599	\$49,005	98.8%
35	8526	\$77,500	\$80,566	\$75,405	93.6%
36	8853	\$107,500	\$111,082	\$106,585	96.0%
37	9369	\$132,500	\$137,466	\$131,654	95.8%
38	9409	\$84,000	\$86,799	\$83,900	96.7%
39	9398	\$75,000	\$77,031	\$81,241	105.5%
40	60981	\$210,500	\$218,390	\$203,063	93.0%
41	9639	\$50,500	\$52,918	\$51,562	97.4%
42	15924	\$94,000	\$97,719	\$102,900	105.3%
43	15733	\$159,000	\$163,967	\$151,885	92.6%
44	15734	\$97,000	\$101,443	\$100,577	99.1%
45	15671	\$107,500	\$111,306	\$105,600	94.9%
46	15723	\$106,000	\$109,311	\$110,345	100.9%
47	78666	\$19,000	\$19,633	\$17,850	90.9%
48	78670	\$18,000	\$18,862	\$17,850	94.6%
49	76422	\$20,000	\$20,708	\$20,050	96.8%
50	13798	\$20,000	\$20,958	\$20,340	97.1%

Correlation of Test Appraisals

Residential Samples	
Total Number of Samples	50
Total Adjusted Sales Price	\$6,055,367
Total 2005 Appraised Value	\$6,002,768
Average Adjusted Sales Price	\$121,107
Average 2005 Appraised Value	\$120,055
Weighted Ratio	99.13%
Mean Ratio	98.42%
Median Ratio	96.94%
COD	4.19%
(Coefficient of Dispersion)	
PRD	99.3%
(Price Related Differential)	

The information used in this analysis was obtained through research of local building costs, information requests from local contractors and property owners, building permit information and local multiple listing service reports.

This data will be used to aid the Tax Administrator in development of the Schedule of Values, Standards and Rules for the 2005 Chatham County Reappraisal Project.