



**JACKSON
COUNTY**
o r e g o n

2023 RATIO STUDY

JACKSON COUNTY 2023 RATIO STUDY TABLE OF CONTENTS

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MA 1

PG 100-168

MA 1 STUDY AREA DESCRIPTION MA 1 RATIO SUMMARY SHEET

MA 1 MA 1 SUMMARY

RMV 400/401	SA 01	100-106
RMV 400/401	SA 02	100-106
RMV 406	SA 02	107-110
RMV 100/101	SA 03	111-117
RMV 102	SA 04	118-124
RMV 100/101/106	SA 04	125-129
RMV 100/101	SA 05	125-129
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RMV 100/101	SA 07	137-143
RMV 100/101	SA 09	144-146
RMV 400/401	SA 10	147-149
RMV 406	SA 11	150-153
RMV 100/101	SA 12	154-159
RMV 100/101	SA 13	160-163
RMV 100/101	SA 14	164-166
RMV 401	SA 15	167-168

MA 2

PG 200-267

MA 2 STUDY AREA DESCRIPTION MA 2 RATIO SUMMARY SHEET

MA 2 MA 2 SUMMARY

RMV 100/101	SA 01	200-203
RMV 100/101	SA 02	204-208
RMV 100/101	SA 03	209-213
RMV 100/101	SA 04	214-217
RMV 100/101	SA 05	218-222
RMV 100/101	SA 06	223-228
RMV 100/101	SA 08	229-233
RMV 100/101	SA 09	234-236
RMV 100/101	SA 10	237-239
RMV 100/101	SA 11	240-245
RMV 100/101	SA 12	240-245

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MA 2

RMV 100/101	SA 13	PG 200-267
RMV 100/101	SA 14	246-250
RMV 102	SA 15	251-254
RMV 400/401	SA 21	255-261
RMV 400/401	SA 22	262-267
RMV 400/401	SA 23	262-267
RMV 400/401	SA 24	262-267
RMV 400/401	SA 25	262-267
RMV 400/401	SA 26	262-267
RMV 400/401	SA 28	262-267
RMV 400/401	SA 29	262-267

MA 3

MA 3 STUDY AREA DESCRIPTION

MA 3 RATIO SUMMARY SHEET

RMV 100/101	SA 01	PG 300-355
RMV 100/101	SA 02	MA 3
RMV 100/101	SA 03	MA 3 SUMMARY
RMV 100/101	SA 04	300-308
RMV 100/101	SA 05	300-308
RMV 101	SA 06	300-308
RMV 100/101	SA 07	309-312
RMV 102	SA 08	313-316
RMV 100/101	SA 09	317-322
RMV 101	SA 10	323-326
RMV 100/101/106	SA 15	327-333
RMV 400/401	SA 20	334-336
RMV 400/401	SA 21	337-339
RMV 400/401	SA 22	340-344
RMV 400/401	SA 23	345-351
RMV 400/401	SA 24	345-351
RMV 400/401	SA 25	345-351
RMV 400/401	SA 26	345-351
RMV 400/401	SA 27	345-351
RMV 406	SA 28	352-355

MA 4

MA 4 STUDY AREA DESCRIPTION

MA 4 RATIO SUMMARY SHEET

RMV 100/101	SA 01	PG 400-434
RMV 100/101	SA 02	MA 4
RMV 100/101	SA 04	MA 4 SUMMARY
RMV 101	SA 08	400-409
RMV 101	SA 09	400-409
RMV 102	SA 10	410-412
RMV 400/401	SA 14	413-417
		418-423
		424-430
		431-434

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MA 5

PG 500-588

**MA 5 STUDY AREA DESCRIPTION
MA 5 RATIO SUMMARY SHEET**

**MA 5
MA 5 SUMMARY**

RMV 100/101	SA 01	500-503
RMV 100/101	SA 02	500-503
RMV 100/101	SA 03	500-503
RMV 100/101	SA 04	500-503
RMV 100/101	SA 05	504-509
RMV 102	SA 08	510-516
RMV 102 NH 001	SA 08	510-516
RMV 100/101	SA 09	517-519
RMV 100/101	SA 10	520-524
RMV 100/101	SA 11	520-524
RMV 100/101	SA 12	520-524
RMV 101	SA 13	520-524
RMV 100/101	SA 14	525-526
RMV 400/401	SA 20	527-531
RMV 400/401	SA 21	527-531
RMV 400/401	SA 22	532-535
RMV 400/401/406	SA 23	536-541

MA 5 STUDY AREA 30 RE-CALC AREA

RMV 101	NH 101	542-543
RMV 102	NH 102	544-550
RMV 100/101	NH 103	551-555
RMV 100/101	NH 104	556-561
RMV 100/101	NH 105	562-564
RMV 100/101	NH 108	565-568
RMV 100/101	NH 109	569-577
RMV 100/101	NH 110	569-577
RMV 100/101	NH 111	569-577
RMV 100/101	NH 112	578-581
RMV 100/101	NH 114	582-588

MA 6

PG 600-674

**MA 6 STUDY AREA DESCRIPTION
MA 6 RATIO SUMMARY SHEET**

**MA 6
MA 6 SUMMARY**

RMV 400/401	SA 12	600-603
RMV 400/401	SA 13	600-603
RMV 400/401	SA 14	600-603
RMV 400/401	SA 15	600-603

MA 6 STUDY AREA 30 RE-CALC AREA

RMV 101	NH 101	604-605
RMV 102	NH 102	606-612
RMV 100/101	NH 103	613-617
RMV 100/101	NH 104	618-623
RMV 100/101	NH 105	624-626

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MA 6

PG 600-675

RMV 100/101	NH 107	627-630
RMV 100/101	NH 108	631-634
RMV 100/101	NH 109	635-642
RMV 100/101	NH 110	635-642
RMV 100/101	NH 111	643-652
RMV 100/101	NH 112	653-659
RMV 100/101	NH 113	660-665
RMV 100/101	NH 114	666-675

MA 7

PG 700-721

MA 7 STUDY AREA DESCRIPTION

MA 7

MA 7 RATIO SUMMARY SHEET

MA 7 SUMMARY

RMV 100/101	SA 01	700-704
RMV 102	SA 01	705-711
RMV 400/401	SA 03	712-717
RMV 406	SA 04	718-721
RMV 406	SA 05	718-721

COMMERCIAL RATIO

PG SEE BELOW

COMM/INDUST/MULTI-FAMILY RATIO SUMMARY SHEET COMMERCIAL SUMMARY

RMV CLASS 2XX - COMMERCIAL	2000-2007
RMV CLASS 3XX - INDUSTRIAL	3000-3003
RMV CLASS 7XX - MULTI-FAMILY	7000-7003

MANUFACTURED HOME RATIO STUDY MA 1 - 7

1-7

TRIMMED SALES

TIME TREND ANALYSIS

2023 RATIO STUDY, JACKSON COUNTY

THE PURPOSE OF THE RATIO STUDY

- 1. To measure the level of assessment. This is the relationship between the previous Real Market Values and the values required for the current roll. This measurement is the BEFORE RATIO found on each STUDY cover page.*
- 2. To identify land and improvement adjustment factors which achieve 100 percent of Real Market Values for the current roll.*
- 3. Document the analysis and decision-making process.*
- 4. To provide a tool for managing Appraisal and Adjustment programs.*

STATUS OF THE ASSESSOR'S ADJUSTMENT PROGRAM

The Jackson County Assessor's office will continue to review market information until the actual changes are made to the roll. It is possible that additional data or further analysis will lead to conclusions different than those contained in this report. The assessor will make adjustments necessary to lead to the most accurate values possible. Any future changes to adjustment factors will be reported to the Board of Property Tax Appeals and the Department of Revenue.

The Jackson County Assessor's Office currently uses software provided by HELION SOFTWARE INC. for its CAMA system.

2023 RECALCULATION

In the fall of 2022 our office completed extensive studies related to countywide permit fees and system development charges, residential land values for City of Medford, and updates to computer valuation tables for residential improvements. What follows reflects the updates for 2023 as a result of these studies.

We updated residential market development values throughout the county, after reaching out to all the cities and the county to obtain costs related to property development with primary and secondary residences. These fees include permit fees and system development charges for building, street, water, sewer, and SDCs. As a result of these studies, no OSD adjustment factor was applied for residential property throughout the county.

A land study was conducted for Medford, which represents approximately one third of all residential property in Jackson County. This land study was reviewed by residential property developers, and they contributed more data for this analysis. We updated all City of Medford residential land values as a result of this study. Additionally, we

created new study areas and neighborhoods, based primarily on housing age and style. Residential properties throughout Medford were moved into these new neighborhoods for comparison, and are no longer being mingled with non-Medford properties.

We updated our computer assisted mass appraisal software (CAMA) tables to reflect the 2005 base costs for residential buildings as published by the Oregon Department of Revenue, and completed studies of new construction property in order to determine the appropriate local cost modifier that adjusts these base costs to reflect the values in our location for January 1, 2023. We applied these new values to properties throughout the county.

RATIO STUDY FORMAT

This year's ratio study for Jackson County follows an established format. The sales array includes sales from January 1 through December 31. If performance standards in certain areas, or within certain property types, throughout the county fall outside acceptable levels, they are prioritized, reviewed and appropriate adjustments implemented to maintain equity in the appraisal process. At times it is necessary to combine several neighborhoods and property classes.

The ratio report is presented in the following format:

- *The Certification of the Ratio Study and a maintenance area map.*
- *The Introduction, Purpose, Jackson County Property Class Summary and Definitions.*
- *A Summary of Ratio Indications, providing the applicable land and building adjustments, COD and PRD for each property class, Maintenance Area and Study Area throughout Jackson County.*
- *Individual Maintenance Area (MA) and Study Area (SA) Real Market Values (RMV) for property classes 100, 101, 106, 400, 401 and 406.*
- *Analysis of manufactured homes, including personal property homes, analyzed by manufactured homes located in a park vs. located on land.*
- *Analysis of commercial, industrial and multi-family properties located throughout Jackson County.*
- *The last section contains supporting documents including the Time Study and Trimmed Sales.*

SCOPE OF THIS REPORT

This ratio study investigates the valuation levels for the majority of real property and provides indicated adjustments necessary to achieve 100% of Real Market Value. This report does not include properties for which the county is not responsible (centrally assessed and large industrial), or those that are valued by standard depreciation tables (personal property).

APPRAISAL AREAS/NEIGHBORHOODS

Jackson County is divided into seven appraisal areas (Maintenance Areas) as shown on the County map. Properties within these Areas are grouped together for market analysis and adjustment using Study Areas and RMV Class. Maintenance Area 8 consists of Personal Manufactured Structures, regardless of location, throughout the County.

SUMMARY OF ADJUSTMENTS

These identify adjustment areas and specify the related study, the page number of the study page and the adjustment factors required by the study. The adjustment areas are organized by maintenance area, study area and neighborhood order. Each maintenance and study area is listed in property class order.

Market areas are listed:

- ***Residential:*** residential land, single family dwellings, condominiums, duplexes, triplexes, four-plex's and manufactured structures
- ***Rural:*** tract property, market residential improvements, farm, and forest buildings
- ***Income:*** land and improvements for commercial, industrial, and multi-family Properties
- ***Other:*** land and improvements that do not fit into any of the other categories: recreational properties and mineral rights [if it is actively being mined as of the assessment date ORS. 308.115 (2)] including site improvements

JACKSON COUNTY PROPERTY CLASS SUMMARY

PROPERTY CLASSIFICATION

Highest and Best Use	Current Use	Current Zone	Dev/Sub	Property Class
Residential (1 thru 4 Units) Rural Tract	Residential Rural Tract	Residential Rural Tract	No No	100/101 400/401
Residential (1 thru 4 Units)	Residential	Commercial	No	121
Residential	Residential	Residential	Yes	190/191
Residential (1 thru 4 Units)	Residential	Multi-Family	No	101
Residential (1 thru 4 Units)	Residential	Industrial	No	131
Commercial	Commercial	Residential	No	211
Commercial	Commercial	Commercial	No	200/201
Commercial	Res/Com/Industrial	Commercial	Yes	291
Commercial	Commercial	Multi-Family	No	201
Commercial	Commercial	Industrial	No	231
Multi-Family (5 or more Units)	Multi-Family	Residential	No	711
Multi-Family (5 or more Units)	Multi-Family	Commercial	No	721
Multi-Family (5 or more Units)	Multi-Family	Multi-Family	No	700/701
Multi-Family (5 or more Units)	Res/Com/Ind	Multi-Family	Yes	791
Industrial	Industrial	Industrial	No	300/301
Industrial	Industrial	Commercial	No	321
Industrial	Industrial	Residential	No	311
Industrial	Res/Com/Ind	Industrial	Yes	390/391

SALES LISTING DESCRIPTION

A collection of sales or market data that have been analyzed and determined to be adequate for use in the ratio study. The collection of sales is usually organized in a standard format (see below). Each study has a sales listing. For each sale in the listing, the property is identified, classified and a ratio calculated.

A description of major headings in the standard format of sales listings:

- **MAINTENANCE AREAS (MA)** — *The County is divided into seven Maintenance Areas based on geographic location and housing stock distribution.*
- **STUDY AREA (SA)** — *The population from which the Individual Ratio Study Area Listing is drawn. Summarized at the beginning of each maintenance area (MA) description. The SA is comprised of areas with similar housing style, age, influences and values. SA's can cover a wide geographic area and do not have to be contiguous.*
- **NEIGHBORHOODS (NH)** — *Represent geographic areas within a community based on when they were developed or by market segment description. Due to limited sales in smaller towns and outlying areas, it was necessary to combine neighborhoods within several of the study areas*
- **PROPERTY CLASS (PRP CLS)** — *A three-digit number designating type of property*
Example: 1-0-0 Residential Vacant or 1-0-1 Residential Improved (see property classification codes above).
- **STAT CLASS (ST CLS)** — *This identifies the quality, type and/or style of improvement.*
- **CONDITION CODE (CO CD)** — *a numeric means of categorizing property sales by the circumstances surrounding the transaction.*
- **ACCOUNT NUMBER (ACCT)** — *numeric or alphanumeric property identifier*
- **MAP AND TAX LOT (MAP NO)** — *Locates the property in the county.*
- **SITUS ADDRESS** — *Physical address of the property.*
- **INSTRUMENT NUMBER (DOC. NUM.)** — *The recording number that identifies the sale document.*
- **ACRES (AC)** — *This identifies the size of the tax lot.*
- **TOTAL RMV** — *This is usually the RMV from the current certified assessment roll. In some cases, it is the value that would have been on the roll although the property has changed. Examples of such changes include construction of buildings and consolidation with other tax lots.*
- **SALES PRICE** — *Normally the consideration on the document transferring ownership.*
- **ADJUSTED SALES PRICE (WHEN APPLICABLE)** — *The estimated sale price for the property if it were to sell January 1, assessment date for the current study; or, if the sale price is adjusted to remove personal property value, for example.*
- **SALES DATE** — *This is the date the sale occurred.*
- **SALE NUMBER** — *sales are ordered and each is identified with a number*
- **RATIO** — *A comparison where the RMV on the certified roll for a Before Ratio (and the recalculated RMV for an After Ratio) is divided by the Sale Price or Adjusted Sale Price and the results are expressed as a percentage. This expresses the RMV level as of the date of sale or as of January 1 assessment date.*

Example prior year RMV \$95,000 - Sold May current year for \$100,000 Ratio $\$95,000 / \$100,000 = .95$

RATIO STUDY DESCRIPTIONS

ADJUSTMENT (Adj) — This is the factor to be multiplied by the existing value. These adjustments may be weighted between land, residential improvements and farm improvements in achieving real market values.

ADJUSTMENT CALCULATION SUMMARY — The quantities involved in calculating adjustment factors from a selected ratio.

- a. Sample size of Study Area.
- b. Number of accounts within that Study Area.
- c. Sales as a percentage of population.
- d. Population value breakdown and % for current roll, and for projected roll from ratio conclusions under Overall Adjustment Factor. (Newly created neighborhoods will have the population in the explanation).

AFTER RATIO — This is the expected level of assessment after the adjustment process. The Jackson County Assessor adjusts ALL Real Market Values to an AFTER RATIO of 100% of market value.

APPRAISAL AREAS — Jackson County is presently divided into 7 maintenance areas (MA), which are further divided into study areas (SA) and neighborhoods (NH) within each maintenance area boundary.

BEFORE RATIO — is the forecast of the level of assessment before any adjustments are made to accounts.

CONDITION CODE (RJ CD #) — Identifies confirmation status of each sale utilized in analysis.

- 33 - Confirmed - Sale from this ratio sales year
- 30A - Unconfirmed – Sale used without investigation
- 30B - Unconfirmed – Sale used with investigation
- 30F - Unconfirmed – Bank influenced sale
- 25G - Grantor Bank or Financial Institution – Usable
- 26A - Grantor’s Lender Approval Required (short sale) Usable
- 22 - Sales include forest land and/ or timber properties
- 17 - Sales include farmland
- 16A - Unconfirmed – Sale used without investigation
- 16B - Unconfirmed – Sale used with investigation

No prior year sales were used.

<u>Sales</u>	<u>Used</u>	<u>Confirmed</u>
4028	3867	1219

EXPLANATION — Specifies which measure was selected as the best indication of the level of assessment. The phrase "Supported by" means that these other indications are within one or two points of the selected ratio. Other factors involved in the selection of the ratio may also be mentioned.

INSTRUMENT NUMBER (INST NO) — The recording number that identifies the sale document.

MAINTENANCE AREAS (MA) — The County is divided into seven Maintenance Areas based on geographic location and housing stock distribution.

MAP & TAX LOT — Identifies the property location as mapped by Section, Township, Range and taxlot.

OVERALL — This is the overall composite ratio taken from the Individual Ratio Study Areas.

OVERALL ADJUSTMENT FACTOR — The required adjustment to bring assessment roll Real Market Values to market level. It is calculated by dividing 100 by the BEFORE RATIO. For improved properties the Overall Adjustment is broken into the following components:

- **LAND ADJUSTMENT** — The factor by which land of a given type is to be adjusted. It is usually calculated as 100 divided by the BEFORE RATIO for a class composed of bare land. The same adjustment is then used for both bare and improved land in order to maintain equitability. When available only bare land sales will be used to establish a land adjustment factor. This shall be noted in the comments when used on only vacant land.
- **OSD ADJUSTMENT** — This factor is usually developed annually as part of the Reappraisal Setup Program, and used in the weighing analysis of value.
- **RESIDENTIAL ADJUSTMENT** — The adjustment to be made to the residential improvements, residential mobile homes (both Exempt (E) and Real (R)) and other improvements on the property utilized to achieve the Total Adjustment.
- **FARM IMPROVEMENT FACTOR** — This factor is currently utilized on farm buildings added since the 2006 Ratio Year in Jackson County. Prior year farm building improvements are trended with the residential improvements. As "hot spot" areas are physically inspected at some future date, the use of this factor may be implemented. When utilized, this factor is typically developed annually as part of the Reappraisal Program.

RECALCULATION — With recalculation, the results from the study are applied to the tables to reflect individual property characteristics. Market sales are used in conjunction with inventory review that is completed by the property appraisers.

- **Main Components that are adjusted during recalculation include:**
 - Land tables and modifiers
 - Site development costs

- Depreciation factors*
- Structure costs and modifiers*
- **Recalculation** also allows for:
 - Neighborhood realignment*
 - Highest and best use changes*
 - Improvement sketching clean up*
 - Improvement updates and changes*

SALE NUMBER (SALE NO) — Within each listing the sales are ordered by ratio and each is then identified with a number beginning with the smallest ratio.

SALES PRICE — The amount of consideration given for the property on the recorded document.

SELECTED RATIO — Estimate of the level of assessment, utilizing an analysis of prior year sales, on July 1st that is based on January 1st RMV calculations. Ratio selection has been based on the following principles:

- No one sale should have a large influence on the ratio indication.
 - a. Avoid a MEAN distorted by an extreme ratio.
 - b. Avoid a WEIGHTED MEAN influenced by high valued properties.
 - c. Avoid a MEDIAN when gaps exist in the middle of the frequency distribution.
- Split ratios (when an individual study area has ratio indications above and below 100) are the result of being at or near market.
 - a. A correct index will result in half the properties being over market and half being under market.
 - b. Application of a single index cannot reduce the distribution of ratios within a class of property.
- Make the required adjustment.
 - a. If an adjustment is clearly needed, do not attempt to avoid it. Do not shape the data to preconceptions.
 - b. Apply the smallest acceptable adjustment. Over indexing is no better than under indexing.

STUDY AREA (SA) — The population from which the Individual Ratio Study Area Listing is drawn. Summarized at the beginning of each maintenance area (MA) description. The SA is comprised of areas with similar housing style, age, influences and values. SA's can cover a wide geographic area and do not have to be contiguous. Recalculated areas will have study areas broken down into urban and rural, with further breakdown into neighborhoods.

STUDY AREA COVER PAGE — Individual Study Area Cover Pages identify the study areas in more specific terms, show the calculation of the adjustment and explain how the factors in the calculation were selected. Following the cover page itself is the study area listing of sales and related statistics.

TOTAL VALUE — This is usually the Real Market Value (RMV) from the assessment roll. In some cases, it is the value that would have been on the roll although the property has changed. Examples of such changes include construction of buildings and consolidation with other tax lots.

STATISTICS DESCRIPTIONS

A number of descriptive statistics are found at the end of each SA listing. These can be divided into statistics of Central Tendency and of Distribution and include the following:

- **ARITHMETIC MEAN** — Traditionally called the average. For listings this is the sum of the ratios divided by the number of ratios.

$$(57 + 64 + 76 + \dots) / \# \text{ of indications.}$$

The Mean is distorted by extremely high or low ratios.

- **ABSOLUTE DEVIATION (AD)** — In an array, the absolute value of the difference between a sample point and the median.
- **AVERAGE ABSOLUTE DEVIATION (AAD)** — The average of the absolute deviation in the array.
- **AVERAGE DEVIATION** — A measure of dispersion computed by dividing the total of absolute deviations by the number of sales in the class
- **CENTRAL TENDENCY** — The center, middle or typical element in a group. The central tendency measures the current level of assessment. For a specified group of properties, are assessments at market? How much must they be raised or lowered.
- **COEFFICIENT OF DISPERSION (COD)** — The COD is the ratio of the average absolute deviation to the median. The Maximum COD Standards, based on property type, from the Oregon Administrative Rule (OAR 150-308-0380) are listed below.

Maximum COD standards:	COD Maximum
<i>Vacant land (100, 400)</i>	20
<i>Real & Personal MS</i>	25
<i>Urban Residential (101)</i>	
<i>Homogeneous</i>	10
<i>Non-homogeneous</i>	15
<i>Rural Improved (101,401)</i>	20
<i>Apartments (701)</i>	12
<i>Other Income (201)</i>	
<i>Large Urban</i>	15
<i>Smaller Rural</i>	20

- **COEFFICIENT OF VARIANCE** — The ratio of the Standard Deviation to the arithmetic mean.

- **DISTRIBUTION** — In the case of sales listings, distribution means "how far ratios are from a central tendency." Distribution reflects the accuracy of the assessed values relative to the sales and measures the consistency of the marketplace. Drawing conclusions about distribution from inadequate samples is extremely unreliable.
- **FREQUENCY DISTRIBUTION** — A graph is used to visually display the distribution of ratios.
- **GEOMETRIC MEAN** — The Nth root of the product of the ratios, where N is the number of ratios in the array.
- **MEDIAN** — The ratio value that is center most within the population with the same number of ratios above as below. Sales listings that display sizable gaps near their center have unreliable Medians.
- **PRICE RELATED DIFFERENTIAL (PRD)** — A measure of vertical equity. A PRD greater than 1.00 indicates higher valued properties are undervalued and low-value properties are overvalued. Conversely, a PRD less than 1.0 suggests high-valued properties are overvalued and low-valued properties undervalued. Acceptable limits range from .98 to 1.03.

$$PRD = \text{Arithmetic Mean} / \text{Weighted Mean}$$

- **STANDARD DEVIATION** — A measure of deviation from the mean for a normally distributed population.
- **WEIGHTED MEAN** — The sum of the Total Values divided by the sum of the Adjusted Sales Prices.

$$(\$48,420 + \$96,020 + \dots) / (\$75,000 + \$129,500 + \dots)$$

Sales with extremely high values or prices
will have the most effect on this measure.

- **A final Statistic is the 95% CONFIDENCE INTERVAL.** If the test is repeated many times, then in 95 percent of such tests the actual population mean will be in the indicated interval. This approximates the common interpretation that there is a 95 percent chance that the mean is in the specified interval. A narrow interval indicates that the mean may be taken as a reliable estimate of the correct figure.

The 95% CONFIDENCE INTERVAL is calculated as plus or minus 1.96 times the standard deviation divided by the square root of the sample size minus 1.

$$CI = \pm \frac{1.96x \text{ Standard Deviation}}{\text{Square Root of (Sample Size - 1)}}$$

TRIMMED SALES

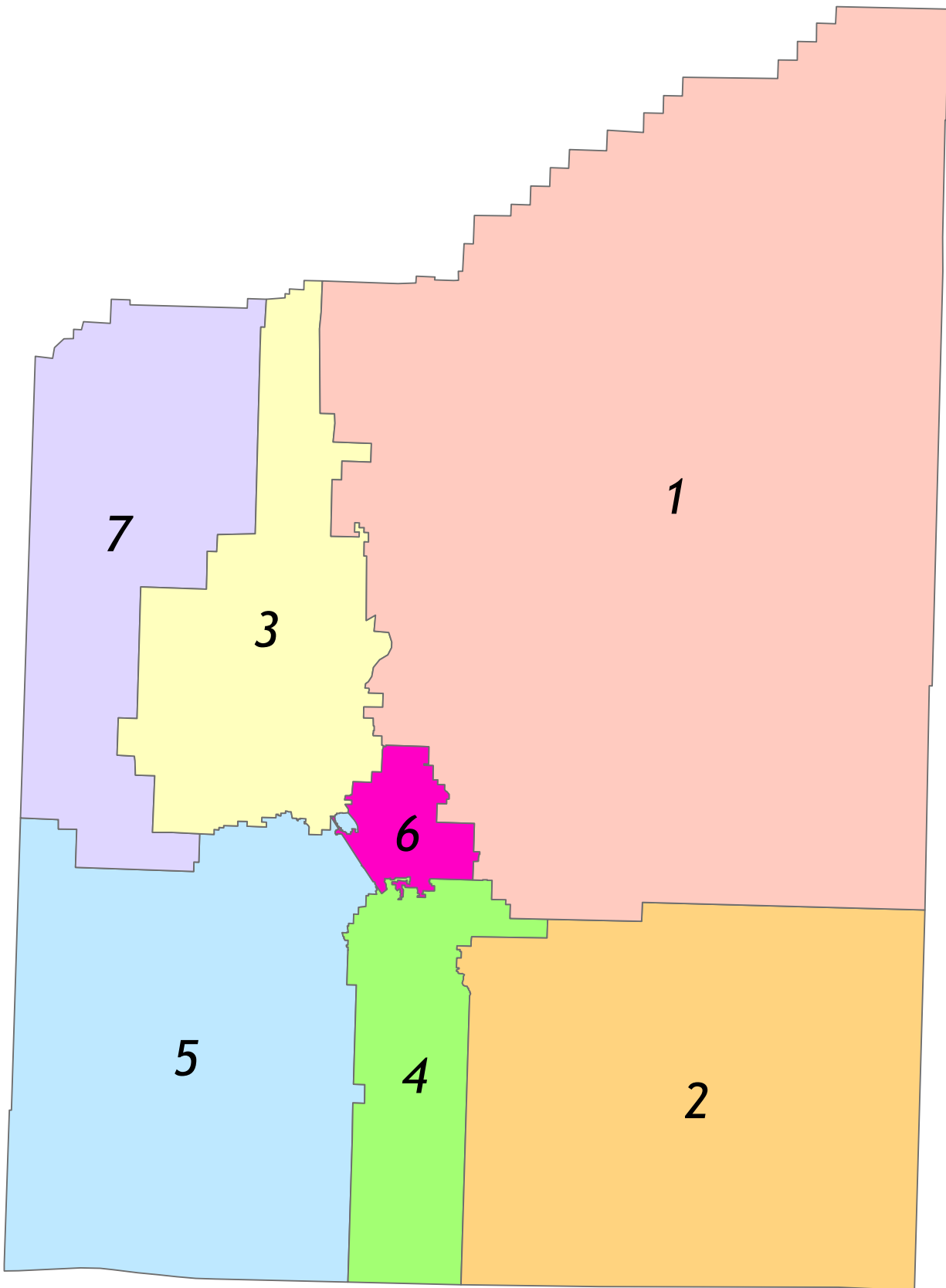
Outliers are extreme ratios at either end of the array as compared with the other ratios. They may not be representative of the general market and an analysis is made whether to trim them from the array, or leave them included. Part of this analysis is based on how much influence the outlier sales have over statistical measures. When trimming is warranted, Jackson County uses the D.O.R. approved Trimmed Mean & IQR Methods. When warranted, trimming was done during the initial calculation of ratios within the time-trend studies. Once a sale is trimmed, it is no longer used in any other studies.

TIME TREND ADJUSTMENT

A time adjustment is a change made to a sale price to reflect what the property would have sold for as of the assessment date. For a time trend, the Assessor may use a linear regression formula, by month or quarter, which when used, is displayed at the bottom each Study Area analysis under the Central Tendency graph. The application of a time adjustment requires a significant number of sales to occur during each quarter and should be based on well-supported analysis of the data.

These studies are included at the end of the ratio report.

Maintenance Areas Jackson County, Oregon



Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 1

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	400/401	1	01	000	93.	100.	93.	93.	13.21	1.02	<input type="checkbox"/>
2023	400/401	1	02	000	93.	100.	93.	93.	13.21	1.02	<input type="checkbox"/>
2023	406	1	02	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	100/101	1	03	000	90.	100.	89.	90.	8.66	1.00	<input type="checkbox"/>
2023	102	1	04	102	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	101/100/106	1	4	000	103.	100.	103.	103.	12.78	1.00	<input type="checkbox"/>
2023	101/100/106	1	05	000	103.	100.	103.	103.	12.78	1.00	<input type="checkbox"/>
2023	100/101	1	06	000	90.	100.	89.	90.	8.66	1.00	<input type="checkbox"/>
2023	100/101	1	07	000	108.	100.	108.	108.	12.56	1.00	<input type="checkbox"/>
2023	100/101	1	09	000	97.	100.	97.	97.	6.74	1.00	<input type="checkbox"/>
2023	400/401	1	10	000	110.	100.	110.	110.	7.73	1.02	<input type="checkbox"/>
2023	406	1	11	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	100/101	1	12	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	100/101	1	13	000	96.	100.	96.	96.	5.78	1.00	<input type="checkbox"/>
2023	100/101	1	14	000	85.	100.	84.	85.	4.24	1.00	<input type="checkbox"/>
2023	401	1	15	000	86.	100.	86.	86.	.00	1.00	<input type="checkbox"/>

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 2

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	2	01	000	95.	100.	94.	95.	7.24	1.00	<input type="checkbox"/>
2023	100/101	2	02	000	98.	100.	97.	98.	6.76	1.00	<input type="checkbox"/>
2023	100/101	2	03	000	108.	100.	111.	108.	11.17	1.00	<input type="checkbox"/>
2023	100/101	2	04	000	110.	100.	110.	110.	12.84	1.00	<input type="checkbox"/>
2023	100/101	2	05	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	06	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	08	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	09	000	100.	100.	100.	100.	9.90	1.01	<input type="checkbox"/>
2023	100/101	2	10	000	93.	100.	93.	93.	10.74	1.01	<input type="checkbox"/>
2023	100/101	2	11	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	12	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	13	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	14	000	95.	100.	94.	95.	7.24	1.00	<input type="checkbox"/>
2023	102	2	15	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	2	21	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	22	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	23	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	24	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	25	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	26	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	28	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	29	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 3

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC	
2023	100/101	3	01	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>	
2023	100/101	3	02	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>	
2023	100/101	3	03	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>	
2023	100/101	3	04	000	101.	100.	102.	101.	9.77	1.00	<input type="checkbox"/>	
2023	100/101	3	05	000	95.	100.	95.	95.	7.11	1.01	<input type="checkbox"/>	
2023	101	3	06	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>	
2023	100/101	3	07	000	112.	100.	114.	112.	8.03	1.00	<input type="checkbox"/>	
2023	102	3	08	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>	
2023	100/101	3	09	000	105.	100.	107.	105.	9.67	.98	<input type="checkbox"/>	
2023	100/101	3	10	000	93.	100.	92.	93.	5.53	1.00	<input type="checkbox"/>	
2023	100/101/106	3	15	000	110.	100.	111.	110.	16.77	.99	<input type="checkbox"/>	
2023	400	3	20	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	401	3	20	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	21	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	22	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	23	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	24	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	25	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	400/401	3	26	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	401	3	27	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>	
2023	406	3	28	281	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>	
2023	406	3	28	282	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>	
2023	406	3	28	283	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>	
2023	406	3	28	284	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>	

Summary of Ratio Indications 2023 Ratio Study

MAINTENANCE AREA 4

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	4	01	000	108.	100.	109.	108.	14.88	1.02	<input type="checkbox"/>
2023	100/101	4	02	000	108.	100.	109.	108.	14.88	1.02	<input type="checkbox"/>
2023	100/101	4	04	000	105.	100.	106.	105.	4.64	1.00	<input type="checkbox"/>
2023	101	4	08	000	93.	100.	93.	93.	7.14	1.00	<input type="checkbox"/>
2023	100/101	4	09	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	102	4	10	001	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	102	4	10	002	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	4	14	000	103.	100.	104.	103.	15.57	1.01	<input type="checkbox"/>

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 5

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	5	01	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	02	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	03	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	04	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	101	5	05	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	102	5	08	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	102	5	08	001	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	100/101	5	09	000	105.	100.	107.	105.	9.67	.98	<input type="checkbox"/>
2023	100/101	5	10	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	11	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	12	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	101	5	13	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	14	000	104.	100.	104.	104.	4.00	1.01	<input type="checkbox"/>
2023	400/401	5	20	000	104.	100.	105.	104.	13.81	1.00	<input type="checkbox"/>
2023	400/401	5	21	000	104.	100.	105.	104.	13.81	1.00	<input type="checkbox"/>
2023	400/401	5	22	000	102.	100.	103.	102.	13.20	1.00	<input type="checkbox"/>
2023	400/401	5	23	000	100.	100.	100.	100.	14.54	1.01	<input type="checkbox"/>
2023	400/401/406	5	23	160	100.	100.	100.	100.	14.54	1.01	<input type="checkbox"/>
2023	101	5	30	101	115.	100.	117.	115.	7.00	.99	<input checked="" type="checkbox"/>
2023	102	5	30	102	100.	100.	100.	100.	12.05	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	103	93.	100.	93.	93.	7.14	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	104	119.	100.	123.	119.	12.45	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	105	105.	100.	107.	105.	9.67	.98	<input checked="" type="checkbox"/>
2023	100/101	5	30	108	111.	100.	111.	111.	8.75	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	109	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	110	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	111	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	112	116.	100.	118.	116.	8.48	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	114	106.	100.	107.	106.	7.63	1.00	<input checked="" type="checkbox"/>

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 6

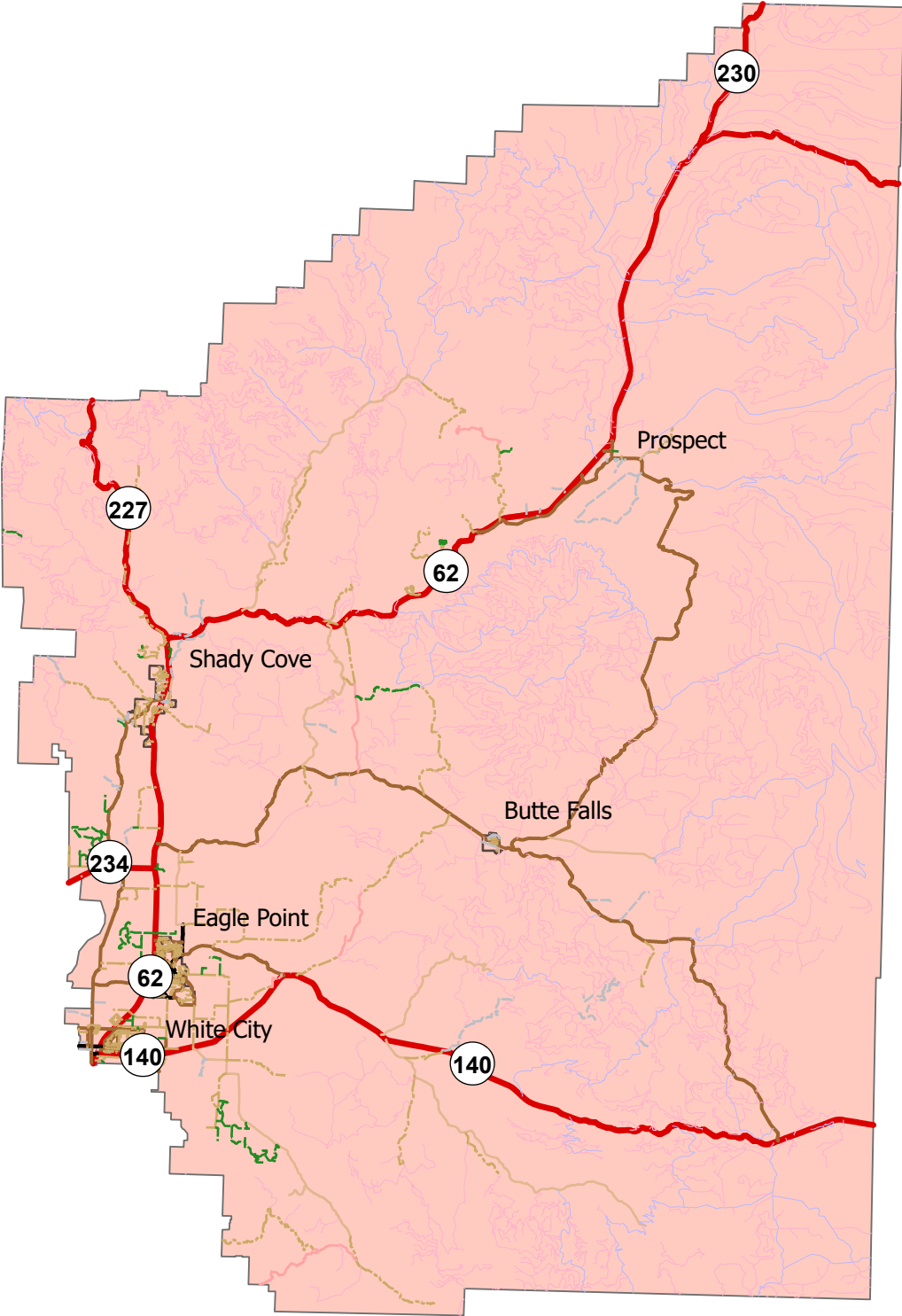
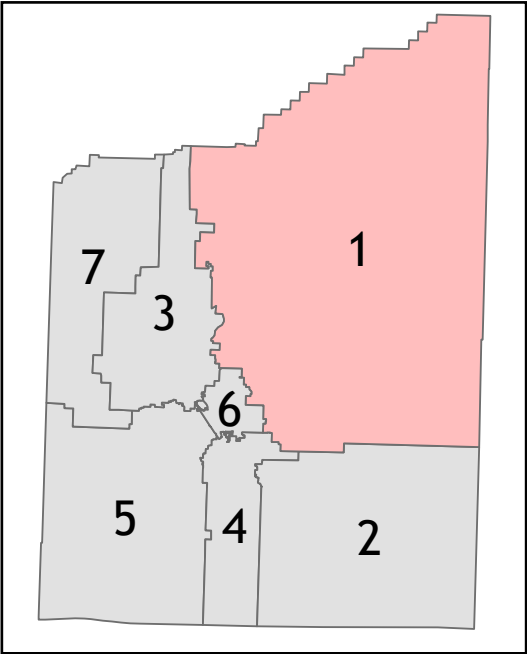
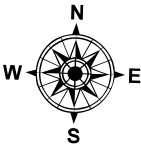
YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC	
2023	400/401	6	12	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	13	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	14	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	15	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	101	6	30	101	115.	100.	117.	115.	7.00	.99	<input checked="" type="checkbox"/>	
2023	102	6	30	102	100.	100.	100.	100.	12.05	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	103	93.	100.	93.	93.	7.14	1.00	<input checked="" type="checkbox"/>	
2023	101	6	30	104	119.	100.	123.	119.	12.45	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	105	105.	100.	107.	105.	9.67	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	107	104.	100.	104.	104.	8.29	1.01	<input checked="" type="checkbox"/>	
2023	100/101	6	30	108	111.	100.	111.	111.	8.75	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	109	125.	100.	128.	125.	15.13	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	110	125.	100.	128.	125.	15.13	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	111	118.	100.	119.	118.	10.75	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	112	109.	100.	109.	109.	7.76	1.00	<input checked="" type="checkbox"/>	
2023	100/101	6	30	113	106.	100.	107.	106.	8.05	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	114	99.	100.	99.	99.	5.53	1.00	<input checked="" type="checkbox"/>	

Summary of Ratio Indications 2023 Ratio Study

MAINTENANCE AREA 7

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	7	01	000	110.	100.	111.	110.	16.77	.99	<input type="checkbox"/>
2023	102	7	01	102	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	7	03	000	93.	100.	91.	93.	11.03	1.01	<input type="checkbox"/>
2023	406	7	04	000	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	406	7	05	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>

Maintenance Area 1



MA 1 STUDY AREA DESCRIPTIONS

MA 1 SA 1 - HIGH COUNTRY RURAL

High Country Rural is generally defined as the area north of Shady Cove and east to the county lines. Predominantly forested, the area is also used for recreation in the Lost Creek Lake, Fish Lake and Union Creek areas. This area includes Prospect, Union Creek, and Lake Creek. Rural residential use is concentrated along developed roadways. **RURAL**

MA 1 SA 2 - VALLEY RURAL

These are rural residential valley areas with river sites less than 20 acres in size and lowland areas southeast of the city of Eagle Point in rural White City and the Agate Desert. Generally, they consist of housing in the 1 to 3 Class range. This area has a larger than average number of manufactured homes on rural sites. All river property shall be located in NH 406. **RURAL**

MA 1 SA 3 - EAGLE POINT

The City of Eagle Point has a population of nearly 9200 and is located on Highway 62, approximately 7 miles north of Medford. This SA comprises an older neighborhood and generally includes homes in the Class 2 to 3 quality. Significant new construction began during the 1970's which consisted mainly of Class 3 quality homes. The Butte Crest Subdivision includes houses in the quality range of Classes 3 to 5. **NONHOMOGENEOUS**

MA 1 SA 4 - SHADY COVE

With a population of around 2300 and located about seventeen miles north of Medford, Shady Cove is a recreational community oriented around the Rogue River. Housing here is predominantly in the quality of Classes 2 to 4. The area has seen significant growth in popularity recently. All riverfront properties shall be located in NH 106. **RURAL**

MA 1 SA 4 NH 102 – SHADY COVE CONDOS

All condos in SA 4 shall be located in NH 102. **HOMOGENEOUS.**

MA 1 SA 5 - BUTTE FALLS

A small mountain town built during a logging boom in the early part of 20th century, Butte Falls is located approximately 25 miles northeast of Medford. The city is characterized by homes predominantly in the Class 2 to 3 range and the area is much slower to react to changes in the overall real estate market. Real estate value is much lower in this area than in properties located along the I-5 corridor. **RURAL**

MA 1 SA 6 - EAGLE POINT R-2

The City of Eagle Point, with a population of around 2300, is located 5 miles north of Medford. Study Area 6 consists of older neighborhoods with homes in the Class 2 to 3 range. There has been significant new development in this SA which typically consists of Class 3 homes built from 1970 to today. The Butte Crest subdivision includes slightly superior homes in the Class 3 to 5 range. **RURAL**

MA 1 SA 7 - WHITE CITY MODERATE

This SA consists of urban type subdivisions in the unincorporated White City area. Housing generally runs in the Class 2 and 3 quality categories. The area is located east of Highway 62, approximately three miles north of Medford. **RURAL**

MA 1 STUDY AREA DESCRIPTIONS

MA 1 SA 9 - EAGLE POINT TEAKWOOD MODERATE

This SA applies to part of each of the following maps: 35 1W 34DA and 34DD. **HOMOGENEOUS**

MA 1 SA 10 - WHITE CITY RVSS

This Study Area consists of areas south, east, and north of the White City subdivision area that are within the RVSS boundary which have properties able to use the district facilities. No properties should be moved from another SA to 10. **RURAL**

MA 1 SA 11 - RIVER-LARGE FARM PARCELS

Large acreages in this Study Area range from around 20 acres up to several hundred acres and are located on the Rogue River. They generally range from Shady Cove south to Little Butte Creek. **RURAL**

MA 1 SA 12 - MULTI-FAMILY

This Schedule Code applies to 2, 3 and 4-plex units on R-3 Zoned land in the towns of Eagle Point and Shady Cove. Code areas include: 9-01, 9-15, 9-20, 9-22, and 9-27. **RURAL**

MA 1 SA 13 - EP GOLF COURSE SUBDIVISION

This Study Area consists of all residential subdivisions which fall within the Eagle Point Golf Course area. This is an exclusive area within Eagle Point with homes typically ranging from Class 4 to 5. **HOMOGENEOUS**

MA 1 SA 14 - SOUTH EAGLE POINT

This schedule applies to newer subdivisions along Alta Vista Road and Shasta Avenue. **NONHOMOGENEOUS**

MA 1 SA 15 - CABINS

This area consists of all cabins that are on leased land (Fish Lake/Union Creek, etc). These units are typically class 2 with some class 3's. **RURAL**

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 1

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	400/401	1	01	000	93.	100.	93.	93.	13.21	1.02	<input type="checkbox"/>
2023	400/401	1	02	000	93.	100.	93.	93.	13.21	1.02	<input type="checkbox"/>
2023	406	1	02	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	100/101	1	03	000	90.	100.	89.	90.	8.66	1.00	<input type="checkbox"/>
2023	102	1	04	102	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	101/100/106	1	4	000	103.	100.	103.	103.	12.78	1.00	<input type="checkbox"/>
2023	101/100/106	1	05	000	103.	100.	103.	103.	12.78	1.00	<input type="checkbox"/>
2023	100/101	1	06	000	90.	100.	89.	90.	8.66	1.00	<input type="checkbox"/>
2023	100/101	1	07	000	108.	100.	108.	108.	12.56	1.00	<input type="checkbox"/>
2023	100/101	1	09	000	97.	100.	97.	97.	6.74	1.00	<input type="checkbox"/>
2023	400/401	1	10	000	110.	100.	110.	110.	7.73	1.02	<input type="checkbox"/>
2023	406	1	11	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	100/101	1	12	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	100/101	1	13	000	96.	100.	96.	96.	5.78	1.00	<input type="checkbox"/>
2023	100/101	1	14	000	85.	100.	84.	85.	4.24	1.00	<input type="checkbox"/>
2023	401	1	15	000	86.	100.	86.	86.	.00	1.00	<input type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
400	1	01	000	2023	3	HIGH COUNTRY RURAL	400	1	02	000	2023	4	VALLEY RURAL
401	1	01	000	2023	26	HIGH COUNTRY RURAL	401	1	02	000	2023	73	VALLEY RURAL

Adjustment Calculation Summary

Sample - Number of Sales	106
Population - Number of Accounts	5598
Sales as a percentage of the Population	1.89%
<i>Prior Year Population Values</i>	
Land Rmv	2,456,301,231
OSD RMV	200,483,250
Improvement RMV	788,900,338
Farm Improvement RMV	40,905,840
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	70.45%
	2,284,360,145
	70.08%
	5.75%
	200,483,250
	6.15%
	22.63%
	733,677,314
	22.51%
	1.17%
	40,905,840
	1.26%
Selected Ratio From Sales	107
Time Trend Adjustment	-4
Before Ratio	107
Overall Adjustment Factor	93
Land Adjustment Factor	93
OSD Adjustment Factor	100
Improvement Adjustment Factor	93
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

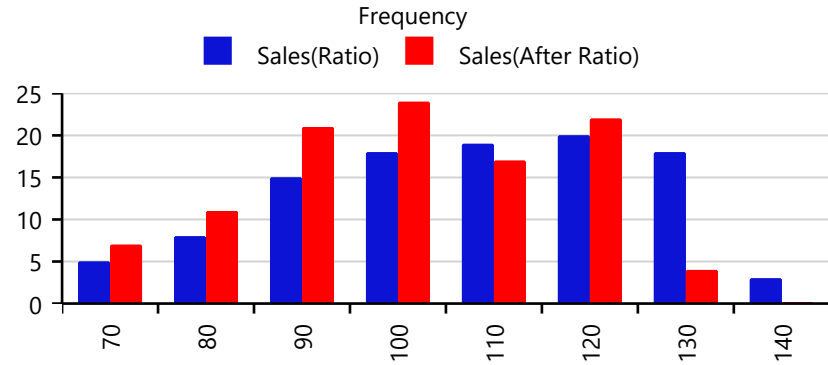
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	13.21	13.52	10.02*	13.81*	-
PRD	1.02	1.02	1.02*	1.02*	-

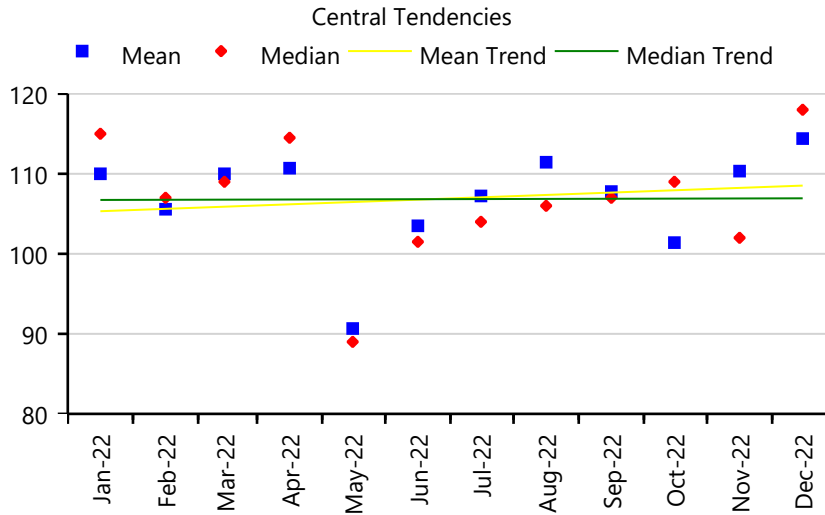
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	108	101
AAD	14.22	13.27
COD	13.23	13.21
Mean	107	100
SD	17.09	16.04
COV	15.96	15.99
Wtd Mean	105	98
GeoMean	106	99
PRD	1.02	1.02
95% Confidence	3.25	3.05

Number Of Sales 106



Month	Mean	Median	Sales
Jan-22	110	115	9
Feb-22	106	107	7
Mar-22	110	109	15
Apr-22	111	115	10
May-22	91	89	6
Jun-22	104	102	10
Jul-22	107	104	13
Aug-22	111	106	9
Sep-22	108	107	9
Oct-22	101	109	10
Nov-22	110	102	3
Dec-22	114	118	5

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT	
1	01	000	601	141	22	10217679	331E0000 01000	5717 ELK CR RD EAGLE POINT/COUNTY OR	9	2022-31814	78.64	141,832	415,130	556,962	779,427	Oct-22	1	71
1	01	000	601	131	22	10222893	341W1800 00400	2675 LONG BRANCH RD EAGLE POINT/COUN		2022-17213	40.03	350,830	104,470	455,300	625,552	May-22	2	73

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	02	000	601	128	22	10591971	341E3200 00203	6925 BUTTE FALLS HWY BUTTE FALLS/COUNT	2022-9613	21.97	274,030	118,490	392,520	531,816	Mar-22	3	74
1	02	000	401	141	30B	10231752	351W2000 01400	13615 AGATE RD EAGLE POINT/COUNTY OR	2022-17431	5.83	325,930	244,580	570,510	775,682	May-22	4	74
1	02	000	401	121	30B	10232483	351W2200 01600	14380 HWY 62 EAGLE POINT/COUNTY OR 97	2022-31882	6.73	353,490	32,890	386,380	521,168	Oct-22	5	74
1	02	000	401	131	30B	10604654	351W2600 01100	1840 REESE CR RD EAGLE POINT/COUNTY OR	2022-31253	10.00	307,090	156,300	463,390	585,221	Oct-22	6	79
1	02	000	400		30B	10265951	371W0100 00500	871 ALPINE RD EAGLE POINT/COUNTY OR	2022-3141	40.49	96,220	0	96,220	120,350	Jan-22	7	80
1	01	000	400	300	33	10512038	332E1700 00366	MANZANITA DR PROSPECT/COUNTY OR 975	2022-2006	0.63	47,610	2,740	50,350	62,446	Jan-22	8	81
1	02	000	409	942	16B	10266933	371E0600 07800	2440 WREN RIDGE DR EAGLE POINT/COUNTY	2022-7133	5.92	228,170	113,950	342,120	419,832	Dec-22	9	81
1	02	000	551	133	17	10237213	351E3200 00100	1477 WORTHINGTON RD EAGLE POINT/COUN	2022-3991	15.63	324,230	238,350	562,580	674,520	Feb-22	10	83
1	02	000	601	154	22	10614887	341W2000 02603	5151 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-12815	21.85	324,810	480,060	804,870	970,600	Apr-22	11	83
1	02	000	401	142	30B	10239580	361W0400 01300	890 NICK YOUNG RD EAGLE POINT/COUNTY	2022-18192	39.72	394,240	336,650	730,890	879,110	Jun-22	12	83
1	02	000	401	122	30B	10254272	341W3400 01702	2975 HAMMEL RD EAGLE POINT/COUNTY OR	2022-32294	2.00	289,070	106,160	395,230	476,736	Oct-22	13	83
1	01	000	600		22	10245831	371E2100 00600	ANTELOPE RD E EAGLE POINT/COUNTY OR 9	2022-16635	40.00	321,160	0	321,160	372,165	May-22	14	86
1	02	000	409	952	16B	10264438	361W36D0 01800	125 CRAIGLEA DR EAGLE POINT/COUNTY OR	2022-21371	5.02	255,650	110,580	366,230	421,572	Jul-22	15	87
1	01	000	400		33	10912113	341E2100 00214	CROWFOOT RD BUTTE FALLS/COUNTY OR 97	2022-8146	4.83	150,680	0	150,680	169,260	Mar-22	16	89
1	02	000	401	141	30B	10230000	351W1700 00204	145 BUCKINGHAM CIR EAGLE POINT/COUNTY	2022-21970	5.18	280,190	315,080	595,270	671,643	Jul-22	17	89
1	02	000	409	952	16A	10223231	341W20A0 04700	130 KITTY DR EAGLE POINT/COUNTY OR	2022-26174	1.02	289,880	82,850	372,730	418,370	Aug-22	18	89
1	02	000	401	144	30B	10230588	351W1800 00101	14833 AVALON DR EAGLE POINT/COUNTY OR	2022-18830	5.66	290,000	395,920	685,920	757,408	Jun-22	19	91
1	02	000	551	143	17	10242438	361E0500 00701	2367 BROWNSBORO-MERIDIAN RD EAGLE PO	2022-27932	21.68	340,350	399,330	739,680	809,996	Sep-22	20	91
1	02	000	401	141	30B	10254688	351W0400 01104	1350 HAMMEL RD EAGLE POINT/COUNTY OR	2022-4842	9.92	355,080	368,050	723,130	785,253	Feb-22	21	92
1	02	000	401	131	16B	10613572	351W3500 02201	1000 BROWNSBORO HWY EAGLE POINT/COU	2022-9989	0.75	225,850	192,480	418,330	455,101	Mar-22	22	92
1	02	000	409	973	16B	10589997	361W0400 00603	822 LINN RD EAGLE POINT/COUNTY OR	2022-16498	10.12	295,880	195,190	491,070	531,048	May-22	23	92
1	01	000	409	963	16A	10512689	323E2700 00800	489 RED BLANKET RD PROSPECT/COUNTY OR	2022-19462	1.01	193,680	145,350	339,030	366,825	Jun-22	24	92
1	02	000	401	151	30B	11004800	341W3200 01604	525 HUGIE LN EAGLE POINT/COUNTY OR	2022-23709	5.52	296,950	497,150	794,100	867,831	Jul-22	25	92
1	01	000	401	300	33	10511447	332E1700 00304	215 EVERGREEN DR PROSPECT/COUNTY OR	2022-9368	1.64	183,360	41,360	224,720	241,975	Mar-22	26	93
1	01	000	601	142	22	10540321	352E0800 01300	1501 N OBENCHAIN RD BUTTE FALLS/COUNT	2022-14246	39.98	350,770	281,400	632,170	680,750	Apr-22	27	93
1	02	000	409	953	16A	10267516	371E0800 04600	8509 TENINO TERR EAGLE POINT/COUNTY O	2022-27012	5.06	229,430	141,450	370,880	393,374	Aug-22	28	94
1	02	000	409	300	16A	10236053	351W3400 02600	12121 HWY 62 EAGLE POINT/COUNTY OR 97	2022-21783	7.58	336,060	17,330	353,390	369,761	Jun-22	29	96
1	01	000	401	131	30A	10512832	323E2700 02200	460 RED BLANKET RD PROSPECT/COUNTY OR	2022-26783	2.30	198,130	158,450	356,580	369,788	Aug-22	30	96
1	02	000	401	131	30A	10249826	361W09D0 01400	9250 HWY 62 EAGLE POINT/COUNTY OR 975	2022-13441	0.99	285,560	150,390	435,950	447,166	Apr-22	31	97
1	01	000	401	138	30A	10515327	332E10C0 02100	2380 MILL CR DR PROSPECT/COUNTY OR 97	2022-19210	1.97	144,660	181,140	325,800	337,410	Jun-22	32	97
1	02	000	409	962	17	10265741	371W0100 00113	566 ALPINE RD EAGLE POINT/COUNTY OR 97	2022-29510	195.88	2,945,190	365,590	3,310,780	3,409,212	Sep-22	33	97
1	02	000	409	952	30A	10603569	351W1700 00212	546 CRESCENT DR EAGLE POINT/COUNTY OR	2022-29301	5.05	294,020	113,410	407,430	420,623	Sep-22	34	97

JACKSON County 2023 Ratio Study

Included Sales

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1	02	000	401	132	30A	10253703	341W2800 00901	19281 HWY 62 EAGLE POINT/COUNTY OR 97	2022-24317	14.78	329,980	129,990	459,970	467,163	Aug-22	35	98
1	02	000	409	952	16A	10266170	371E0600 00102	4599 ANTELOPE RD E EAGLE POINT/COUNTY	2022-22904	3.74	224,840	163,810	388,650	392,720	Jul-22	36	99
1	02	000	409	962	30A	10620992	351W2600 01692	1290 REESE CR RD EAGLE POINT/COUNTY OR	2022-34407	5.51	296,950	144,140	441,090	443,443	Nov-22	37	99
1	02	000	409	962	16A	10603836	351W1800 00134	196 FLAMINGO AVE EAGLE POINT/COUNTY O	2022-8069	5.04	300,210	134,270	434,480	435,060	Mar-22	38	100
1	01	000	409	962	16A	10248335	373E1600 00801	12272 S F LITTLE BUTTE CR EAGLE POINT/COU	2022-23841	2.32	235,800	153,360	389,160	388,167	Jul-22	39	100
1	02	000	409	952	16B	10267281	371E0800 02300	496 WREN RIDGE DR EAGLE POINT/COUNTY	2022-2413	5.01	213,860	174,050	387,910	384,560	Jan-22	40	101
1	02	000	409	952	16A	10265378	361E3000 00800	2528 ANTELOPE RD E EAGLE POINT/COUNTY	2022-8817	3.25	291,880	113,100	404,980	401,513	Mar-22	41	101
1	01	000	401	123	30A	10216071	331W0800 01100	5432 HWY 227 EAGLE POINT/COUNTY OR 97	2023-2490	0.70	172,980	55,040	228,020	223,493	Nov-22	42	102
1	02	000	409	952	16A	10230140	351W1700 00220	1996 HWY 234 EAGLE POINT/COUNTY OR	2022-3244	5.25	276,620	114,420	391,040	375,453	Jan-22	43	104
1	02	000	409	962	16A	10537181	341E2800 00300	848 CROWFOOT RD BUTTE FALLS/COUNTY O	2022-15069	4.87	293,620	141,040	434,660	418,648	May-22	44	104
1	02	000	401	131	33	10239044	361W02D0 00900	1092 STEVENS RD EAGLE POINT/COUNTY OR	2022-22930	1.00	286,810	121,780	408,590	392,560	Jul-22	45	104
1	02	000	409	952	16A	10237945	351E3100 00801	3505 BROWNSBORO HWY EAGLE POINT/COU	2022-23998	1.50	287,940	121,610	409,550	393,040	Jul-22	46	104
1	01	000	401	121	30B	10513594	323E29DD 00500	357 M LANE PROSPECT/COUNTY OR	2022-4188	0.93	180,240	84,350	264,590	250,484	Feb-22	47	106
1	02	000	400		30A	10227607	351W0700 00314	WEDGEWOOD DR EAGLE POINT/COUNTY OR	2022-11861	6.13	205,940	0	205,940	194,100	Apr-22	48	106
1	02	000	401	131	30A	10242550	361E0500 01600	5020 BROWNSBORO HWY EAGLE POINT/COU	2022-20951	7.36	363,240	142,570	505,810	475,155	Jun-22	49	106
1	02	000	551	152	17	10238702	361W01C0 01700	1930 STEVENS RD EAGLE POINT/COUNTY OR	2022-25056	80.23	1,022,660	992,210	2,014,870	1,894,585	Aug-22	50	106
1	01	000	401	131	30B	10515935	332E1100 02700	1760 MILL CR DR PROSPECT/COUNTY OR 97	2022-28443	2.00	194,030	204,600	398,630	377,492	Sep-22	51	106
1	01	000	401	131	30B	10515422	332E10C0 03000	41055 HWY 62 PROSPECT/COUNTY OR 9752	2022-6074	3.48	188,250	199,540	387,790	361,988	Feb-22	52	107
1	02	000	401	131	33	10250771	331W36AA 01000	27321 HWY 62 EAGLE POINT/COUNTY OR	2022-28848	0.34	159,020	194,050	353,070	331,183	Sep-22	53	107
1	02	000	401	131	30A	10238218	361W01A0 01300	304 AYRES ST EAGLE POINT/COUNTY OR 975	2022-5560	5.09	272,090	205,910	478,000	441,924	Feb-22	54	108
1	02	000	409	942	30B	10223352	341W20A0 02900	25 LONG BRANCH RD EAGLE POINT/COUNTY	2022-10729	6.43	297,340	173,030	470,370	436,050	Mar-22	55	108
1	02	000	609	963	22	10221651	341W0400 00500	844 RAGSDALE RD EAGLE POINT/COUNTY OR	2022-29731	7.32	355,460	162,350	517,810	480,441	Oct-22	56	108
1	02	000	401	142	33	10265157	361E1900 00900	1050 YANKEE CR RD EAGLE POINT/COUNTY O	2022-8095	2.64	300,120	451,270	751,390	686,712	Mar-22	57	109
1	02	000	401		30A	10661750	351E0000 07602	3444 BUTTE FALLS HWY EAGLE POINT/COUNT	2022-18711	123.36	570,170	0	570,170	523,648	Jun-22	58	109
1	02	000	601	142	22	10853918	341W0400 00563	580 RAGSDALE RD EAGLE POINT/COUNTY OR	2022-23122	5.26	350,840	418,820	769,660	697,220	Jul-22	59	110
1	01	000	401	144	30B	10237457	351E0000 11300	1445 S OBENCHAIN RD EAGLE POINT/COUNT	2022-27047	39.32	376,020	261,720	637,740	582,094	Sep-22	60	110
1	01	000	409	963	16B	10538013	342E0000 04701	3735 COBLEIGH RD BUTTE FALLS/COUNTY OR	2022-31190	10.00	259,110	331,970	591,080	535,626	Oct-22	61	110
1	02	000	401	141	30B	10221678	341W0400 00502	1134 RAGSDALE RD EAGLE POINT/COUNTY O	2022-13012	5.18	350,650	151,530	502,180	451,841	Apr-22	62	111
1	02	000	409	152	16A	10235342	351W3200 03000	786 MOUNT CASTLE DR EAGLE POINT/COUN	2022-19346	5.76	325,450	515,370	840,820	756,585	Jun-22	63	111
1	02	000	401	952	16A	10234881	351W3300 00204	805 BRENTWOOD DR EAGLE POINT/COUNTY	2022-23925	5.21	311,690	116,330	428,020	380,835	Jul-22	64	112
1	02	000	401	131	30B	10250668	331W3500 00900	46 BUSCH RD EAGLE POINT/COUNTY OR 975	2022-28856	6.37	298,890	132,190	431,080	380,496	Sep-22	65	113
1	02	000	401	143	30A	10232272	351W2100 00808	1080 LEXINGTON DR EAGLE POINT/COUNTY	2022-515	2.02	288,060	375,400	663,460	575,160	Jan-22	66	115

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1	02	000	401	141	33	10221716	341W0400 00513	1455 MADERA DR EAGLE POINT/COUNTY OR	2022-16329	9.20	338,080	345,080	683,160	592,654	May-22	67	115
1	01	000	601	953	22	10637275	332E1800 00307	2566 LEWIS RD PROSPECT/COUNTY OR 9753	2022-23297	13.60	279,350	198,570	477,920	417,393	Jul-22	68	115
1	02	000	401	141	30A	10234776	351W3300 00138	1010 DAHLIA TERR EAGLE POINT/COUNTY OR	2022-624	6.84	289,910	219,250	509,160	440,778	Jan-22	69	116
1	02	000	401	131	30B	10238631	361W01C0 01300	1780 STEVENS RD EAGLE POINT/COUNTY OR	2022-34475	2.95	294,190	51,890	346,080	298,013	Dec-22	70	116
1	01	000	401	144	30A	10547493	341W2400 00301	4175 INDIAN CR RD EAGLE POINT/COUNTY O	2022-12739	35.06	311,690	398,710	710,400	605,688	Mar-22	71	117
1	02	000	401	158	33	10228000	351W0700 00355	473 LEAFWOOD DR EAGLE POINT/COUNTY O	2022-28613	5.34	276,800	674,220	951,020	815,760	Sep-22	72	117
1	02	000	409	963	16B	10230181	351W1700 00224	99 ROGUE RIVER DR EAGLE POINT/COUNTY O	2022-31152	5.13	275,400	269,870	545,270	466,193	Oct-22	73	117
1	02	000	409	952	16B	10660170	361E0000 13202	4125 ANTELOPE RD E EAGLE POINT/COUNTY	2022-12636	5.00	295,820	95,550	391,370	332,362	Apr-22	74	118
1	02	000	401	132	30B	10226238	341E3400 02401	9514 BUTTE FALLS HWY BUTTE FALLS/COUNT	2022-12446	5.00	261,270	180,410	441,680	373,874	Apr-22	75	118
1	02	000	551	131	17	10254604	351W0400 00200	2110 HAMMEL RD EAGLE POINT/COUNTY OR	2022-20972	19.32	468,010	197,310	665,320	563,155	Jun-22	76	118
1	02	000	401	154	30A	10226706	351W0300 00501	17525 HWY 62 EAGLE POINT/COUNTY OR 97	2022-34689	7.16	296,980	667,900	964,880	817,786	Dec-22	77	118
1	02	000	401	141	30A	10212605	361W11DB 00600	644 VISTA PARK DR EAGLE POINT OR 97524	2022-11399	1.23	351,760	414,010	765,770	641,743	Mar-22	78	119
1	02	000	550		17	10264103	361W2400 00401	ANTELOPE RD EAGLE POINT/COUNTY OR 975	2022-31708	10.82	460,850	0	460,850	387,153	Oct-22	79	119
1	02	000	401	121	30B	10798853	331E0000 09301	665 TAKELMA DR EAGLE POINT/COUNTY OR	2022-3719	114.02	1,073,840	141,560	1,215,400	1,011,570	Feb-22	80	120
1	02	000	401	151	33	10707784	361E0000 01803	3000 MERIDIAN RD EAGLE POINT/COUNTY O	2022-30818	3.00	382,680	340,670	723,350	594,360	Oct-22	81	122
1	02	000	401	121	33	10265165	361E1900 01000	994 YANKEE CR RD EAGLE POINT/COUNTY OR	2022-36141	1.70	268,420	15,830	284,250	232,767	Dec-22	82	122
1	01	000	601	142	22	10572554	371E1600 00218	8112 ANTELOPE RD E EAGLE POINT/COUNTY	2022-4767	11.50	273,500	375,760	649,260	528,907	Feb-22	83	123
1	01	000	601	131	22	10514874	332E0900 01201	870 CASCADE GORGE RD PROSPECT/COUNTY	2022-10656	40.93	353,620	62,950	416,570	338,660	Mar-22	84	123
1	02	000	551	132	17	10238005	351E3100 00901	2975 BROWNSBORO HWY EAGLE POINT/COU	2022-22354	54.68	715,300	171,480	886,780	716,349	Jul-22	85	124
1	02	000	409	952	16B	10217231	331W36BD 00108	26691 HWY 62 EAGLE POINT/COUNTY OR	2022-1489	1.20	297,250	133,820	431,070	341,155	Jan-22	86	126
1	01	000	409	952	16B	10515058	332E1000 01600	2211 MILL CREEK DR PROSPECT/COUNTY OR	2022-8748	1.00	211,430	173,260	384,690	304,794	Mar-22	87	126
1	01	000	609	300	22	10689245	341E1600 00200	2525 CROWFOOT RD BUTTE FALLS/COUNTY	2022-12565	44.30	350,330	1,370	351,700	280,191	Apr-22	88	126
1	02	000	401		30B	10228936	351W1200 00300	2490 BUTTE FALLS HWY EAGLE POINT/COUNT	2022-11556	15.89	340,000	0	340,000	266,833	Apr-22	89	127
1	01	000	601	122	22	10540701	352E0000 05700	1175 N OBENCHAIN RD BUTTE FALLS/COUNT	2022-24777	40.00	360,260	40,250	400,510	314,880	Aug-22	90	127
1	02	000	400		30B	10266007	371W1200 00100	1102 ALPINE RD EAGLE POINT/COUNTY OR	2022-3519	40.00	123,440	0	123,440	96,270	Jan-22	91	128
1	01	000	401	138	33	10740084	323E2700 02801	476 RED BLANKET RD PROSPECT/COUNTY OR	2022-12036	3.14	215,590	147,710	363,300	284,386	Apr-22	92	128
1	01	000	401	300	30B	10541936	353E1900 00402	3950 FISH LAKE RD BUTTE FALLS/COUNTY OR	2022-22970	8.74	271,910	1,090	273,000	213,072	Jul-22	93	128
1	02	000	401	153	22	10593614	351W0500 00206	2707 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-8079	20.74	535,360	809,650	1,345,010	1,039,203	Mar-22	94	129
1	02	000	409	962	16A	10228075	351W0700 00362	945 LEAFWOOD DR EAGLE POINT/COUNTY O	2022-25634	5.57	301,340	119,590	420,930	325,083	Aug-22	95	129
1	02	000	401	131	33	10236833	351W3600 01303	678 AYRES ST EAGLE POINT/COUNTY OR 975	2022-24463	2.11	278,680	72,730	351,410	270,243	Jul-22	96	130
1	02	000	401	142	33	10664651	361W36A0 01100	1350 DRY CR RD EAGLE POINT/COUNTY OR 9	2022-33461	11.14	310,660	338,180	648,840	497,600	Nov-22	97	130
1	01	000	601	300	22	10511658	332E1700 00326	225 FLOUNCE ROCK RD PROSPECT/COUNTY	2022-26441	32.48	324,720	174,030	498,750	382,075	Aug-22	98	131

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1	01	000	601	118	22	10577511	371E3600 00201	12366 ANTELOPE RD E EAGLE POINT/COUNTY	2022-30302	19.00	236,910	34,930	271,840	208,110	Oct-22	99	131
1	02	000	601	132	22	10823930	341W0400 00561	572 RAGSDALE DR EAGLE POINT/COUNTY OR	2022-8367	5.89	328,840	194,980	523,820	396,240	Mar-22	100	132
1	02	000	401	300	30B	10223709	341W2200 01103	2673 INDIAN CR RD EAGLE POINT/COUNTY O	2022-18167	4.28	234,990	8,330	243,320	184,559	Jun-22	101	132
1	02	000	541	142	17	10232491	351W2200 01700	14356 HWY 62 EAGLE POINT/COUNTY OR 97	2022-27621	6.36	336,080	571,180	907,260	686,313	Sep-22	102	132
1	02	000	409	952	16A	10255293	351W1500 00502	15641 HWY 62 EAGLE POINT/COUNTY OR 97	2022-25374	6.00	338,890	53,250	392,140	294,485	Aug-22	103	133
1	02	000	401	143	30B	10255285	351W1500 00501	15665 HWY 62 EAGLE POINT/COUNTY OR 97	2022-35381	2.71	271,500	441,790	713,290	529,513	Dec-22	104	135
1	01	000	401	121	30B	10509488	323E3200 00102	352 RED BLANKET RD PROSPECT/COUNTY OR	2022-10825	0.59	128,920	32,150	161,070	116,340	Mar-22	105	138
1	02	000	409	941	16B	10228288	351W0800 00415	123 IRONWOOD DR EAGLE POINT/COUNTY O	2022-1068	5.22	279,710	33,470	313,180	225,718	Jan-22	106	139

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
406	1	02	406	2023	5	UNIMPROVED RIVER	406	1	11	406	2023		UNIMPROVED RIVER
406	3	28	281	2023		UPPER RIVER FRONTAGE	406	3	28	282	2023	2	MIDDLE RVR FRONTAGE
406	3	28	283	2023	8	LOWER RIVER FRONTAGE	406	3	28	284	2023		RIVER FRONTAGE
406	7	04	000	2023	4	REC RIVER SITE	406	7	05	406	2023	8	UNIMPROVED RIVER

Adjustment Calculation Summary

Sample - Number of Sales	27
Population - Number of Accounts	898
Sales as a percentage of the Population	3.01%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	312,437,172	52.47%	328,059,031
OSD RMV	23,551,670	3.96%	23,551,670
Improvement RMV	254,140,730	42.68%	269,389,174
Farm Improvement RMV	5,356,510	0.90%	5,356,510

Selected Ratio From Sales	95
Time Trend Adjustment	-4

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	106
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

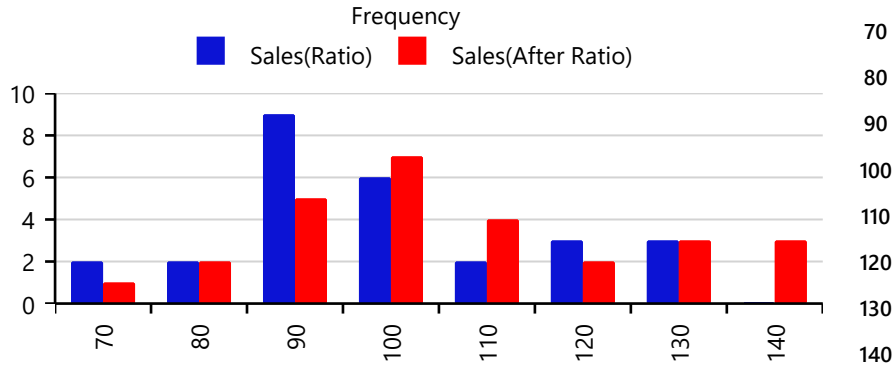
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.41	-	-	-	-
PRD	1.03	-	-	-	-

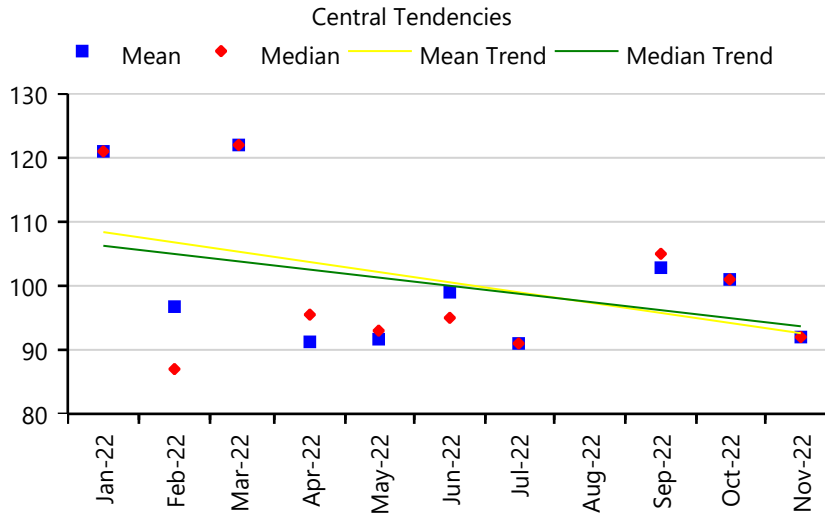
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	13.78	14.41
COD	14.50	14.41
Mean	100	105
SD	17.69	18.55
COV	17.75	17.70
Wtd Mean	97	102
GeoMean	98	103
PRD	1.03	1.03
95% Confidence	6.67	7.00

Number Of Sales 27



Month	Mean	Median	Sales
Jan-22	121	121	1
Feb-22	97	87	4
Mar-22	122	122	2
Apr-22	91	96	4
May-22	92	93	3
Jun-22	99	95	3
Jul-22	91	91	1
Sep-22	103	105	6
Oct-22	101	101	2
Nov-22	92	92	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	28	283	406	131	30B	10178441	364W24D0 01200	1316 ROGUE RIVER HWY CENTRAL POINT/CO	2022-11286	0.44	201,560	273,730	475,290	677,200	Apr-22	1	70
1	02	406	406	131	30B	10251907	341W03B0 02800	100 MEADOW LN EAGLE POINT/COUNTY OR	2022-20452	1.59	379,740	99,340	479,080	660,893	Jun-22	2	72
3	28	283	406	141	30B	10165334	363W17DD 00900	2122 SECOND AVE CENTRAL POINT/COUNTY	2022-30442	0.38	203,150	379,970	583,120	751,488	Sep-22	3	78
3	28	283	406	133	30B	10729648	363W19B0 00301	790 ROGUE RIVER HWY CENTRAL POINT/COU	2022-5654	0.53	206,740	339,250	545,990	675,054	Feb-22	4	81
7	05	406	406	131	33	10302215	364W27B0 00200	4828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-7045	0.24	262,480	125,150	387,630	456,823	Feb-22	5	85
1	02	406	406	973	16B	10251923	341W03B0 03000	84 MEADOW LN EAGLE POINT/COUNTY OR	2022-4729	0.67	412,700	164,320	577,020	650,498	Feb-22	6	89
3	28	283	406	132	33	10165286	363W17DD 00400	1994 SECOND AVE CENTRAL POINT/COUNTY	2022-17236	0.70	208,220	261,480	469,700	526,878	May-22	7	89
7	05	406	406	143	33	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR	2022-28704	1.84	302,750	248,380	551,130	621,200	Sep-22	8	89
1	02	406	406	151	30A	10251575	341W03A0 01101	24722 HWY 62 EAGLE POINT/COUNTY OR	2022-14032	0.71	270,900	324,090	594,990	660,328	Apr-22	9	90
3	28	282	406	141	30A	10163877	363W1000 03300	1429 UPPER RIVER RD CENTRAL POINT/COUN	2022-21915	9.33	574,010	406,630	980,640	1,078,660	Jul-22	10	91
3	28	283	406	148	30A	10178190	364W24C0 01600	1408 ROGUE RIVER HWY CENTRAL POINT/CO	2022-33336	1.17	329,700	382,530	712,230	774,852	Nov-22	11	92
7	05	406	406	143	30A	10299171	364W20D0 01800	331 FIELDER LN ROGUE RIVER/COUNTY OR	2022-16568	1.40	335,960	392,960	728,920	780,080	May-22	12	93
3	28	283	406	141	33	10177063	363W17CD 00500	2394 LAMPMAN RD CENTRAL POINT/COUNT	2022-17171	1.31	214,880	263,060	477,940	512,243	May-22	13	93
7	05	406	406	153	30A	10301850	364W26D0 00600	2828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-19354	0.84	291,050	505,680	796,730	840,048	Jun-22	14	95
7	05	406	406	141	33	10301411	364W22C0 02700	5369 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-29516	1.21	254,320	367,670	621,990	645,219	Sep-22	15	96
7	04	000	806		30A	10302661	364W29B0 00900	7160 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-13316	0.32	157,240	0	157,240	155,535	Apr-22	16	101
7	05	406	406	131	30B	10301787	364W2600 01300	3296 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30380	0.69	289,240	144,940	434,180	431,129	Oct-22	17	101
7	04	000	806	300	30B	10299163	364W20D0 01700	333 FIELDER LN ROGUE RIVER/COUNTY OR	2022-31318	0.73	189,670	5,930	195,600	193,460	Oct-22	18	101
1	02	406	406		30A	10219426	331E3200 01202	29450 HWY 62 EAGLE POINT/COUNTY OR	2022-14546	1.40	342,770	0	342,770	330,718	Apr-22	19	104
7	04	000	806		33	10298881	364W20C0 00800	ROGUE RIVER HWY ROGUE RIVER/COUNTY O	2022-7930	0.62	180,960	0	180,960	164,339	Mar-22	20	110
7	05	406	406	153	30B	10300677	364W21B0 02400	8158 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30125	1.12	283,670	634,080	917,750	805,872	Sep-22	21	114
3	28	283	406	942	16B	10165278	363W17DD 00300	1974 SECOND AVE CENTRAL POINT/COUNTY	2022-27557	0.69	212,570	61,300	273,870	228,066	Sep-22	22	120
3	28	282	606	153	22	10553608	363W1100 01801	1957 UPPER RIVER RD CENTRAL POINT/COUN	2022-27610	4.95	567,540	676,560	1,244,100	1,036,770	Sep-22	23	120
1	02	406	406	133	30B	10253892	341W3200 00801	3230 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-2393	7.61	550,360	264,170	814,530	673,470	Jan-22	24	121
3	28	283	406	131	30A	10166574	363W22B0 00900	300 LAMPMAN RD CENTRAL POINT/COUNTY	2022-18099	1.93	301,170	257,480	558,650	429,792	Jun-22	25	130
7	05	406	406	143	30B	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR	2022-5643	1.84	302,750	248,380	551,130	416,794	Feb-22	26	132
7	04	000	806		30B	10300034	364W21AB 00700	8730 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-8420	1.20	226,830	0	226,830	169,313	Mar-22	27	134

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
100	1	03	000	2023	1	EAGLE POINT TOWN	100	1	06	000	2023		EAGLE POINT R-2 ZONE
101	1	03	000	2023	33	EAGLE POINT TOWN	101	1	06	000	2023	73	EAGLE POINT R-2 ZONE

Adjustment Calculation Summary

Sample - Number of Sales	107
Population - Number of Accounts	1871
Sales as a percentage of the Population	5.72%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	287,781,342	47.21%	259,003,208	47.10%
OSD RMV	41,139,858	6.75%	41,139,858	7.48%
Improvement RMV	280,664,280	46.04%	249,791,209	45.42%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	111
RMV Adjustment	100

Before Ratio	111
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Overall Adjustment Factor	90
Land Adjustment Factor	90
OSD Adjustment Factor	100
Improvement Adjustment Factor	89
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment needed.

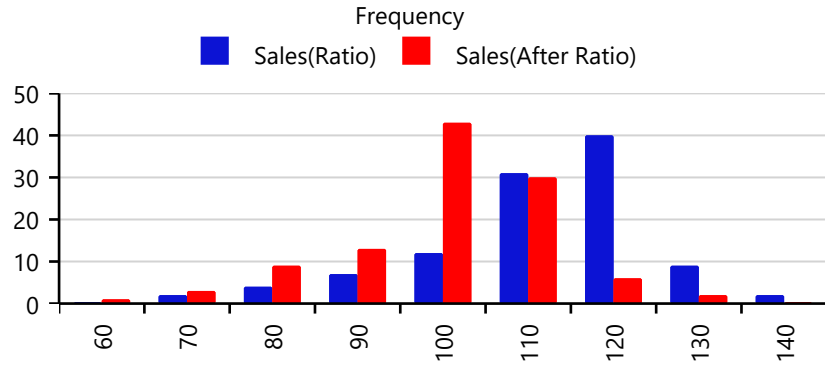
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	8.66	9.09	6.66*	-	-
PRD	1.00	1.00	1.00*	-	-

(* Indicates years may not reflect after ratio values)

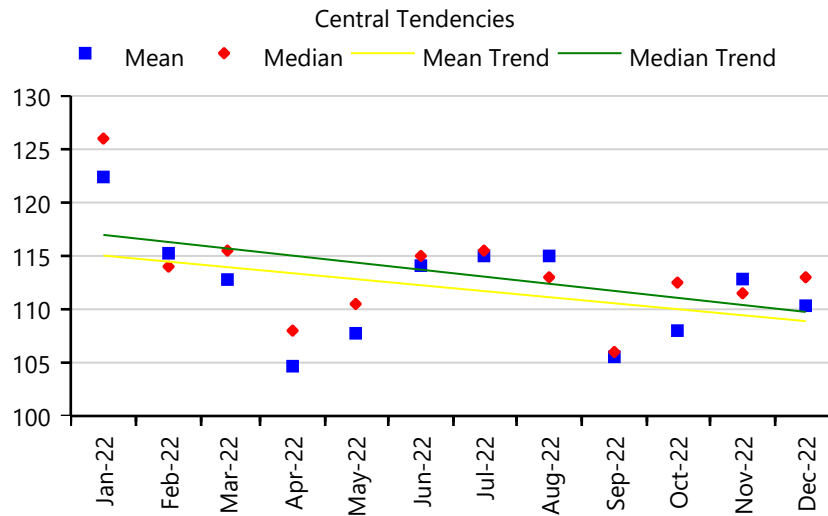
JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	0	1
70	2	3
80	4	9
90	7	13
100	12	43
110	31	30
120	40	6
130	9	2
140	2	0

	Sales (Ratio)	Sales (After Ratio)
Median	113	102
AAD	9.93	8.83
COD	8.78	8.66
Mean	111	100
SD	13.62	12.06
COV	12.26	12.05
Wtd Mean	112	100
GeoMean	110	99
PRD	1.00	1.00
95% Confidence	2.58	2.28

Number Of Sales 107



Month	Mean	Median	Sales
Jan-22	122	126	5
Feb-22	115	114	12
Mar-22	113	116	14
Apr-22	105	108	15
May-22	108	111	12
Jun-22	114	115	11
Jul-22	115	116	6
Aug-22	115	113	5
Sep-22	106	106	11
Oct-22	108	113	4
Nov-22	113	112	6
Dec-22	110	113	6

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	03	000	121	131	30A	10206018	361W03AA 03400	148 NAPA ST EAGLE POINT OR 97524	2022-27891	0.22	163,640	37,910	201,550	295,000	Sep-22	1	68

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	03	000	101	131	30B	10208230	361W03BA 10700	704 ELM WAY EAGLE POINT OR	2022-12609	0.22	161,640	105,510	267,150	359,900	Apr-22	2	74
1	06	000	101	131	30B	10207098	361W03AC 00900	142 KELSO ST EAGLE POINT OR 97524	2022-14244	0.15	196,390	33,390	229,780	295,000	Apr-22	3	78
1	03	000	109	962	16B	10662481	361W03DB 00720	156 MEADOW LN EAGLE POINT OR	2022-19387	0.11	142,420	94,450	236,870	300,000	Jun-22	4	79
1	03	000	101	131	30B	10209404	361W03AB 09400	36 S BUCHANAN AVE EAGLE POINT OR 9752	2022-8033	0.18	161,640	115,730	277,370	330,000	Mar-22	5	84
1	03	000	101	131	30B	10209796	361W03AB 11600	32 N BUCHANAN AVE EAGLE POINT OR 9752	2022-14998	0.18	159,640	118,000	277,640	329,750	May-22	6	84
1	03	000	101	131	30B	10208937	361W03BA 02600	548 LAUREL ST EAGLE POINT OR	2022-8040	0.20	161,640	104,750	266,390	312,000	Mar-22	7	85
1	03	000	101	131	30B	10208181	361W03BA 10000	27 DE ANJOU AVE S EAGLE POINT OR	2022-31754	0.22	163,640	132,580	296,220	350,000	Oct-22	8	85
1	03	000	121	131	33	10206328	361W03AB 00600	178 NAPA ST EAGLE POINT OR 97524	2022-34595	0.16	157,870	63,840	221,710	260,000	Dec-22	9	85
1	06	000	109	952	16B	10838196	361W02CB 01000	109 EAGLE VIEW DR EAGLE POINT OR	2022-17954	0.16	193,390	118,300	311,690	357,500	May-22	10	87
1	06	000	101	121	30B	10210457	361W03CA 07200	122 FARGO ST EAGLE POINT OR 97524	2022-29461	0.43	228,300	46,570	274,870	312,000	Sep-22	11	88
1	03	000	101	142	30B	10205654	361W02BB 00500	533 ROYAL AVE N EAGLE POINT OR 97524	2022-14277	0.23	161,640	271,410	433,050	472,000	Apr-22	12	92
1	03	000	101	131	30B	10698496	361W03BD 09201	539 VAN WEY CIR EAGLE POINT OR	2022-28670	0.10	159,640	126,290	285,930	308,000	Sep-22	13	93
1	03	000	101	141	30A	10987354	361W02BC 00913	355 AVALON TERR EAGLE POINT OR 97524	2022-13320	0.25	163,640	293,330	456,970	468,500	Apr-22	14	98
1	03	000	101	131	33	10205401	351W34DD 02100	202 TEAKWOOD DR EAGLE POINT OR 97524	2022-27613	0.20	161,640	147,470	309,110	314,750	Sep-22	15	98
1	03	000	101	131	30B	10207990	361W03BA 09000	25 COMICE WAY EAGLE POINT OR	2022-7293	0.19	161,640	233,190	394,830	400,000	Feb-22	16	99
1	03	000	101	131	33	10208521	361W03BA 05500	575 SHERMAN WAY EAGLE POINT OR	2022-13748	0.19	161,640	195,520	357,160	359,000	Apr-22	17	99
1	03	000	101	141	33	10208248	361W03BA 06200	10 DE ANJOU AVE N EAGLE POINT OR	2022-28252	0.22	163,640	212,700	376,340	379,900	Sep-22	18	99
1	03	000	101	141	30A	10211031	361W03CD 01200	930 SHASTA AVE S EAGLE POINT OR	2022-14248	0.42	172,570	211,380	383,950	385,600	Apr-22	19	100
1	06	000	101	131	30B	10975613	351W34DC 05200	16 DEVONWOOD CT EAGLE POINT OR 97524	2022-20207	0.13	196,390	203,670	400,060	396,340	Jun-22	20	101
1	03	000	101	141	30B	11011275	361W03BD 13103	145 COTTONWOOD DR EAGLE POINT OR	2022-15073	0.09	110,920	268,410	379,330	370,000	May-22	21	103
1	03	000	101	141	30B	11011276	361W03BD 13104	149 COTTONWOOD DR EAGLE POINT OR	2022-19175	0.09	110,920	268,310	379,230	364,900	May-22	22	104
1	03	000	101	144	30A	10212290	361W10BB 00100	1065 SHASTA AVE S EAGLE POINT OR 97524	2022-23550	1.13	288,070	540,000	828,070	800,000	Jul-22	23	104
1	03	000	101	952	16A	10211453	361W03DB 09100	624 SHASTA AVE S EAGLE POINT OR	2022-25368	0.30	159,640	197,750	357,390	345,000	Aug-22	24	104
1	03	000	101	131	33	10212232	361W03DB 00400	329 SHASTA AVE S EAGLE POINT OR 97524	2022-33023	0.39	282,810	131,230	414,040	400,000	Nov-22	25	104
1	06	000	101	131	30B	10892620	361W02CB 00126	14 OSPREY DR EAGLE POINT OR 97524	2022-4763	0.17	196,390	213,380	409,770	390,000	Feb-22	26	105
1	06	000	101	131	30B	10210465	361W03CA 06800	119 GRADY ST EAGLE POINT OR 97524	2022-12616	0.22	196,390	214,140	410,530	392,000	Apr-22	27	105
1	06	000	109	952	16A	10838412	361W02CB 03200	148 EAGLE VIEW DR EAGLE POINT OR 97524	2022-2102	0.17	196,390	121,630	318,020	300,000	Jan-22	28	106
1	06	000	101	131	30B	10978789	361W03CA 00508	125 LITTLE BUTTE DR EAGLE POINT OR 97524	2022-8683	0.21	198,390	211,000	409,390	385,250	Mar-22	29	106
1	03	000	101	142	30A	11007229	361W03DA 00717	194 LINWOOD AVE EAGLE POINT OR 97524	2022-15749	0.09	106,720	284,460	391,180	367,500	May-22	30	106
1	03	000	101	131	33	10211577	361W03CA 07700	16 CHRISTA LN EAGLE POINT OR 97524	2022-29494	0.18	218,550	230,370	448,920	425,000	Sep-22	31	106
1	03	000	101	131	30A	10240265	361W09A0 01700	50 ALTA VISTA RD EAGLE POINT OR	2022-33471	1.00	279,530	127,370	406,900	385,000	Nov-22	32	106
1	03	000	101	141	30B	11011277	361W03BD 13105	153 COTTONWOOD DR EAGLE POINT OR	2022-18880	0.09	110,920	267,600	378,520	354,900	Jun-22	33	107

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	30A	10981849	351W34AC 04300	17 MEADOWFIELD CIR EAGLE POINT OR 9752	2022-8011	0.14	218,820	239,420	458,240	425,000	Mar-22	34	108
1	06	000	101	131	30B	10929513	351W34DC 02200	409 PHYLLIS DR EAGLE POINT OR 97524	2022-14190	0.15	196,390	191,740	388,130	359,900	Apr-22	35	108
1	06	000	101	132	30B	10605497	351W34AD 00100	1067 HAVENWOOD DR EAGLE POINT OR 975	2022-14158	0.28	251,820	375,400	627,220	575,000	Apr-22	36	109
1	06	000	101	131	30B	10892555	361W02CB 00119	56 OSPREY DR EAGLE POINT OR 97524	2022-31723	0.16	196,390	212,960	409,350	375,000	Oct-22	37	109
1	03	000	101	141	30A	10547322	351W34DD 05700	316 SHADOW LAWN DR EAGLE POINT OR 97	2022-36168	0.23	163,640	214,020	377,660	345,867	Dec-22	38	109
1	06	000	109	952	16A	10821996	351W34CD 00900	664 CLEAR VIEW WAY EAGLE POINT OR 9752	2022-5478	0.16	194,390	93,530	287,920	262,000	Feb-22	39	110
1	03	000	101	141	33	10211023	361W03CD 01100	924 SHASTA AVE S EAGLE POINT OR	2022-6864	0.41	172,980	267,120	440,100	400,000	Feb-22	40	110
1	03	000	101	142	30A	11007227	361W03DA 00715	62 OAK HEIGHTS DR EAGLE POINT OR 97524	2022-15759	0.09	106,720	348,270	454,990	415,000	May-22	41	110
1	03	000	101	131	33	10901761	361W03CA 08000	72 CHRISTA LN EAGLE POINT OR 97524	2022-36037	0.18	216,550	221,970	438,520	397,000	Dec-22	42	110
1	03	000	101	131	33	10208248	361W03BA 06200	10 DE ANJOU AVE N EAGLE POINT OR	2022-5905	0.22	167,490	137,130	304,620	275,000	Feb-22	43	111
1	06	000	101	141	33	10929716	351W34DC 04200	227 DIANNE WAY EAGLE POINT OR 97524	2022-17289	0.17	196,390	269,540	465,930	420,000	May-22	44	111
1	06	000	109	952	16A	10838421	361W02CB 03300	140 EAGLE VIEW DR EAGLE POINT OR	2022-26699	0.14	194,390	118,290	312,680	281,800	Aug-22	45	111
1	03	000	101	131	30A	10205371	351W34DD 01800	222 TEAKWOOD DR EAGLE POINT OR 97524	2022-34151	0.20	163,640	189,980	353,620	320,000	Nov-22	46	111
1	03	000	100		33	10987345	361W02BC 00904	374 AVALON TERR EAGLE POINT OR 97524	2022-12543	0.40	61,370	0	61,370	55,000	Apr-22	47	112
1	06	000	101	141	30A	10838210	361W02CB 01200	119 EAGLE VIEW DR EAGLE POINT OR 97524	2022-15383	0.28	198,390	249,750	448,140	400,000	May-22	48	112
1	06	000	101	131	30B	10987393	351W34BD 00700	546 SIENNA HILLS DR EAGLE POINT OR 9752	2022-34027	0.20	194,390	230,280	424,670	379,000	Nov-22	49	112
1	06	000	101	131	33	10953221	351W35CB 00152	459 MONTCLAIR WAY EAGLE POINT OR 9752	2022-5921	0.10	198,390	184,140	382,530	339,000	Feb-22	50	113
1	06	000	101	141	30A	10901916	351W34CD 03329	639 NORTH HEIGHTS DR EAGLE POINT OR	2022-18770	0.17	198,390	203,270	401,660	355,000	Jun-22	51	113
1	06	000	101	141	33	11011845	351W34AC 07510	693 SHEFFIELD DR EAGLE POINT OR	2022-20871	0.17	141,110	334,470	475,580	420,000	Jun-22	52	113
1	06	000	101	141	33	11011843	351W34AC 07508	500 SNYDER DR EAGLE POINT OR	2022-23685	0.16	141,110	334,470	475,580	419,900	Jul-22	53	113
1	06	000	101	141	33	11011842	351W34AC 07507	506 SNYDER DR EAGLE POINT OR	2022-25524	0.14	138,610	334,470	473,080	419,900	Aug-22	54	113
1	06	000	101	141	33	11011844	351W34AC 07509	699 SHEFFIELD DR EAGLE POINT OR	2022-29678	0.16	141,110	334,470	475,580	421,500	Sep-22	55	113
1	06	000	109	952	16A	10976703	351W35CC 03729	681 BRANDI WAY EAGLE POINT OR 97524	2022-23008	0.11	194,390	98,810	293,200	258,000	Jul-22	56	114
1	06	000	101	131	30A	10974535	351W35CC 03709	692 BRANDI WAY EAGLE POINT OR 97524	2022-7310	0.13	196,390	200,460	396,850	345,000	Feb-22	57	115
1	06	000	101	131	30A	10974080	351W35CB 01102	342 SANDI WAY EAGLE POINT OR 97524	2022-10363	0.12	198,390	199,130	397,520	345,000	Mar-22	58	115
1	06	000	101	131	30A	10974461	351W35CC 03702	306 SANDI WAY EAGLE POINT OR 97524	2022-10266	0.12	196,390	199,300	395,690	345,000	Mar-22	59	115
1	06	000	101	141	33	11011848	351W34AC 07513	665 SHEFFIELD DR EAGLE POINT OR	2022-10890	0.36	142,840	334,470	477,310	414,900	Mar-22	60	115
1	06	000	101	141	30A	10986847	351W34AC 07419	575 BARTON RD EAGLE POINT OR 97524	2022-12692	0.18	173,890	292,120	466,010	405,000	Apr-22	61	115
1	06	000	101	141	33	11011836	351W34AC 07501	680 SHEFFIELD DR EAGLE POINT OR	2022-13551	0.17	141,110	334,470	475,580	414,900	Apr-22	62	115
1	06	000	101	141	33	11011837	351W34AC 07502	686 SHEFFIELD DR EAGLE POINT OR	2022-15892	0.17	141,110	334,470	475,580	414,900	May-22	63	115
1	06	000	101	141	33	11011838	351W34AC 07503	692 SHEFFIELD DR EAGLE POINT OR	2022-18585	0.25	141,110	334,470	475,580	414,900	Jun-22	64	115
1	06	000	101	132	30A	10236282	351W35CB 00100	459 ST CLAIR WAY EAGLE POINT OR 97524	2022-8884	0.10	198,390	195,100	393,490	340,000	Mar-22	65	116

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	33	10974501	351W35CC 03706	330 SANDI WAY EAGLE POINT OR 97524	2022-29906	0.12	196,390	197,500	393,890	339,900	Sep-22	66	116
1	06	000	101	142	33	11008267	351W34BD 00217	728 SHEFFIELD DR EAGLE POINT OR	2022-30774	0.09	120,770	324,590	445,360	383,000	Oct-22	67	116
1	06	000	101	131	30B	10880224	361W02CB 00205	62 EAGLE VIEW DR EAGLE POINT OR 97524	2022-32673	0.17	196,390	214,050	410,440	355,000	Nov-22	68	116
1	06	000	101	141	30B	11011841	351W34AC 07506	512 SNYDER DR EAGLE POINT OR	2022-35207	0.14	141,110	334,470	475,580	410,000	Dec-22	69	116
1	06	000	101	131	30A	10977028	351W35CB 01148	621 KARIC WAY EAGLE POINT OR 97524	2022-7418	0.12	196,390	202,580	398,970	339,900	Mar-22	70	117
1	06	000	101	151	33	11004426	351W34CA 04718	116 LINTON WAY EAGLE POINT OR	2022-23735	0.19	168,630	414,400	583,030	499,000	Jul-22	71	117
1	03	000	101	131	30A	10908518	361W03BD 13212	374 FARGO ST EAGLE POINT OR	2022-4409	0.09	159,640	189,040	348,680	295,500	Feb-22	72	118
1	06	000	101	141	30A	11002916	351W34CA 04711	118 CEDRIC CT EAGLE POINT OR	2022-11542	0.18	164,630	337,990	502,620	425,000	Apr-22	73	118
1	06	000	101	141	33	10975421	351W34CD 03231	982 JESSICA CT EAGLE POINT OR 97524	2022-15317	0.17	198,390	308,430	506,820	430,000	May-22	74	118
1	06	000	101	131	33	10974452	351W35CB 01139	686 ANDREA WAY EAGLE POINT OR 97524	2022-3187	0.13	196,390	185,370	381,760	320,000	Jan-22	75	119
1	06	000	101	131	33	10974284	351W35CB 01122	605 ANDREA WAY EAGLE POINT OR 97524	2022-5472	0.13	198,390	203,970	402,360	339,500	Feb-22	76	119
1	06	000	101	141	30A	10987433	351W34CA 03900	467 N DE ANJOU AVE EAGLE POINT OR 9752	2022-5042	0.20	196,390	314,280	510,670	425,000	Feb-22	77	120
1	06	000	101	143	33	10985150	361W02CA 00428	1013 RUBY MEADOWS DR EAGLE POINT OR 9	2022-8602	0.08	96,270	416,600	512,870	429,000	Mar-22	78	120
1	06	000	101	131	30A	10934383	351W34DC 01428	428 MERLEE CIR EAGLE POINT OR	2022-10167	0.11	196,390	176,420	372,810	310,000	Mar-22	79	120
1	06	000	101	151	30A	10987457	351W34BD 02400	120 CEDRIC CT EAGLE POINT OR	2022-18783	0.18	168,630	441,040	609,670	510,000	Jun-22	80	120
1	06	000	101	131	30A	10977030	351W35CB 01150	609 KARIC WAY EAGLE POINT OR 97524	2022-21066	0.12	196,390	198,700	395,090	329,000	Jun-22	81	120
1	06	000	101	141	30A	11004613	351W34CA 04912	936 STONEWATER DR EAGLE POINT OR	2022-23144	0.17	168,630	339,790	508,420	425,000	Jul-22	82	120
1	03	000	101	141	30A	11010621	361W02BC 00952	726 ONYX ST EAGLE POINT OR	2022-28387	0.17	189,090	314,700	503,790	419,900	Sep-22	83	120
1	06	000	101	131	30A	10974420	351W35CB 01136	668 ANDREA WAY EAGLE POINT OR 97524	2022-29522	0.12	198,390	184,980	383,370	320,000	Sep-22	84	120
1	06	000	101	141	30A	11004427	351W34CA 04719	110 LINTON WAY EAGLE POINT OR	2022-35757	0.19	168,630	369,960	538,590	449,000	Dec-22	85	120
1	06	000	101	131	30A	10821947	351W34CD 01400	646 NORTH HEIGHTS DR EAGLE POINT OR 97	2022-17549	0.17	196,390	168,880	365,270	302,000	May-22	86	121
1	06	000	101	141	33	10987395	351W34CA 01900	949 SELLWOOD DR EAGLE POINT OR 97524	2022-20662	0.16	198,390	316,330	514,720	425,000	Jun-22	87	121
1	06	000	101	141	33	10891615	351W34DC 01420	490 MERLEE CIR EAGLE POINT OR	2022-27853	0.14	196,390	237,380	433,770	359,000	Aug-22	88	121
1	06	000	101	141	33	11011846	351W34AC 07511	687 SHEFFIELD DR EAGLE POINT OR	2022-5061	0.25	168,630	331,180	499,810	410,000	Feb-22	89	122
1	06	000	101	141	30A	11008285	351W34BD 00235	705 SHEFFIELD DR EAGLE POINT OR	2022-9294	0.15	168,630	337,540	506,170	415,000	Mar-22	90	122
1	06	000	101	131	30A	10981857	351W34AC 03500	37 WOODCREST CIR EAGLE POINT OR 97524	2022-13453	0.17	218,820	216,050	434,870	355,000	Apr-22	91	122
1	06	000	101	131	30A	10974138	351W35CB 01107	372 SANDI WAY EAGLE POINT OR 97524	2022-19258	0.12	198,390	204,520	402,910	330,000	May-22	92	122
1	06	000	101	131	30A	10977034	351W35CB 01154	365 BRADLEY WAY EAGLE POINT OR 97524	2022-23919	0.11	196,390	198,340	394,730	322,500	Jul-22	93	122
1	06	000	101	132	30A	10981829	351W34AC 05400	208 NORTHVIEW DR EAGLE POINT OR 97524	2022-29996	0.13	172,130	213,110	385,240	315,000	Oct-22	94	122
1	06	000	101	141	30A	10981818	351W34AC 02300	942 WIN WAY EAGLE POINT OR 97524	2022-35831	0.17	218,820	301,340	520,160	425,000	Dec-22	95	122
1	06	000	101	141	30B	10985145	361W02CA 00423	1010 ONYX ST EAGLE POINT OR	2022-9180	0.23	126,370	389,750	516,120	415,000	Mar-22	96	124
1	06	000	101	151	30A	10980730	351W34CD 03257	584 HEIGHTS DR N EAGLE POINT OR 97524	2022-14220	0.25	156,960	468,040	625,000	499,900	Apr-22	97	125

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	30A	10981798	351W34AC 01300	560 BARTON RD EAGLE POINT OR 97524	2022-620	0.18	218,820	239,840	458,660	365,000	Jan-22	98	126
1	06	000	101	141	30A	10981803	351W34AC 01800	978 WIN WAY EAGLE POINT OR 97524	2022-24457	0.18	218,820	322,280	541,100	430,000	Aug-22	99	126
1	06	000	101	141	30B	10986847	351W34AC 07419	575 BARTON RD EAGLE POINT OR 97524	2022-2860	0.18	179,740	207,630	387,370	305,000	Jan-22	100	127
1	06	000	101	141	30B	10980743	351W34CD 03270	538 HEIGHTS DR N EAGLE POINT OR 97524	2022-32603	0.15	216,820	319,220	536,040	420,000	Nov-22	101	128
1	06	000	101	141	30A	10975422	351W34CD 03232	976 JESSICA CT EAGLE POINT OR 97524	2022-7539	0.21	196,390	362,540	558,930	425,000	Mar-22	102	132
1	06	000	101	132	30A	10986296	351W34DC 01445	136 DIANNE WAY EAGLE POINT OR 97524	2022-19408	0.06	153,550	265,100	418,650	315,000	Jun-22	103	133
1	06	000	101	132	30A	10986295	351W34DC 01444	130 DIANNE WAY EAGLE POINT OR 97524	2022-18795	0.06	153,550	265,040	418,590	315,000	Jun-22	104	133
1	06	000	101	141	30A	11009839	351W34CA 04734	981 STONEWATER DR EAGLE POINT OR	2022-3320	0.19	168,630	388,800	557,430	415,000	Jan-22	105	134
1	06	000	101	151	33	10985134	361W02CA 00412	1059 AZURE WAY EAGLE POINT OR 97524	2022-28504	0.17	134,200	528,740	662,940	475,000	Sep-22	106	140
1	06	000	101	143	30A	10985127	361W02CA 00405	1019 AZURE WAY EAGLE POINT OR 97524	2022-5349	0.19	136,040	448,830	584,870	415,000	Feb-22	107	141

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location ASHLAND
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	CONDOS TALENT
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUMS
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUM

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

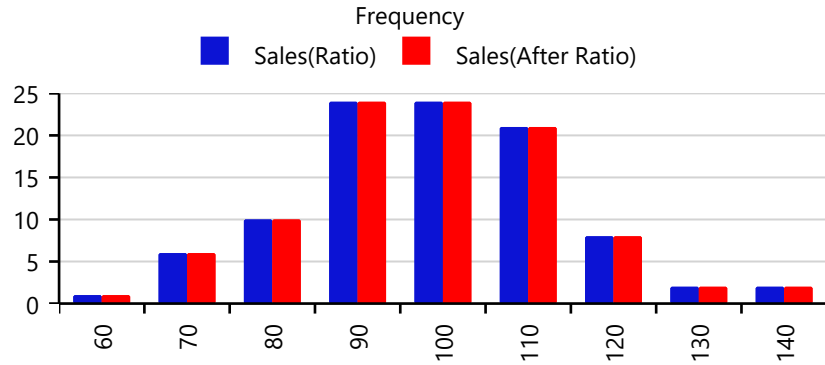
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

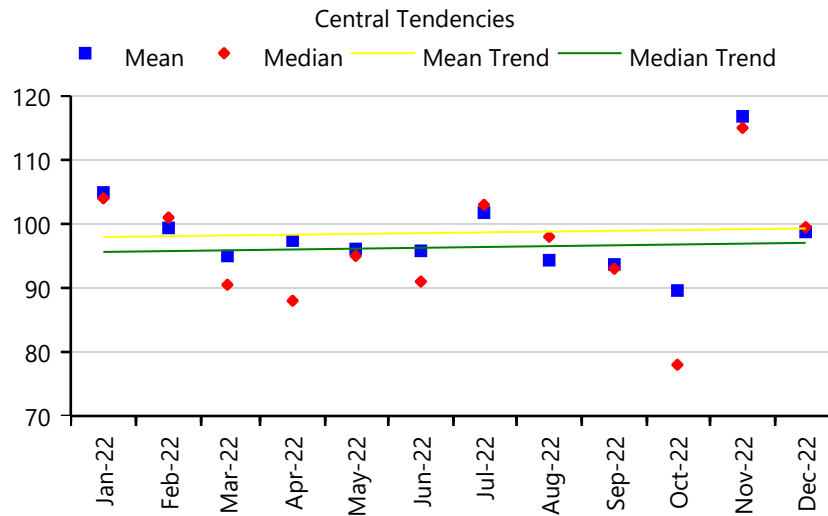
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	04	000	2023	3	SHADY COVE TOWN	100	1	05	000	2023		BUTTE FALLS TOWN
101	1	04	000	2023	33	SHADY COVE TOWN	101	1	05	000	2023	4	BUTTE FALLS TOWN
106	1	04	106	2023	10	UNIMPROVED RIVER							

Adjustment Calculation Summary

Sample - Number of Sales	50			
Population - Number of Accounts	1436			
Sales as a percentage of the Population	3.48%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	206,194,652	42.07%	212,380,492	42.13%
OSD RMV	25,291,518	5.16%	25,291,518	5.02%
Improvement RMV	258,205,730	52.68%	265,951,902	52.76%
Farm Improvement RMV	480,280	0.10%	480,280	0.10%
Selected Ratio From Sales	97			
RMV Adjustment	100			
Before Ratio	97			
Overall Adjustment Factor	103			
Land Adjustment Factor	103			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	103			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

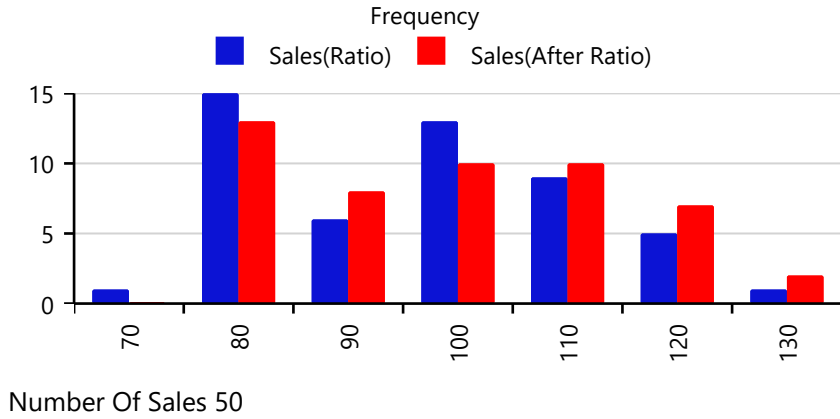
JACKSON County 2023 Ratio Study

Performance History

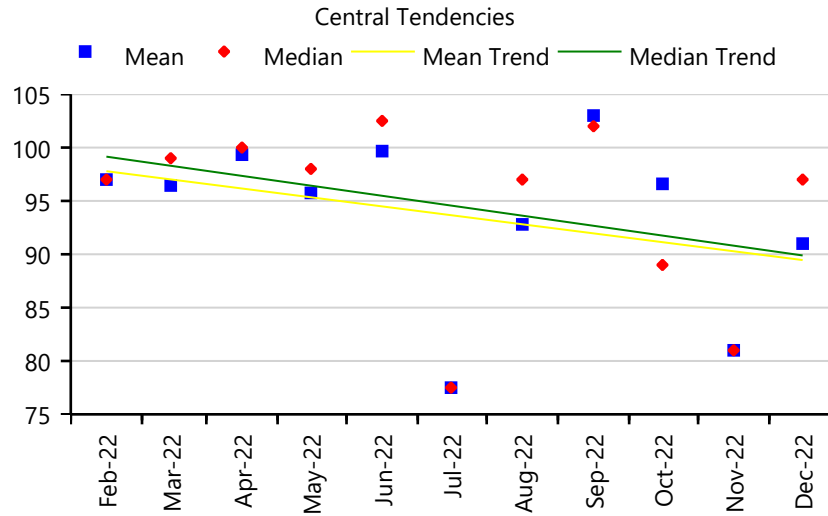
	2023	2022	2021	2020	2019
COD	12.78	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	97	100
AAD	12.38	12.78
COD	12.76	12.78
Mean	96	99
SD	14.57	14.95
COV	15.17	15.15
Wtd Mean	96	99
GeoMean	95	98
PRD	1.00	1.00
95% Confidence	4.04	4.14



Month	Mean	Median	Sales
Feb-22	97	97	6
Mar-22	96	99	9
Apr-22	99	100	3
May-22	96	98	4
Jun-22	100	103	6
Jul-22	78	78	2
Aug-22	93	97	5
Sep-22	103	102	6
Oct-22	97	89	5
Nov-22	81	81	1
Dec-22	91	97	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	04	000	101	134	30A	10271663	341W15CA 03800	40 RIVERSIDE DR SHADY COVE OR 97539	2022-15654	1.22	117,010	142,040	259,050	350,000	May-22	1	74
1	04	000	109	952	16B	10273672	341W21AD 02200	155 CASTALINE PL SHADY COVE OR 97539	2022-8099	0.46	126,360	126,630	252,990	333,300	Mar-22	2	76
1	04	000	101	131	30B	10272173	341W15CC 03700	120 BIRCH ST SHADY COVE OR 97539	2022-24927	0.32	128,710	82,140	210,850	278,000	Aug-22	3	76

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	04	000	109	952	16B	10720806	341W15AC 00200	561 OLD FERRY RD SHADY COVE OR 97539	2022-30062	0.64	128,710	134,420	263,130	345,000	Oct-22	4	76
1	04	000	109	942	30B	10718216	341W21AD 05200	20671 HWY 62 SHADY COVE OR 97524	2022-36027	0.80	125,710	55,750	181,460	238,000	Dec-22	5	76
1	04	000	109	952	16A	10720863	341W15AC 00900	491 OLD FERRY RD SHADY COVE OR 97539	2022-23264	0.52	125,710	154,940	280,650	365,000	Jul-22	6	77
1	04	000	109	952	16B	10273291	341W21BA 00700	100 HART CIR SHADY COVE OR 97539	2022-23929	0.47	160,480	140,380	300,860	385,000	Jul-22	7	78
1	04	000	109	952	16A	10273291	341W21BA 00700	100 HART CIR SHADY COVE OR 97539	2022-7361	0.47	160,480	140,380	300,860	380,000	Feb-22	8	79
1	04	000	101	131	33	10252620	341W15BA 00100	985 OLD FERRY RD EAGLE POINT/COUNTY OR	2022-6829	1.15	128,710	172,770	301,480	375,000	Feb-22	9	80
1	04	000	100		30B	10910478	341W21AD 00100	HWY 62 SHADY COVE OR 97524	2022-10378	0.89	55,670	0	55,670	70,000	Mar-22	10	80
1	04	106	106		30B	10993008	341W2800 00402	70 BROPHY WAY SHADY COVE OR	2022-29720	4.99	392,240	0	392,240	485,000	Sep-22	11	81
1	04	106	106	152	33	10274158	341W21A0 06300	295 RENE DR SHADY COVE OR 97539	2022-33001	2.66	445,590	588,640	1,034,230	1,270,000	Nov-22	12	81
1	04	106	106	963	16B	10726006	341W21D0 00512	20455 HWY 62 SHADY COVE OR 97524	2022-19142	0.61	298,730	294,450	593,180	725,000	Jun-22	13	82
1	04	000	109	952	16A	10677841	341W15DB 00400	440 OLD FERRY RD SHADY COVE OR 97539	2022-10552	0.51	126,710	184,350	311,060	370,000	Mar-22	14	84
1	04	000	109	941	16B	10782871	341W21AA 04200	30 MADDEN LN SHADY COVE OR 97539	2022-17670	0.45	124,360	64,770	189,130	225,000	May-22	15	84
1	05	000	109	952	16B	10978714	352E10AD 02801	545 LAUREL AVE BUTTE FALLS OR 97522	2022-31694	0.14	102,470	85,680	188,150	225,000	Oct-22	16	84
1	04	106	106		30B	11002251	341W2800 00404	400 FLY CASTER PL SHADY COVE OR	2022-9711	3.17	460,820	0	460,820	540,000	Mar-22	17	85
1	04	000	109	962	16B	10786087	341W16CD 01500	403 BLACKTAIL LN SHADY COVE OR 97539	2022-20855	0.67	162,480	189,250	351,730	400,000	Jun-22	18	88
1	04	000	109	963	16A	10786127	341W16CD 01900	306 WHITETAIL LN SHADY COVE OR 97539	2022-31866	0.47	162,480	184,170	346,650	390,000	Oct-22	19	89
1	04	106	106	141	33	10274531	341W21D0 00701	20459 HWY 62 SHADY COVE OR 97524	2022-6600	1.26	378,290	176,040	554,330	618,800	Feb-22	20	90
1	05	000	109	942	16B	10535229	352E10AD 02700	521 LAUREL AVE BUTTE FALLS OR 97524	2022-27005	0.14	100,470	128,370	228,840	255,000	Aug-22	21	90
1	04	000	101	141	33	11011088	341W10CC 02405	135 HANNAHS WAY SHADY COVE OR	2022-29202	0.55	125,100	349,370	474,470	510,000	Sep-22	22	93
1	04	000	101		30A	10271012	341W15BC 03100	7677 ROGUE RIVER DR SHADY COVE OR 975	2022-12593	0.55	57,020	0	57,020	60,000	Apr-22	23	95
1	05	000	109	952	16B	10535454	352E10DA 02100	511 SOUTH ST BUTTE FALLS OR 97524	2022-26433	0.17	102,470	112,010	214,480	220,000	Aug-22	24	97
1	04	106	106		30A	10274695	341W2800 00400	45 BROPHY WAY SHADY COVE OR	2022-30422	8.55	643,290	0	643,290	660,000	Sep-22	25	97
1	04	000	109	952	30A	10726332	341W10CB 01100	27 SARMA DR SHADY COVE OR 97539	2022-36172	0.51	160,480	85,810	246,290	255,000	Dec-22	26	97
1	04	106	106	141	30B	10936511	341W15BA 00300	899 OLD FERRY RD SHADY COVE OR 97539	2022-25813	0.93	302,470	163,960	466,430	475,000	Aug-22	27	98
1	04	000	101	141	30B	10895496	341W15DB 00102	165 OSPREY VISTA SHADY COVE OR 97539	2022-9157	0.81	128,710	317,470	446,180	450,500	Mar-22	28	99
1	04	000	101	141	30A	10985551	341W15BC 03228	214 WHITE OAK WAY SHADY COVE OR 97539	2022-14604	0.23	175,540	333,100	508,640	510,000	Apr-22	29	100
1	04	000	109	962	30B	10270497	341W15BB 03700	321 FLOWER ST SHADY COVE OR 97501	2022-36532	0.45	157,480	138,010	295,490	295,000	Dec-22	30	100
1	04	000	101	141	30B	11011092	341W10CC 02409	108 HANNAHS WAY SHADY COVE OR	2022-20899	0.34	112,430	330,690	443,120	439,900	Jun-22	31	101
1	04	000	101	131	30A	10274338	341W21A0 06709	196 RENE DR SHADY COVE OR 97539	2022-13874	1.17	195,120	249,400	444,520	429,900	Apr-22	32	103
1	04	000	101	151	33	10736409	341W21D0 01336	340 RENE DR SHADY COVE OR 97539	2022-25137	1.00	177,720	594,240	771,960	749,000	Aug-22	33	103
1	04	000	100		30A	10985555	341W15BC 03232	206 WHITE OAK WAY SHADY COVE OR 97539	2022-6018	0.24	93,860	0	93,860	90,000	Feb-22	34	104
1	04	000	101	148	30A	10916296	341W15BD 00312	1025 ANGLERS PL SHADY COVE OR 97539	2022-19529	0.31	188,600	427,820	616,420	595,000	Jun-22	35	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	04	000	109	942	16A	10223806	341W2200 01900	21114 HWY 62 SHADY COVE OR 97524	2022-6278	0.90	125,710	63,190	188,900	180,000	Feb-22	36	105
1	04	000	101	153	30A	10985546	341W15BC 03223	224 WHITE OAK WAY SHADY COVE OR 97539	2022-8104	0.34	177,890	405,400	583,290	550,000	Mar-22	37	106
1	04	000	101	141	30A	10985040	341W21AA 03203	89 KEE LN SHADY COVE OR 97539	2022-12120	0.24	128,710	288,690	417,400	389,000	Mar-22	38	107
1	04	000	101	151	33	10985536	341W15BC 03214	209 WHITE OAK WAY SHADY COVE OR 97539	2022-28163	0.33	175,540	451,410	626,950	585,000	Sep-22	39	107
1	04	000	101	131	30A	10993592	341W10CC 02403	374 SCHOOLHOUSE LN SHADY COVE OR 975	2022-7623	0.27	158,480	204,310	362,790	330,000	Mar-22	40	110
1	04	000	101	141	30A	10879425	341W16DD 03006	439 YEW WOOD DR SHADY COVE OR 97539	2022-19606	0.23	177,720	265,030	442,750	399,000	Jun-22	41	111
1	04	000	101	131	30A	10273711	341W21AD 02400	135 CASTALINE PL SHADY COVE OR 97539	2022-16820	0.21	124,360	274,900	399,260	357,000	May-22	42	112
1	04	106	106	153	30B	10811422	341W21D0 01338	10 STEELHEAD PL SHADY COVE OR 97539	2022-19974	1.24	387,690	673,120	1,060,810	950,000	Jun-22	43	112
1	04	000	101	141	33	10879458	341W16DD 03009	556 YEW WOOD DR SHADY COVE OR 97539	2022-14851	0.23	177,720	264,240	441,960	392,000	May-22	44	113
1	04	106	106		30B	10942213	341W21AA 03606	330 PENNY LN SHADY COVE OR 97539	2022-29103	0.79	344,000	0	344,000	299,000	Sep-22	45	115
1	04	106	106	152	33	10942205	341W21AA 03605	318 PENNY LN SHADY COVE OR 97539	2022-31218	0.89	282,610	631,850	914,460	798,000	Oct-22	46	115
1	04	000	101	151	30B	10981669	341W21AD 03912	165 CINDY WAY SHADY COVE OR 97539	2022-31959	0.57	125,710	386,210	511,920	430,000	Oct-22	47	119
1	05	000	109	952	16A	10534476	352E10AC 02800	449 FEE ST BUTTE FALLS OR 97522	2022-11090	0.11	88,080	135,430	223,510	185,000	Mar-22	48	121
1	04	000	101	143	33	10841791	341W10CB 02100	33 SHIRLEY LN SHADY COVE OR 97539	2022-6700	0.52	170,540	391,730	562,270	455,000	Feb-22	49	124
1	04	000	100		33	11006225	341W10CD 01201	31 ERICKSON AVE SHADY COVE OR	2022-29137	0.30	130,760	0	130,760	105,000	Sep-22	50	125

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
100	1	03	000	2023	1	EAGLE POINT TOWN	100	1	06	000	2023		EAGLE POINT R-2 ZONE
101	1	03	000	2023	33	EAGLE POINT TOWN	101	1	06	000	2023	73	EAGLE POINT R-2 ZONE

Adjustment Calculation Summary

Sample - Number of Sales	107
Population - Number of Accounts	1871
Sales as a percentage of the Population	5.72%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	287,781,342	47.21%	259,003,208	47.10%
OSD RMV	41,139,858	6.75%	41,139,858	7.48%
Improvement RMV	280,664,280	46.04%	249,791,209	45.42%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	111
RMV Adjustment	100

Before Ratio	111
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Overall Adjustment Factor	90
Land Adjustment Factor	90
OSD Adjustment Factor	100
Improvement Adjustment Factor	89
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment needed.

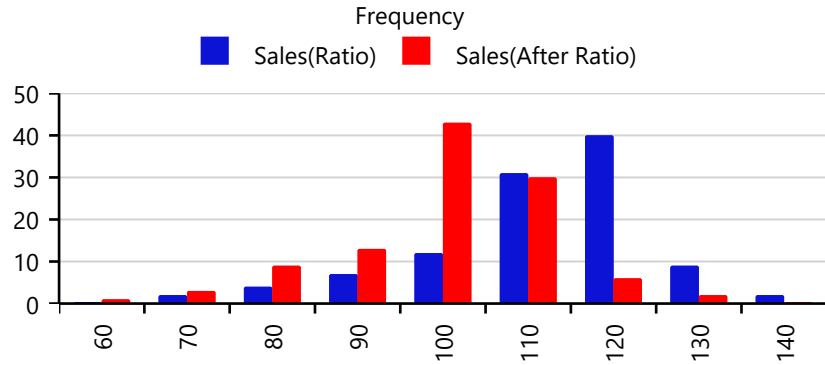
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	8.66	9.09	6.66*	-	-
PRD	1.00	1.00	1.00*	-	-

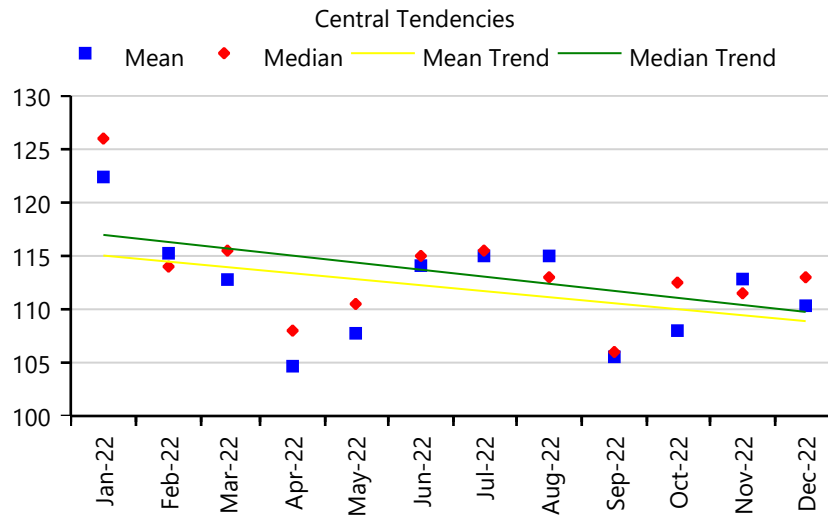
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	113	102
AAD	9.93	8.83
COD	8.78	8.66
Mean	111	100
SD	13.62	12.06
COV	12.26	12.05
Wtd Mean	112	100
GeoMean	110	99
PRD	1.00	1.00
95% Confidence	2.58	2.28

Number Of Sales 107



Month	Mean	Median	Sales
Jan-22	122	126	5
Feb-22	115	114	12
Mar-22	113	116	14
Apr-22	105	108	15
May-22	108	111	12
Jun-22	114	115	11
Jul-22	115	116	6
Aug-22	115	113	5
Sep-22	106	106	11
Oct-22	108	113	4
Nov-22	113	112	6
Dec-22	110	113	6

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	03	000	121	131	30A	10206018	361W03AA 03400	148 NAPA ST EAGLE POINT OR 97524	2022-27891	0.22	163,640	37,910	201,550	295,000	Sep-22	1	68

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	03	000	101	131	30B	10208230	361W03BA 10700	704 ELM WAY EAGLE POINT OR	2022-12609	0.22	161,640	105,510	267,150	359,900	Apr-22	2	74
1	06	000	101	131	30B	10207098	361W03AC 00900	142 KELSO ST EAGLE POINT OR 97524	2022-14244	0.15	196,390	33,390	229,780	295,000	Apr-22	3	78
1	03	000	109	962	16B	10662481	361W03DB 00720	156 MEADOW LN EAGLE POINT OR	2022-19387	0.11	142,420	94,450	236,870	300,000	Jun-22	4	79
1	03	000	101	131	30B	10209404	361W03AB 09400	36 S BUCHANAN AVE EAGLE POINT OR 9752	2022-8033	0.18	161,640	115,730	277,370	330,000	Mar-22	5	84
1	03	000	101	131	30B	10209796	361W03AB 11600	32 N BUCHANAN AVE EAGLE POINT OR 9752	2022-14998	0.18	159,640	118,000	277,640	329,750	May-22	6	84
1	03	000	101	131	30B	10208937	361W03BA 02600	548 LAUREL ST EAGLE POINT OR	2022-8040	0.20	161,640	104,750	266,390	312,000	Mar-22	7	85
1	03	000	101	131	30B	10208181	361W03BA 10000	27 DE ANJOU AVE S EAGLE POINT OR	2022-31754	0.22	163,640	132,580	296,220	350,000	Oct-22	8	85
1	03	000	121	131	33	10206328	361W03AB 00600	178 NAPA ST EAGLE POINT OR 97524	2022-34595	0.16	157,870	63,840	221,710	260,000	Dec-22	9	85
1	06	000	109	952	16B	10838196	361W02CB 01000	109 EAGLE VIEW DR EAGLE POINT OR	2022-17954	0.16	193,390	118,300	311,690	357,500	May-22	10	87
1	06	000	101	121	30B	10210457	361W03CA 07200	122 FARGO ST EAGLE POINT OR 97524	2022-29461	0.43	228,300	46,570	274,870	312,000	Sep-22	11	88
1	03	000	101	142	30B	10205654	361W02BB 00500	533 ROYAL AVE N EAGLE POINT OR 97524	2022-14277	0.23	161,640	271,410	433,050	472,000	Apr-22	12	92
1	03	000	101	131	30B	10698496	361W03BD 09201	539 VAN WEY CIR EAGLE POINT OR	2022-28670	0.10	159,640	126,290	285,930	308,000	Sep-22	13	93
1	03	000	101	141	30A	10987354	361W02BC 00913	355 AVALON TERR EAGLE POINT OR 97524	2022-13320	0.25	163,640	293,330	456,970	468,500	Apr-22	14	98
1	03	000	101	131	33	10205401	351W34DD 02100	202 TEAKWOOD DR EAGLE POINT OR 97524	2022-27613	0.20	161,640	147,470	309,110	314,750	Sep-22	15	98
1	03	000	101	131	30B	10207990	361W03BA 09000	25 COMICE WAY EAGLE POINT OR	2022-7293	0.19	161,640	233,190	394,830	400,000	Feb-22	16	99
1	03	000	101	131	33	10208521	361W03BA 05500	575 SHERMAN WAY EAGLE POINT OR	2022-13748	0.19	161,640	195,520	357,160	359,000	Apr-22	17	99
1	03	000	101	141	33	10208248	361W03BA 06200	10 DE ANJOU AVE N EAGLE POINT OR	2022-28252	0.22	163,640	212,700	376,340	379,900	Sep-22	18	99
1	03	000	101	141	30A	10211031	361W03CD 01200	930 SHASTA AVE S EAGLE POINT OR	2022-14248	0.42	172,570	211,380	383,950	385,600	Apr-22	19	100
1	06	000	101	131	30B	10975613	351W34DC 05200	16 DEVONWOOD CT EAGLE POINT OR 97524	2022-20207	0.13	196,390	203,670	400,060	396,340	Jun-22	20	101
1	03	000	101	141	30B	11011275	361W03BD 13103	145 COTTONWOOD DR EAGLE POINT OR	2022-15073	0.09	110,920	268,410	379,330	370,000	May-22	21	103
1	03	000	101	141	30B	11011276	361W03BD 13104	149 COTTONWOOD DR EAGLE POINT OR	2022-19175	0.09	110,920	268,310	379,230	364,900	May-22	22	104
1	03	000	101	144	30A	10212290	361W10BB 00100	1065 SHASTA AVE S EAGLE POINT OR 97524	2022-23550	1.13	288,070	540,000	828,070	800,000	Jul-22	23	104
1	03	000	101	952	16A	10211453	361W03DB 09100	624 SHASTA AVE S EAGLE POINT OR	2022-25368	0.30	159,640	197,750	357,390	345,000	Aug-22	24	104
1	03	000	101	131	33	10212232	361W03DB 00400	329 SHASTA AVE S EAGLE POINT OR 97524	2022-33023	0.39	282,810	131,230	414,040	400,000	Nov-22	25	104
1	06	000	101	131	30B	10892620	361W02CB 00126	14 OSPREY DR EAGLE POINT OR 97524	2022-4763	0.17	196,390	213,380	409,770	390,000	Feb-22	26	105
1	06	000	101	131	30B	10210465	361W03CA 06800	119 GRADY ST EAGLE POINT OR 97524	2022-12616	0.22	196,390	214,140	410,530	392,000	Apr-22	27	105
1	06	000	109	952	16A	10838412	361W02CB 03200	148 EAGLE VIEW DR EAGLE POINT OR 97524	2022-2102	0.17	196,390	121,630	318,020	300,000	Jan-22	28	106
1	06	000	101	131	30B	10978789	361W03CA 00508	125 LITTLE BUTTE DR EAGLE POINT OR 97524	2022-8683	0.21	198,390	211,000	409,390	385,250	Mar-22	29	106
1	03	000	101	142	30A	11007229	361W03DA 00717	194 LINWOOD AVE EAGLE POINT OR 97524	2022-15749	0.09	106,720	284,460	391,180	367,500	May-22	30	106
1	03	000	101	131	33	10211577	361W03CA 07700	16 CHRISTA LN EAGLE POINT OR 97524	2022-29494	0.18	218,550	230,370	448,920	425,000	Sep-22	31	106
1	03	000	101	131	30A	10240265	361W09A0 01700	50 ALTA VISTA RD EAGLE POINT OR	2022-33471	1.00	279,530	127,370	406,900	385,000	Nov-22	32	106
1	03	000	101	141	30B	11011277	361W03BD 13105	153 COTTONWOOD DR EAGLE POINT OR	2022-18880	0.09	110,920	267,600	378,520	354,900	Jun-22	33	107

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	30A	10981849	351W34AC 04300	17 MEADOWFIELD CIR EAGLE POINT OR 9752	2022-8011	0.14	218,820	239,420	458,240	425,000	Mar-22	34	108
1	06	000	101	131	30B	10929513	351W34DC 02200	409 PHYLLIS DR EAGLE POINT OR 97524	2022-14190	0.15	196,390	191,740	388,130	359,900	Apr-22	35	108
1	06	000	101	132	30B	10605497	351W34AD 00100	1067 HAVENWOOD DR EAGLE POINT OR 975	2022-14158	0.28	251,820	375,400	627,220	575,000	Apr-22	36	109
1	06	000	101	131	30B	10892555	361W02CB 00119	56 OSPREY DR EAGLE POINT OR 97524	2022-31723	0.16	196,390	212,960	409,350	375,000	Oct-22	37	109
1	03	000	101	141	30A	10547322	351W34DD 05700	316 SHADOW LAWN DR EAGLE POINT OR 97	2022-36168	0.23	163,640	214,020	377,660	345,867	Dec-22	38	109
1	06	000	109	952	16A	10821996	351W34CD 00900	664 CLEAR VIEW WAY EAGLE POINT OR 9752	2022-5478	0.16	194,390	93,530	287,920	262,000	Feb-22	39	110
1	03	000	101	141	33	10211023	361W03CD 01100	924 SHASTA AVE S EAGLE POINT OR	2022-6864	0.41	172,980	267,120	440,100	400,000	Feb-22	40	110
1	03	000	101	142	30A	11007227	361W03DA 00715	62 OAK HEIGHTS DR EAGLE POINT OR 97524	2022-15759	0.09	106,720	348,270	454,990	415,000	May-22	41	110
1	03	000	101	131	33	10901761	361W03CA 08000	72 CHRISTA LN EAGLE POINT OR 97524	2022-36037	0.18	216,550	221,970	438,520	397,000	Dec-22	42	110
1	03	000	101	131	33	10208248	361W03BA 06200	10 DE ANJOU AVE N EAGLE POINT OR	2022-5905	0.22	167,490	137,130	304,620	275,000	Feb-22	43	111
1	06	000	101	141	33	10929716	351W34DC 04200	227 DIANNE WAY EAGLE POINT OR 97524	2022-17289	0.17	196,390	269,540	465,930	420,000	May-22	44	111
1	06	000	109	952	16A	10838421	361W02CB 03300	140 EAGLE VIEW DR EAGLE POINT OR	2022-26699	0.14	194,390	118,290	312,680	281,800	Aug-22	45	111
1	03	000	101	131	30A	10205371	351W34DD 01800	222 TEAKWOOD DR EAGLE POINT OR 97524	2022-34151	0.20	163,640	189,980	353,620	320,000	Nov-22	46	111
1	03	000	100		33	10987345	361W02BC 00904	374 AVALON TERR EAGLE POINT OR 97524	2022-12543	0.40	61,370	0	61,370	55,000	Apr-22	47	112
1	06	000	101	141	30A	10838210	361W02CB 01200	119 EAGLE VIEW DR EAGLE POINT OR 97524	2022-15383	0.28	198,390	249,750	448,140	400,000	May-22	48	112
1	06	000	101	131	30B	10987393	351W34BD 00700	546 SIENNA HILLS DR EAGLE POINT OR 9752	2022-34027	0.20	194,390	230,280	424,670	379,000	Nov-22	49	112
1	06	000	101	131	33	10953221	351W35CB 00152	459 MONTCLAIR WAY EAGLE POINT OR 9752	2022-5921	0.10	198,390	184,140	382,530	339,000	Feb-22	50	113
1	06	000	101	141	30A	10901916	351W34CD 03329	639 NORTH HEIGHTS DR EAGLE POINT OR	2022-18770	0.17	198,390	203,270	401,660	355,000	Jun-22	51	113
1	06	000	101	141	33	11011845	351W34AC 07510	693 SHEFFIELD DR EAGLE POINT OR	2022-20871	0.17	141,110	334,470	475,580	420,000	Jun-22	52	113
1	06	000	101	141	33	11011843	351W34AC 07508	500 SNYDER DR EAGLE POINT OR	2022-23685	0.16	141,110	334,470	475,580	419,900	Jul-22	53	113
1	06	000	101	141	33	11011842	351W34AC 07507	506 SNYDER DR EAGLE POINT OR	2022-25524	0.14	138,610	334,470	473,080	419,900	Aug-22	54	113
1	06	000	101	141	33	11011844	351W34AC 07509	699 SHEFFIELD DR EAGLE POINT OR	2022-29678	0.16	141,110	334,470	475,580	421,500	Sep-22	55	113
1	06	000	109	952	16A	10976703	351W35CC 03729	681 BRANDI WAY EAGLE POINT OR 97524	2022-23008	0.11	194,390	98,810	293,200	258,000	Jul-22	56	114
1	06	000	101	131	30A	10974535	351W35CC 03709	692 BRANDI WAY EAGLE POINT OR 97524	2022-7310	0.13	196,390	200,460	396,850	345,000	Feb-22	57	115
1	06	000	101	131	30A	10974080	351W35CB 01102	342 SANDI WAY EAGLE POINT OR 97524	2022-10363	0.12	198,390	199,130	397,520	345,000	Mar-22	58	115
1	06	000	101	131	30A	10974461	351W35CC 03702	306 SANDI WAY EAGLE POINT OR 97524	2022-10266	0.12	196,390	199,300	395,690	345,000	Mar-22	59	115
1	06	000	101	141	33	11011848	351W34AC 07513	665 SHEFFIELD DR EAGLE POINT OR	2022-10890	0.36	142,840	334,470	477,310	414,900	Mar-22	60	115
1	06	000	101	141	30A	10986847	351W34AC 07419	575 BARTON RD EAGLE POINT OR 97524	2022-12692	0.18	173,890	292,120	466,010	405,000	Apr-22	61	115
1	06	000	101	141	33	11011836	351W34AC 07501	680 SHEFFIELD DR EAGLE POINT OR	2022-13551	0.17	141,110	334,470	475,580	414,900	Apr-22	62	115
1	06	000	101	141	33	11011837	351W34AC 07502	686 SHEFFIELD DR EAGLE POINT OR	2022-15892	0.17	141,110	334,470	475,580	414,900	May-22	63	115
1	06	000	101	141	33	11011838	351W34AC 07503	692 SHEFFIELD DR EAGLE POINT OR	2022-18585	0.25	141,110	334,470	475,580	414,900	Jun-22	64	115
1	06	000	101	132	30A	10236282	351W35CB 00100	459 ST CLAIR WAY EAGLE POINT OR 97524	2022-8884	0.10	198,390	195,100	393,490	340,000	Mar-22	65	116

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	33	10974501	351W35CC 03706	330 SANDI WAY EAGLE POINT OR 97524	2022-29906	0.12	196,390	197,500	393,890	339,900	Sep-22	66	116
1	06	000	101	142	33	11008267	351W34BD 00217	728 SHEFFIELD DR EAGLE POINT OR	2022-30774	0.09	120,770	324,590	445,360	383,000	Oct-22	67	116
1	06	000	101	131	30B	10880224	361W02CB 00205	62 EAGLE VIEW DR EAGLE POINT OR 97524	2022-32673	0.17	196,390	214,050	410,440	355,000	Nov-22	68	116
1	06	000	101	141	30B	11011841	351W34AC 07506	512 SNYDER DR EAGLE POINT OR	2022-35207	0.14	141,110	334,470	475,580	410,000	Dec-22	69	116
1	06	000	101	131	30A	10977028	351W35CB 01148	621 KARIC WAY EAGLE POINT OR 97524	2022-7418	0.12	196,390	202,580	398,970	339,900	Mar-22	70	117
1	06	000	101	151	33	11004426	351W34CA 04718	116 LINTON WAY EAGLE POINT OR	2022-23735	0.19	168,630	414,400	583,030	499,000	Jul-22	71	117
1	03	000	101	131	30A	10908518	361W03BD 13212	374 FARGO ST EAGLE POINT OR	2022-4409	0.09	159,640	189,040	348,680	295,500	Feb-22	72	118
1	06	000	101	141	30A	11002916	351W34CA 04711	118 CEDRIC CT EAGLE POINT OR	2022-11542	0.18	164,630	337,990	502,620	425,000	Apr-22	73	118
1	06	000	101	141	33	10975421	351W34CD 03231	982 JESSICA CT EAGLE POINT OR 97524	2022-15317	0.17	198,390	308,430	506,820	430,000	May-22	74	118
1	06	000	101	131	33	10974452	351W35CB 01139	686 ANDREA WAY EAGLE POINT OR 97524	2022-3187	0.13	196,390	185,370	381,760	320,000	Jan-22	75	119
1	06	000	101	131	33	10974284	351W35CB 01122	605 ANDREA WAY EAGLE POINT OR 97524	2022-5472	0.13	198,390	203,970	402,360	339,500	Feb-22	76	119
1	06	000	101	141	30A	10987433	351W34CA 03900	467 N DE ANJOU AVE EAGLE POINT OR 9752	2022-5042	0.20	196,390	314,280	510,670	425,000	Feb-22	77	120
1	06	000	101	143	33	10985150	361W02CA 00428	1013 RUBY MEADOWS DR EAGLE POINT OR 9	2022-8602	0.08	96,270	416,600	512,870	429,000	Mar-22	78	120
1	06	000	101	131	30A	10934383	351W34DC 01428	428 MERLEE CIR EAGLE POINT OR	2022-10167	0.11	196,390	176,420	372,810	310,000	Mar-22	79	120
1	06	000	101	151	30A	10987457	351W34BD 02400	120 CEDRIC CT EAGLE POINT OR	2022-18783	0.18	168,630	441,040	609,670	510,000	Jun-22	80	120
1	06	000	101	131	30A	10977030	351W35CB 01150	609 KARIC WAY EAGLE POINT OR 97524	2022-21066	0.12	196,390	198,700	395,090	329,000	Jun-22	81	120
1	06	000	101	141	30A	11004613	351W34CA 04912	936 STONEWATER DR EAGLE POINT OR	2022-23144	0.17	168,630	339,790	508,420	425,000	Jul-22	82	120
1	03	000	101	141	30A	11010621	361W02BC 00952	726 ONYX ST EAGLE POINT OR	2022-28387	0.17	189,090	314,700	503,790	419,900	Sep-22	83	120
1	06	000	101	131	30A	10974420	351W35CB 01136	668 ANDREA WAY EAGLE POINT OR 97524	2022-29522	0.12	198,390	184,980	383,370	320,000	Sep-22	84	120
1	06	000	101	141	30A	11004427	351W34CA 04719	110 LINTON WAY EAGLE POINT OR	2022-35757	0.19	168,630	369,960	538,590	449,000	Dec-22	85	120
1	06	000	101	131	30A	10821947	351W34CD 01400	646 NORTH HEIGHTS DR EAGLE POINT OR 97	2022-17549	0.17	196,390	168,880	365,270	302,000	May-22	86	121
1	06	000	101	141	33	10987395	351W34CA 01900	949 SELLWOOD DR EAGLE POINT OR 97524	2022-20662	0.16	198,390	316,330	514,720	425,000	Jun-22	87	121
1	06	000	101	141	33	10891615	351W34DC 01420	490 MERLEE CIR EAGLE POINT OR	2022-27853	0.14	196,390	237,380	433,770	359,000	Aug-22	88	121
1	06	000	101	141	33	11011846	351W34AC 07511	687 SHEFFIELD DR EAGLE POINT OR	2022-5061	0.25	168,630	331,180	499,810	410,000	Feb-22	89	122
1	06	000	101	141	30A	11008285	351W34BD 00235	705 SHEFFIELD DR EAGLE POINT OR	2022-9294	0.15	168,630	337,540	506,170	415,000	Mar-22	90	122
1	06	000	101	131	30A	10981857	351W34AC 03500	37 WOODCREST CIR EAGLE POINT OR 97524	2022-13453	0.17	218,820	216,050	434,870	355,000	Apr-22	91	122
1	06	000	101	131	30A	10974138	351W35CB 01107	372 SANDI WAY EAGLE POINT OR 97524	2022-19258	0.12	198,390	204,520	402,910	330,000	May-22	92	122
1	06	000	101	131	30A	10977034	351W35CB 01154	365 BRADLEY WAY EAGLE POINT OR 97524	2022-23919	0.11	196,390	198,340	394,730	322,500	Jul-22	93	122
1	06	000	101	132	30A	10981829	351W34AC 05400	208 NORTHVIEW DR EAGLE POINT OR 97524	2022-29996	0.13	172,130	213,110	385,240	315,000	Oct-22	94	122
1	06	000	101	141	30A	10981818	351W34AC 02300	942 WIN WAY EAGLE POINT OR 97524	2022-35831	0.17	218,820	301,340	520,160	425,000	Dec-22	95	122
1	06	000	101	141	30B	10985145	361W02CA 00423	1010 ONYX ST EAGLE POINT OR	2022-9180	0.23	126,370	389,750	516,120	415,000	Mar-22	96	124
1	06	000	101	151	30A	10980730	351W34CD 03257	584 HEIGHTS DR N EAGLE POINT OR 97524	2022-14220	0.25	156,960	468,040	625,000	499,900	Apr-22	97	125

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	06	000	101	131	30A	10981798	351W34AC 01300	560 BARTON RD EAGLE POINT OR 97524	2022-620	0.18	218,820	239,840	458,660	365,000	Jan-22	98	126
1	06	000	101	141	30A	10981803	351W34AC 01800	978 WIN WAY EAGLE POINT OR 97524	2022-24457	0.18	218,820	322,280	541,100	430,000	Aug-22	99	126
1	06	000	101	141	30B	10986847	351W34AC 07419	575 BARTON RD EAGLE POINT OR 97524	2022-2860	0.18	179,740	207,630	387,370	305,000	Jan-22	100	127
1	06	000	101	141	30B	10980743	351W34CD 03270	538 HEIGHTS DR N EAGLE POINT OR 97524	2022-32603	0.15	216,820	319,220	536,040	420,000	Nov-22	101	128
1	06	000	101	141	30A	10975422	351W34CD 03232	976 JESSICA CT EAGLE POINT OR 97524	2022-7539	0.21	196,390	362,540	558,930	425,000	Mar-22	102	132
1	06	000	101	132	30A	10986296	351W34DC 01445	136 DIANNE WAY EAGLE POINT OR 97524	2022-19408	0.06	153,550	265,100	418,650	315,000	Jun-22	103	133
1	06	000	101	132	30A	10986295	351W34DC 01444	130 DIANNE WAY EAGLE POINT OR 97524	2022-18795	0.06	153,550	265,040	418,590	315,000	Jun-22	104	133
1	06	000	101	141	30A	11009839	351W34CA 04734	981 STONEWATER DR EAGLE POINT OR	2022-3320	0.19	168,630	388,800	557,430	415,000	Jan-22	105	134
1	06	000	101	151	33	10985134	361W02CA 00412	1059 AZURE WAY EAGLE POINT OR 97524	2022-28504	0.17	134,200	528,740	662,940	475,000	Sep-22	106	140
1	06	000	101	143	30A	10985127	361W02CA 00405	1019 AZURE WAY EAGLE POINT OR 97524	2022-5349	0.19	136,040	448,830	584,870	415,000	Feb-22	107	141

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	07	000	2023	4	WHITE CITY SUB	101	1	07	000	2023	144	WHITE CITY SUB

Adjustment Calculation Summary

Sample - Number of Sales	148
Population - Number of Accounts	2653
Sales as a percentage of the Population	5.58%
<i>Prior Year Population Values</i>	
Land Rmv	244,331,860
OSD RMV	93,816,170
Improvement RMV	398,716,980
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	33.16%
	263,878,409
	33.47%
	12.73%
	93,816,170
	11.90%
	54.11%
	430,614,338
	54.63%
	0.00%
	0
	0.00%
Selected Ratio From Sales	93
RMV Adjustment	100
Before Ratio	93
Overall Adjustment Factor	108
Land Adjustment Factor	108
OSD Adjustment Factor	100
Improvement Adjustment Factor	108
Farm Improvement Factor	100
After Ratio	100

Explanation

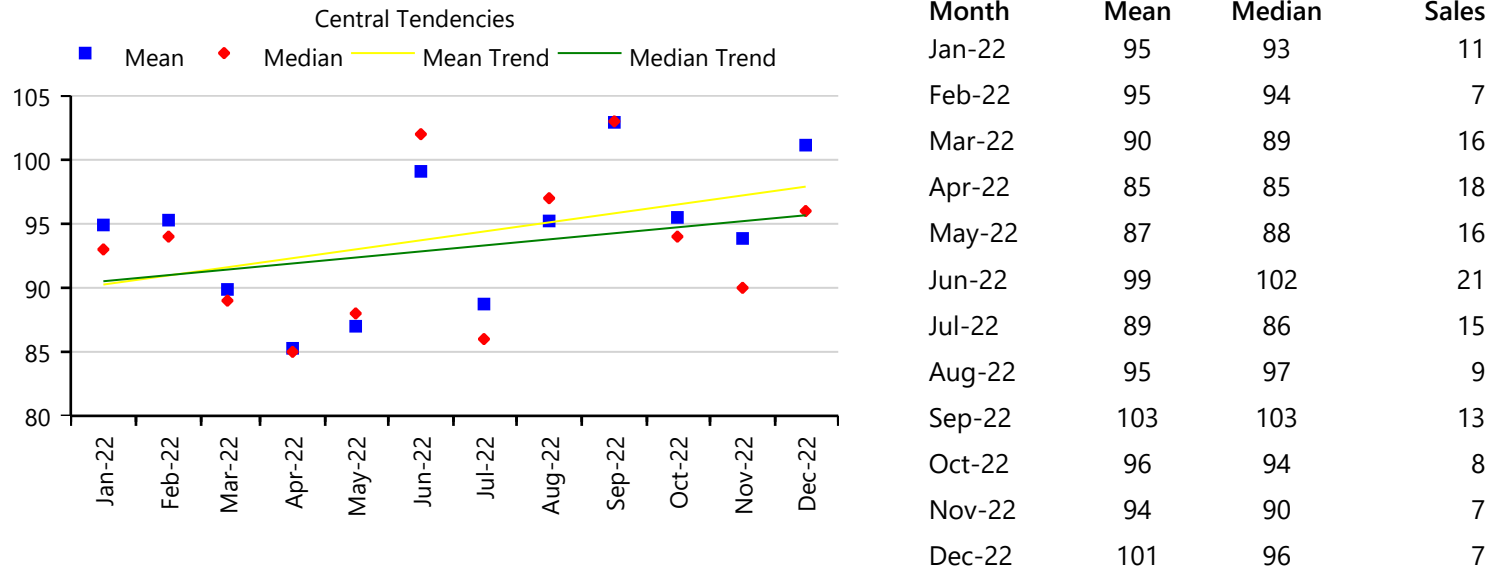
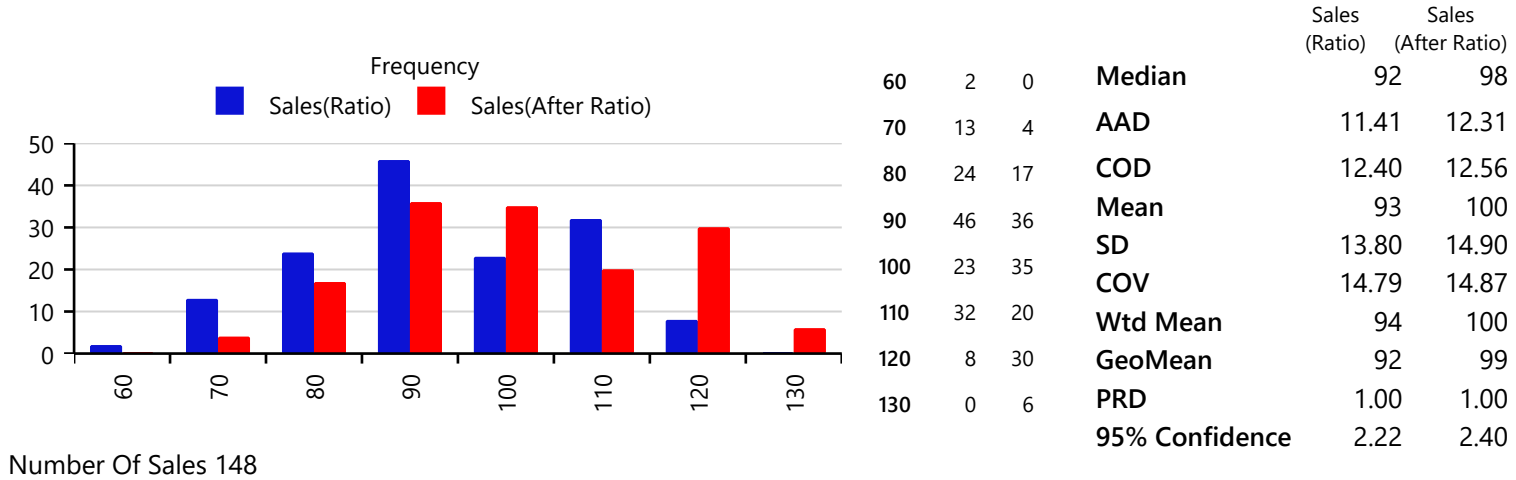
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	12.56	10.95	7.70*	9.87*	8.13*
PRD	1.00	1.00	1.00*	1.01*	1.00*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	131	30B	10259019	361W17DC 02400	8016 DIVISION RD WHITE CITY OR 97503	2022-9845	0.18	128,470	71,060	199,530	310,000	Mar-22	1	64
1	07	000	101	131	30B	10258963	361W20AB 02900	7966 DIVISION RD WHITE CITY OR 97503	2022-13894	0.19	128,470	83,160	211,630	331,000	Apr-22	2	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	131	30B	10258525	361W20AA 02500	7960 GLADSTONE AVE WHITE CITY OR 97503	2022-12133	0.22	128,520	85,890	214,410	325,000	Apr-22	3	66
1	07	000	101	131	30B	10260060	361W20AC 04200	2657 VILLAGE BLVD WHITE CITY OR 97503	2022-16693	0.19	130,470	101,100	231,570	344,500	May-22	4	67
1	07	000	101	131	30B	10258558	361W20AA 02800	7930 GLADSTONE AVE WHITE CITY OR 97503	2022-7611	0.22	130,520	94,530	225,050	320,000	Feb-22	5	70
1	07	000	101	131	30B	10259424	361W20AB 07500	7809 GLADSTONE AVE WHITE CITY OR 97503	2022-24496	0.26	136,620	112,170	248,790	357,000	Aug-22	6	70
1	07	000	101	131	30A	10259001	361W17DC 02300	8008 DIVISION RD WHITE CITY OR 97503	2022-9875	0.18	128,470	85,590	214,060	300,000	Mar-22	7	71
1	07	000	109	952	30B	10712043	361W17DD 02042	8268 BARBUR ST WHITE CITY OR 97503	2022-13445	0.14	113,860	93,760	207,620	286,500	Apr-22	8	72
1	07	000	109	942	16B	10725888	361W16CC 01200	8251 TWENTY-THIRD ST WHITE CITY OR	2022-15617	0.25	133,590	70,920	204,510	285,000	May-22	9	72
1	07	000	101	131	30B	10628671	361W17DD 00136	2369 FLANDERS ST WHITE CITY OR 97503	2022-1975	0.16	122,170	107,580	229,750	316,350	Jan-22	10	73
1	07	000	101	131	30B	10260215	361W20AC 05700	7635 GLADSTONE AVE WHITE CITY OR 97503	2022-10493	0.20	128,470	96,920	225,390	310,000	Mar-22	11	73
1	07	000	101	131	30B	10259457	361W20AB 07800	2633 FENTON ST WHITE CITY OR	2022-14701	0.16	122,170	101,880	224,050	309,000	May-22	12	73
1	07	000	101	131	30B	10257288	361W17DD 01200	8071 GLADSTONE AVE WHITE CITY OR 97503	2022-22603	0.21	127,490	121,740	249,230	340,000	Jul-22	13	73
1	07	000	101	131	33	10629911	361W17DD 00174	8210 DIVISION RD WHITE CITY OR 97503	2022-21120	0.14	115,860	96,660	212,520	288,000	Jul-22	14	74
1	07	000	101	131	30B	10627772	361W17DD 00160	8279 DIVISION RD WHITE CITY OR 97503	2022-25589	0.14	115,860	105,740	221,600	299,000	Aug-22	15	74
1	07	000	109		16B	10548431	361W20AC 12700	2520 TERR-MONT ST WHITE CITY OR	2022-31553	0.15	117,010	85,340	202,350	270,000	Oct-22	16	75
1	07	000	101	131	30B	10627731	361W17DD 00156	8219 DIVISION RD WHITE CITY OR 97503	2022-1620	0.14	115,860	116,200	232,060	305,000	Jan-22	17	76
1	07	000	101	131	30B	10628355	361W16CC 03300	2561 FALCON ST WHITE CITY OR	2022-22400	0.14	113,860	110,700	224,560	295,000	Jul-22	18	76
1	07	000	101	131	30B	10628493	361W17DD 00118	2371 FALCON ST WHITE CITY OR	2022-28065	0.14	115,860	110,830	226,690	299,900	Sep-22	19	76
1	07	000	101	131	30B	10627870	361W17DD 00170	8127 DIVISION RD WHITE CITY OR 97503	2022-14798	0.15	119,010	122,530	241,540	310,000	Apr-22	20	78
1	07	000	101	131	30A	10548943	361W20AA 07500	7743 HALE WAY WHITE CITY OR 97503	2022-20687	0.18	128,470	100,340	228,810	293,700	Jun-22	21	78
1	07	000	101	131	30B	10648824	361W20AD 04400	2663 HADLEY CIR WHITE CITY OR 97503	2022-12338	0.22	132,520	134,400	266,920	337,500	Apr-22	22	79
1	07	000	101	131	30B	10636082	361W16CD 00900	3180 FALCON ST WHITE CITY OR	2022-26357	0.23	131,540	122,790	254,330	322,000	Aug-22	23	79
1	07	000	101	131	33	10648697	361W20AD 03100	2735 JIM CIR WHITE CITY OR 97503	2022-32270	0.22	130,520	127,000	257,520	325,000	Nov-22	24	79
1	07	000	101	131	30B	10260388	361W20AC 06700	7727 INGALLS DR WHITE CITY OR 97503	2022-11053	0.16	122,170	146,820	268,990	338,000	Mar-22	25	80
1	07	000	101	131	33	10648930	361W20AC 07600	2611 CASTLE CIR WHITE CITY OR 97503	2022-14297	0.20	128,470	130,130	258,600	325,000	Apr-22	26	80
1	07	000	101	131	30B	10257156	361W17DC 01600	8005 AJAX AVE WHITE CITY OR 97503	2022-21781	0.18	130,470	121,060	251,530	315,000	Jul-22	27	80
1	07	000	101	131	30B	10925569	361W21BA 01900	8005 THUNDERHEAD AVE WHITE CITY OR 97	2022-18961	0.13	111,130	173,740	284,870	350,000	Jun-22	28	81
1	07	000	109	952	16B	10981961	361W20DA 11801	2958 AVENUE A WHITE CITY OR 97503	2022-15311	0.23	128,540	92,650	221,190	270,000	Apr-22	29	82
1	07	000	109	942	16B	10980104	361W21AC 00304	7734 TWENTY-NINTH ST WHITE CITY OR 975	2022-13861	0.16	120,170	87,560	207,730	253,000	Apr-22	30	82
1	07	000	109	942	16B	10977414	361W21BA 03200	7927 WILSON WAY WHITE CITY OR 97503	2022-16994	0.19	126,470	83,140	209,610	255,000	May-22	31	82
1	07	000	101	131	33	10258701	361W17DC 02200	7985 DIVISION RD WHITE CITY OR 97503	2022-20148	0.17	125,320	130,280	255,600	312,000	Jun-22	32	82
1	07	000	101	131	30B	10925712	361W16CD 01700	8082 THUNDERHEAD AVE WHITE CITY OR 97	2022-20526	0.15	119,010	172,740	291,750	355,000	Jun-22	33	82
1	07	000	101	131	30B	10628517	361W17DD 00120	2416 FALCON ST WHITE CITY OR	2022-32079	0.14	115,860	105,570	221,430	270,000	Nov-22	34	82

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	131	30B	10963777	361W21AB 00121	7893 LAURA LN WHITE CITY OR 97503	2022-11870	0.14	115,860	177,540	293,400	350,000	Apr-22	35	84
1	07	000	101	131	30B	10888780	361W16CC 01001	8275 TWENTY-THIRD ST WHITE CITY OR	2022-18210	0.25	133,590	158,500	292,090	349,000	May-22	36	84
1	07	000	101	131	33	10260581	361W20AD 00136	7701 BELLAIRE WAY WHITE CITY OR	2022-24490	0.16	122,170	146,970	269,140	319,000	Jul-22	37	84
1	07	000	101	131	33	10925617	361W21BA 01400	8028 THUNDERHEAD AVE WHITE CITY OR 97	2022-22975	0.13	113,130	180,700	293,830	350,000	Jul-22	38	84
1	07	000	101	131	33	10925309	361W21BA 02900	8011 TWENTY-FIFTH ST WHITE CITY OR	2022-23567	0.13	111,130	165,950	277,080	328,500	Jul-22	39	84
1	07	000	109	300	16A	10255770	361W16DC 00500	3714 FALCON ST WHITE CITY OR	2022-8252	1.00	212,450	72,000	284,450	335,000	Mar-22	40	85
1	07	000	109	952	16B	10987528	361W20DB 00115	7448 GLADSTONE AVE WHITE CITY OR 97503	2022-16352	0.19	128,470	176,590	305,060	357,000	May-22	41	85
1	07	000	101	131	33	10988428	361W21BD 02203	3469 CAMAS LN WHITE CITY OR 97503	2022-31627	0.07	81,180	187,300	268,480	314,900	Oct-22	42	85
1	07	000	101	131	30A	10598581	361W21AD 02700	3776 ANTELOPE RD WHITE CITY OR 97503	2022-895	0.15	121,010	125,310	246,320	285,000	Jan-22	43	86
1	07	000	101	131	30B	10925412	361W16CD 03600	8074 TWENTY-FIFTH ST WHITE CITY OR	2022-7915	0.14	115,860	173,080	288,940	335,000	Mar-22	44	86
1	07	000	101	131	30B	10260670	361W20AD 00145	2721 VILLAGE BLVD WHITE CITY OR 97503	2022-9527	0.17	125,320	154,670	279,990	325,000	Mar-22	45	86
1	07	000	101	131	30A	10981371	361W21BA 00418	7870 27TH ST WHITE CITY OR 97503	2022-12274	0.09	93,790	219,330	313,120	362,500	Apr-22	46	86
1	07	000	101	131	30B	10925244	361W16CD 04300	8047 TWENTY-FIFTH ST WHITE CITY OR	2022-15136	0.13	111,130	165,460	276,590	322,000	May-22	47	86
1	07	000	109	300	16B	10712141	361W16CC 02800	8243 KIMBERLY CT WHITE CITY OR 97503	2022-20779	0.18	130,470	92,140	222,610	260,000	Jun-22	48	86
1	07	000	101	131	30B	10984776	361W20CA 00101	2422 GRANITE CT WHITE CITY OR 97503	2022-24276	0.09	93,790	210,280	304,070	354,000	Jul-22	49	86
1	07	000	101	131	30B	10975007	361W16DD 00911	3826 HERITAGE WAY WHITE CITY OR 97503	2022-32172	0.15	121,010	176,330	297,340	344,500	Nov-22	50	86
1	07	000	101	131	30B	10984809	361W20CA 00134	2506 AGATE MEADOWS WHITE CITY OR 9750	2022-14780	0.09	93,790	215,830	309,620	354,000	Apr-22	51	87
1	07	000	101	131	30B	10928574	361W16CC 05800	8038 BRIE TERR WHITE CITY OR 97503	2022-21328	0.16	122,170	173,410	295,580	340,000	Jul-22	52	87
1	07	000	101	131	30B	10984777	361W20CA 00102	2418 GRANITE CT WHITE CITY OR 97503	2022-5736	0.09	93,790	215,480	309,270	350,000	Feb-22	53	88
1	07	000	109	953	16B	10910591	361W16CC 00709	2633 FALCON ST WHITE CITY OR	2022-12635	0.23	105,540	0	105,540	120,000	Apr-22	54	88
1	07	000	101	131	30B	10258833	361W20AB 01600	7865 DIVISION RD WHITE CITY OR 97503	2022-12881	0.17	125,320	161,310	286,630	325,000	Apr-22	55	88
1	07	000	101	131	30B	10983480	361W16DA 01311	3840 VALLEY MEADOWS DR WHITE CITY OR	2022-13859	0.10	98,520	199,630	298,150	340,000	Apr-22	56	88
1	07	000	101	131	30B	10979785	361W20DB 00600	2547 AGATE MEADOWS WHITE CITY OR 9750	2022-15946	0.10	98,520	230,990	329,510	375,000	May-22	57	88
1	07	000	101	131	30B	10977076	361W21AD 02507	7722 GARDEN GROVE CT WHITE CITY OR 975	2022-16812	0.08	87,480	176,980	264,460	301,000	May-22	58	88
1	07	000	101	131	30B	10977077	361W21AD 02508	7720 GARDEN GROVE CT WHITE CITY OR 975	2022-17440	0.10	98,520	177,060	275,580	313,000	May-22	59	88
1	07	000	101	131	30B	10970823	361W16DC 00111	7925 ISABELLA WAY WHITE CITY OR	2022-19478	0.14	115,860	192,960	308,820	350,000	Jun-22	60	88
1	07	000	101	131	33	10549259	361W20AD 00947	3063 VIA VERDE CIR WHITE CITY OR 97503	2022-29397	0.18	128,470	138,510	266,980	304,900	Sep-22	61	88
1	07	000	101	131	30B	10983474	361W16DA 01305	3812 VALLEY MEADOWS DR WHITE CITY OR	2022-29648	0.13	111,130	201,940	313,070	355,000	Oct-22	62	88
1	07	000	101	131	30A	10970864	361W16DD 01302	8032 ISABELLA WAY WHITE CITY OR	2022-1440	0.14	117,860	174,430	292,290	330,000	Jan-22	63	89
1	07	000	101	131	30B	10928680	361W16CC 06900	8071 BRIE TERR WHITE CITY OR 97503	2022-7585	0.15	119,010	168,730	287,740	325,000	Mar-22	64	89
1	07	000	101	131	33	10963769	361W21AB 00120	7885 LAURA LN WHITE CITY OR 97503	2022-9284	0.14	115,860	175,000	290,860	327,000	Mar-22	65	89
1	07	000	101	131	30B	10925251	361W16CD 04200	8041 TWENTY-FIFTH ST WHITE CITY OR	2022-17036	0.13	111,130	160,280	271,410	306,000	May-22	66	89

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	131	33	10964602	361W16DD 00625	3860 STRAWBERRY FIELDS WHITE CITY OR 97	2022-17573	0.18	128,470	173,240	301,710	338,000	May-22	67	89
1	07	000	101	131	33	10258809	361W20AB 01300	7891 DIVISION RD WHITE CITY OR 97503	2022-7158	0.17	125,320	144,810	270,130	300,000	Feb-22	68	90
1	07	000	101	131	30B	10979352	361W21DB 01800	3605 AGATE MEADOWS WHITE CITY OR 9750	2022-9374	0.08	87,480	206,770	294,250	326,000	Mar-22	69	90
1	07	000	101	131	30B	10975093	361W16CD 06100	3460 LAZY LN WHITE CITY OR 97503	2022-33691	0.08	87,480	213,140	300,620	332,500	Nov-22	70	90
1	07	000	101	131	30A	10983479	361W16DA 01310	3836 VALLEY MEADOWS DR WHITE CITY OR	2022-14834	0.11	103,250	206,780	310,030	340,000	May-22	71	91
1	07	000	101	131	30B	10963614	361W21AB 00105	7864 ANDREA DR WHITE CITY OR 97503	2022-31240	0.14	115,860	174,770	290,630	320,000	Oct-22	72	91
1	07	000	101	131	33	10984901	361W16CD 00406	8262 KESTREL WAY WHITE CITY OR 97503	2022-36079	0.11	103,250	215,150	318,400	349,000	Dec-22	73	91
1	07	000	101	131	30A	10975050	361W21BD 01500	7718 TWENTY-SEVENTH ST WHITE CITY OR 9	2022-3099	0.17	127,320	179,560	306,880	335,000	Jan-22	74	92
1	07	000	109		16B	10255958	361W21AD 01400	7090 THIRTIETH ST WHITE CITY OR	2022-17469	0.24	132,570	130,570	263,140	285,000	May-22	75	92
1	07	000	109	942	16A	10261463	361W21CA 01200	7400 LAKEVIEW DR WHITE CITY OR	2022-18915	1.43	256,500	64,990	321,490	350,000	Jun-22	76	92
1	07	000	101	131	30A	10977911	361W21DA 04500	3859 FRANCINE CT EAGLE POINT/COUNTY O	2022-19782	0.15	121,010	187,450	308,460	335,000	Jun-22	77	92
1	07	000	101	131	33	10979791	361W20DB 01200	7422 GREYSTONE DR WHITE CITY OR 97503	2022-22733	0.10	98,520	222,540	321,060	350,000	Jul-22	78	92
1	07	000	101	131	30A	10964360	361W16DD 00601	3860 FALCON ST WHITE CITY OR	2022-23984	0.14	115,860	187,190	303,050	330,000	Jul-22	79	92
1	07	000	101	131	30A	10975083	361W21AC 03100	3458 ANTELOPE CT WHITE CITY OR 97503	2022-3086	0.17	125,320	190,180	315,500	339,500	Jan-22	80	93
1	07	000	109	952	16A	10712181	361W16CC 02400	8214 KIMBERLY CT WHITE CITY OR 97503	2022-11428	0.21	127,490	104,810	232,300	250,000	Apr-22	81	93
1	07	000	101	131	30A	10966987	361W16DD 01203	3863 AVENUE E WHITE CITY OR	2022-6676	0.15	119,010	182,730	301,740	320,000	Feb-22	82	94
1	07	000	101	134	33	10979218	361W21BD 02401	3441 SONNY WAY WHITE CITY OR 97503	2022-28159	0.04	30,570	276,210	306,780	325,000	Sep-22	83	94
1	07	000	101	131	30B	10941736	361W21AB 01200	7834 ANDREA DR WHITE CITY OR 97503	2022-34870	0.14	115,860	189,660	305,520	325,000	Dec-22	84	94
1	07	000	101	131	30B	10257123	361W17DC 01300	8034 DIVISION RD WHITE CITY OR 97503	2022-36137	0.18	128,470	162,110	290,580	310,000	Dec-22	85	94
1	07	000	101	131	30A	10987637	361W16A0 03507	3929 CONNOR DR WHITE CITY/COUNTY OR	2022-18835	0.18	130,470	208,320	338,790	356,000	Jun-22	86	95
1	07	000	101	131	30A	10979810	361W20DB 03100	7428 STONEFIELD DR WHITE CITY OR 97503	2022-28374	0.10	98,520	222,540	321,060	339,000	Sep-22	87	95
1	07	000	101	131	30A	10979804	361W20DB 02500	2523 AGATE MEADOWS WHITE CITY OR 9750	2022-592	0.11	105,250	231,550	336,800	350,000	Jan-22	88	96
1	07	000	101	131	30A	10925585	361W21BA 01100	8008 THUNDERHEAD AVE WHITE CITY OR 97	2022-18673	0.13	111,130	184,400	295,530	307,500	Jun-22	89	96
1	07	000	101	131	30A	10984504	361W21AC 00903	3681 ABIGAIL DR WHITE CITY OR 97503	2022-25278	0.12	107,980	237,130	345,110	360,000	Aug-22	90	96
1	07	000	101	131	30A	10981376	361W21BA 00423	7890 27TH ST WHITE CITY OR 97503	2022-34790	0.09	93,790	222,400	316,190	329,000	Dec-22	91	96
1	07	000	100		33	10984937	361W21AB 04311	7858 PHAEDRA LN WHITE CITY OR 97503	2022-23139	0.05	19,440	0	19,440	20,000	Jul-22	92	97
1	07	000	100		33	10984934	361W21AB 04308	7864 PHAEDRA LN WHITE CITY OR 97503	2022-23132	0.05	19,440	0	19,440	20,000	Jul-22	93	97
1	07	000	100		33	10984936	361W21AB 04310	7860 PHAEDRA LN WHITE CITY OR 97503	2022-24432	0.04	19,440	0	19,440	20,000	Aug-22	94	97
1	07	000	101	134	30B	10980965	361W21BA 00558	7873 JACQUELINE WAY WHITE CITY OR 9750	2022-31876	0.04	79,180	191,990	271,170	280,000	Oct-22	95	97
1	07	000	109	131	16A	10588251	361W21AC 04300	3585 WINTER RUN DR WHITE CITY OR 97503	2022-3823	0.13	111,130	207,450	318,580	325,500	Feb-22	96	98
1	07	000	101	132	30A	10986105	361W21BC 03128	7675 COLOMA ST WHITE CITY OR 97503	2022-1571	0.03	79,180	177,910	257,090	259,000	Jan-22	97	99
1	07	000	101	131	30A	10548091	361W20AC 12100	7525 GLADSTONE AVE WHITE CITY OR 97503	2022-11037	0.14	115,860	217,110	332,970	336,000	Mar-22	98	99

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	134	30B	10979229	361W21BD 02412	3400 SONNY WAY WHITE CITY OR 97503	2022-28844	0.03	79,180	209,420	288,600	292,000	Sep-22	99	99
1	07	000	101	141	30A	10982103	361W21AB 04214	3461 PHAEDRA LN WHITE CITY OR 97503	2022-10522	0.09	95,790	267,410	363,200	365,000	Mar-22	100	100
1	07	000	101	141	30A	10984275	361W21CA 00202	7418 27TH ST WHITE CITY OR 97503	2022-14262	0.13	113,130	232,350	345,480	346,000	Apr-22	101	100
1	07	000	101	132	33	10984964	361W21AB 04338	7839 PHAEDRA LN WHITE CITY OR 97503	2022-20371	0.04	79,180	215,600	294,780	290,000	Jun-22	102	102
1	07	000	101	131	30B	10985238	361W20DA 12006	7410 HALE WAY WHITE CITY OR 97503	2022-26301	0.14	117,860	193,240	311,100	305,000	Aug-22	103	102
1	07	000	101	134	30A	10986322	361W21BA 00820	7766 JACQUELINE WAY WHITE CITY OR 9750	2022-28886	0.04	79,180	219,960	299,140	294,000	Sep-22	104	102
1	07	000	109	942	33	10256613	361W16DA 00800	8226 ATLANTIC AVE WHITE CITY OR 97503	2022-33907	0.91	201,230	54,680	255,910	250,000	Nov-22	105	102
1	07	000	101	131	30A	10979798	361W20DB 01900	7413 GREYSTONE DR WHITE CITY OR 97503	2022-8866	0.10	98,520	222,520	321,040	311,600	Mar-22	106	103
1	07	000	101	142	30A	10984519	361W21AC 01008	3709 AMELIA WAY WHITE CITY OR 97503	2022-9801	0.09	95,790	279,800	375,590	365,000	Mar-22	107	103
1	07	000	100		33	10983770	361W21AB 04145	7840 HOUSTON LP WHITE CITY OR 97503	2022-27606	0.03	15,430	0	15,430	15,000	Sep-22	108	103
1	07	000	101	134	33	10980954	361W21BA 00547	7839 JACQUELINE WAY WHITE CITY OR 9750	2022-13073	0.04	78,180	190,860	269,040	255,000	Apr-22	109	106
1	07	000	101	131	30B	10988489	361W21CA 00907	3413 TRENT AVE WHITE CITY OR 97503	2022-26597	0.13	111,130	282,660	393,790	369,900	Aug-22	110	106
1	07	000	101	141	30A	11001682	361W21AC 00605	7602 SADDLEBROOK WAY WHITE CITY OR	2022-29060	0.15	121,010	260,040	381,050	360,000	Sep-22	111	106
1	07	000	101	142	33	10984955	361W21AB 04329	7818 PHAEDRA LN WHITE CITY OR 97503	2022-31315	0.04	81,180	248,760	329,940	310,000	Oct-22	112	106
1	07	000	101	131	30A	10979814	361W20DB 03500	7423 STONEFIELD DR WHITE CITY OR 97503	2022-778	0.10	98,520	222,540	321,060	300,000	Jan-22	113	107
1	07	000	101	142	30A	10986116	361W21BC 03139	7646 CALAVERAS ST WHITE CITY OR 97503	2022-10203	0.07	83,180	329,080	412,260	385,000	Mar-22	114	107
1	07	000	101	142	30B	10255925	361W21AB 04300	7880 PHAEDRA LN WHITE CITY OR 97503	2022-19972	0.05	79,180	258,370	337,550	314,900	Jun-22	115	107
1	07	000	101	141	33	11011916	361W21DA 05201	3773 NICHOLAS WAY WHITE CITY/COUNTY O	2022-34047	0.12	109,980	319,630	429,610	399,900	Nov-22	116	107
1	07	000	101	133	30A	10987558	361W21BD 02025	3430 SHARON WAY WHITE CITY OR 97503	2022-15721	0.04	81,180	193,000	274,180	255,000	May-22	117	108
1	07	000	101	141	30A	10986121	361W21BC 03144	3198 GOLD MINE AVE WHITE CITY OR 97503	2022-22515	0.10	100,520	265,370	365,890	337,500	Jul-22	118	108
1	07	000	101	141	30A	11005519	361W21DA 04908	3847 AGATE MEADOWS CT WHITE CITY OR	2022-20286	0.11	105,250	275,760	381,010	349,999	Jun-22	119	109
1	07	000	101	142	30B	10984929	361W21AB 04303	7874 PHAEDRA LN WHITE CITY OR 97503	2022-20988	0.05	79,180	258,370	337,550	309,900	Jun-22	120	109
1	07	000	101	142	30B	10984982	361W21AB 04356	7875 PHAEDRA LN WHITE CITY OR 97503	2022-20764	0.04	79,180	267,290	346,470	318,000	Jun-22	121	109
1	07	000	101	142	30B	10984980	361W21AB 04354	7871 PHAEDRA LN WHITE CITY OR 97503	2022-20272	0.05	79,180	267,290	346,470	318,000	Jun-22	122	109
1	07	000	101	142	30B	10984983	361W21AB 04357	7877 PHAEDRA LN WHITE CITY OR 97503	2022-20766	0.06	79,180	267,290	346,470	318,000	Jun-22	123	109
1	07	000	101	142	30B	10984981	361W21AB 04355	7873 PHAEDRA LN WHITE CITY OR 97503	2022-20284	0.04	79,180	267,290	346,470	318,000	Jun-22	124	109
1	07	000	101	141	30B	11011911	361W21DA 05308	3733 NICHOLAS WAY WHITE CITY/COUNTY O	2022-36333	0.14	117,860	321,330	439,190	402,417	Dec-22	125	109
1	07	000	101	142	33	10984520	361W21AC 01009	3711 AMELIA WAY WHITE CITY OR 97503	2022-2439	0.09	95,790	279,800	375,590	340,000	Jan-22	126	110
1	07	000	101	141	33	11002920	361W16DB 02304	8268 29TH ST WHITE CITY OR	2022-15976	0.13	113,130	295,150	408,280	372,000	May-22	127	110
1	07	000	101	134	30A	10980975	361W21BA 00569	7887 JACQUELINE WAY WHITE CITY OR 9750	2022-36119	0.03	78,180	183,230	261,410	238,000	Dec-22	128	110
1	07	000	101	141	30A	10988504	361W21CA 00922	3426 AGATE MEADOWS WHITE CITY OR 9750	2022-29324	0.13	113,130	308,040	421,170	380,000	Sep-22	129	111
1	07	000	101	141	33	11011934	361W21DA 05005	3825 FRANCINE CT WHITE CITY/COUNTY OR	2022-32881	0.14	117,860	319,890	437,750	395,000	Oct-22	130	111

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	07	000	101	141	30B	11011935	361W21DA 05006	3821 FRANCINE CT WHITE CITY/COUNTY OR	2022-31892	0.12	109,980	319,890	429,870	385,900	Oct-22	131	111
1	07	000	101	141	30B	10981971	361W16DC 01302	3455 AVENUE E WHITE CITY OR 97503	2022-32393	0.17	125,320	266,990	392,310	355,000	Nov-22	132	111
1	07	000	101	142	33	10984956	361W21AB 04330	7816 PHAEDRA LN WHITE CITY OR 97503	2022-13706	0.03	81,180	248,760	329,940	295,000	Apr-22	133	112
1	07	000	101	141	30B	11011919	361W21DA 05204	3813 FRANCINE CT WHITE CITY/COUNTY OR	2022-28648	0.12	109,980	319,890	429,870	385,000	Sep-22	134	112
1	07	000	101	141	30B	10988500	361W21CA 00918	3427 AGATE MEADOWS WHITE CITY OR 9750	2022-5725	0.13	113,130	295,650	408,780	361,000	Feb-22	135	113
1	07	000	101	141	33	10984802	361W20CA 00127	2478 AGATE MEADOWS WHITE CITY OR 9750	2022-8204	0.13	113,130	271,570	384,700	339,900	Mar-22	136	113
1	07	000	101	142	30B	10984928	361W21AB 04302	7876 PHAEDRA LN WHITE CITY OR 97503	2022-20989	0.04	79,180	258,370	337,550	299,900	Jun-22	137	113
1	07	000	101	142	33	10984927	361W21AB 04301	7878 PHAEDRA LN WHITE CITY OR 97503	2022-20987	0.04	79,180	258,430	337,610	299,900	Jun-22	138	113
1	07	000	101	141	30B	10995408	361W16DA 00205	8377 KYRA LN WHITE CITY OR 97503	2022-6545	0.15	121,010	287,600	408,610	357,000	Feb-22	139	114
1	07	000	101	141	30A	10547914	361W21AD 01300	7282 THIRTIETH ST WHITE CITY OR 97503	2022-36262	0.13	113,130	286,890	400,020	350,000	Dec-22	140	114
1	07	000	101	141	30B	10984765	361W21CA 00618	3443 AGATE MEADOWS WHITE CITY OR 9750	2022-25161	0.16	124,170	315,310	439,480	383,499	Aug-22	141	115
1	07	000	101	141	33	10981970	361W16DC 01301	7908 WILSON WAY WHITE CITY OR 97503	2022-27451	0.17	127,320	290,520	417,840	364,900	Sep-22	142	115
1	07	000	101	141	33	11011918	361W21DA 05203	3809 FRANCINE CT WHITE CITY/COUNTY OR	2022-22305	0.14	117,860	316,580	434,440	369,900	Jul-22	143	117
1	07	000	101	141	30B	11006751	361W16DA 01210	3848 VALLEY MEADOWS DR WHITE CITY OR	2022-28392	0.12	109,980	303,580	413,560	353,500	Sep-22	144	117
1	07	000	101	134	30B	10980935	361W21BA 00528	7852 JACQUELINE WAY WHITE CITY OR 9750	2022-25125	0.03	79,180	227,540	306,720	260,000	Aug-22	145	118
1	07	000	101	134	30B	10980936	361W21BA 00529	7856 JACQUELINE WAY WHITE CITY OR 9750	2022-21079	0.04	79,180	227,540	306,720	255,000	Jun-22	146	120
1	07	000	101	141	33	10987651	361W16A0 03521	8401 ATLANTIC AVE WHITE CITY/COUNTY OR	2022-27976	0.24	134,570	523,490	658,060	550,000	Sep-22	147	120
1	07	000	101	134	30A	10980944	361W21BA 00537	7832 JACQUELINE WAY WHITE CITY OR 9750	2022-2092	0.03	79,180	222,480	301,660	244,900	Jan-22	148	123

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	09	000	2023		EAGLE POINT TEAKWOOD	101	1	09	000	2023	18	EAGLE POINT TEAKWOOD

Adjustment Calculation Summary

Sample - Number of Sales	18
Population - Number of Accounts	376
Sales as a percentage of the Population	4.79%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	47,246,350	31.57%	45,828,960
OSD RMV	9,939,410	6.64%	9,939,410
Improvement RMV	92,471,280	61.79%	89,697,142
Farm Improvement RMV	0	0.00%	0

Selected Ratio From Sales	103
RMV Adjustment	100
Before Ratio	103
Overall Adjustment Factor	97
Land Adjustment Factor	97
OSD Adjustment Factor	100
Improvement Adjustment Factor	97
Farm Improvement Factor	100
After Ratio	100

Explanation

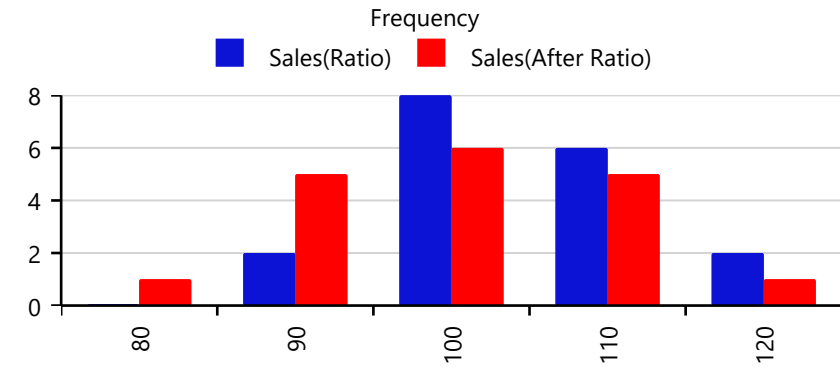
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	6.74	6.16	5.56*	7.86*	4.64*
PRD	1.00	1.00	1.00*	1.00*	1.00*

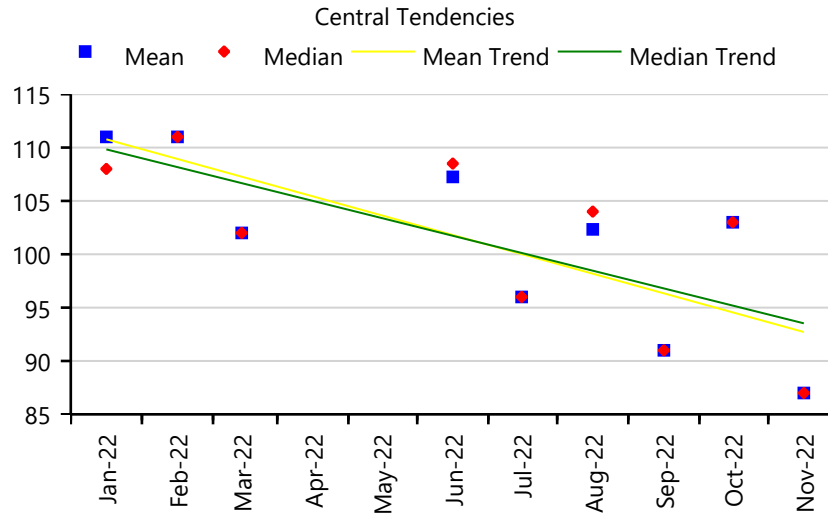
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	104	101
AAD	7.11	6.78
COD	6.87	6.74
Mean	103	100
SD	8.82	8.45
COV	8.54	8.41
Wtd Mean	103	101
GeoMean	103	100
PRD	1.00	1.00
95% Confidence	4.07	3.90

Number Of Sales 18



Month	Mean	Median	Sales
Jan-22	111	108	3
Feb-22	111	111	1
Mar-22	102	102	1
Jun-22	107	109	4
Jul-22	96	96	2
Aug-22	102	104	3
Sep-22	91	91	1
Oct-22	103	103	2
Nov-22	87	87	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	09	000	101	131	33	10632112	351W34DA 02000	423 GARDEN CIRCLE DR EAGLE POINT OR	2022-33556	0.19	149,730	188,570	338,300	390,000	Nov-22	1	87
1	09	000	101	142	30B	10632341	351W34DD 06600	617 CRYSTAL DR EAGLE POINT OR 97524	2022-28622	0.24	149,730	252,560	402,290	440,000	Sep-22	2	91
1	09	000	101	131	30A	10906882	351W35CC 04500	357 CANDIS DR EAGLE POINT OR 97524	2022-21116	0.15	149,730	211,910	361,640	380,000	Jul-22	3	95
1	09	000	101	141	33	10975295	351W34DB 00171	920 RIDGEVIEW DR EAGLE POINT OR 97524	2022-20689	0.21	149,730	308,530	458,260	475,000	Jun-22	4	96
1	09	000	101	131	33	10906785	351W35CB 00800	388 CANDIS DR EAGLE POINT OR 97524	2022-31488	0.16	149,730	196,540	346,270	360,000	Oct-22	5	96
1	09	000	101	131	30A	10931181	351W35CB 00253	537 WESTMINSTER DR EAGLE POINT OR 975	2022-22393	0.25	149,730	251,040	400,770	413,500	Jul-22	6	97
1	09	000	101	131	33	10956634	351W34DA 08000	480 WESTMINSTER DR EAGLE POINT OR	2022-24651	0.19	149,730	194,100	343,830	349,900	Aug-22	7	98
1	09	000	101	141	33	10969595	351W34DC 06900	42 CHANTRELL CT EAGLE POINT OR	2022-7617	0.33	145,730	293,670	439,400	431,000	Mar-22	8	102
1	09	000	101	131	30A	10939161	351W35CB 00284	540 WESTMINSTER DR EAGLE POINT OR 975	2022-18120	0.25	149,730	335,990	485,720	472,000	Jun-22	9	103
1	09	000	101	131	30A	10956626	351W34DA 07900	474 WESTMINSTER DR EAGLE POINT OR	2022-24747	0.18	149,730	218,720	368,450	355,000	Aug-22	10	104
1	09	000	101	141	30A	10975287	351W34DB 00163	954 RIDGEVIEW DR EAGLE POINT OR 97524	2022-24670	0.18	149,730	274,750	424,480	405,000	Aug-22	11	105
1	09	000	101	141	33	10977354	351W34AD 00800	889 WIN WAY EAGLE POINT OR 97524	2022-3461	0.14	149,730	281,100	430,830	407,000	Jan-22	12	106
1	09	000	101	141	33	10977356	351W34AD 01000	1025 HAVENWOOD DR EAGLE POINT OR 975	2022-1763	0.16	149,730	299,780	449,510	415,000	Jan-22	13	108
1	09	000	101	141	30B	10956886	351W34DA 10200	866 RIDGEVIEW DR EAGLE POINT OR	2022-31436	0.19	154,730	296,170	450,900	410,000	Oct-22	14	110
1	09	000	101	141	30A	10975303	351W34DB 00179	947 RIDGEVIEW DR EAGLE POINT OR 97524	2022-4912	0.17	149,730	277,950	427,680	385,000	Feb-22	15	111
1	09	000	101	141	30A	10978832	351W34DB 05014	1041 HIGHLANDS DR EAGLE POINT OR 9752	2022-20852	0.23	190,610	334,770	525,380	460,000	Jun-22	16	114
1	09	000	101	141	30A	10981082	351W34DB 05108	1126 HIGHLANDS DR EAGLE POINT OR 9752	2022-20296	0.17	190,610	260,090	450,700	389,000	Jun-22	17	116
1	09	000	101	142	30B	10632023	351W34DA 01100	413 TEAKWOOD DR EAGLE POINT OR	2022-1765	0.22	147,730	415,190	562,920	475,000	Jan-22	18	119

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	1	10	000	2023		WHITE CITY BCVSA	401	1	10	000	2023	4	WHITE CITY BCVSA

Adjustment Calculation Summary

Sample - Number of Sales	4
Population - Number of Accounts	213
Sales as a percentage of the Population	1.88%
<i>Prior Year Population Values</i>	
Land Rmv	36,493,670
OSD RMV	10,885,720
Improvement RMV	36,278,910
Farm Improvement RMV	1,050,170
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	43.08%
	40,143,037
	43.64%
	12.85%
	10,885,720
	11.83%
	42.83%
	39,906,801
	43.38%
	1.24%
	1,050,170
	1.14%
Selected Ratio From Sales	91
Time Trend Adjustment	-4
Before Ratio	91
Overall Adjustment Factor	110
Land Adjustment Factor	110
OSD Adjustment Factor	100
Improvement Adjustment Factor	110
Farm Improvement Factor	100
After Ratio	100

Explanation

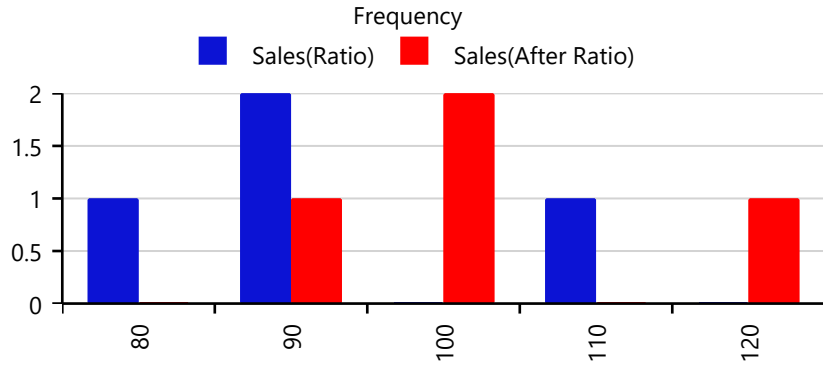
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	7.73	13.86	7.10*	10.89*	3.27*
PRD	1.02	1.01	1.00*	0.99*	1.01*

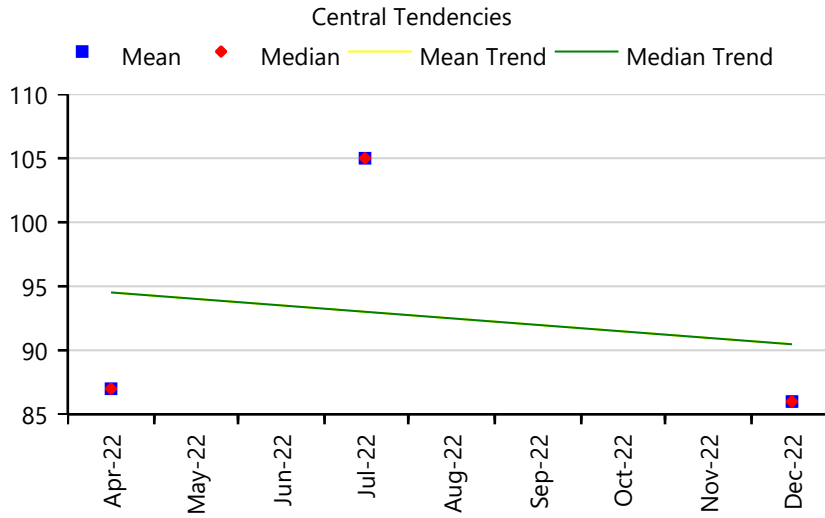
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	89	97
AAD	7.00	7.50
COD	7.87	7.73
Mean	91	100
SD	10.20	11.12
COV	11.21	11.18
Wtd Mean	89	97
GeoMean	91	99
PRD	1.02	1.02
95% Confidence	9.99	10.90

Number Of Sales 4



Month	Mean	Median	Sales
Apr-22	87	87	1
Jul-22	105	105	1
Dec-22	86	86	2

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	10	000	409	963	30A	10263870	361W22A0 02300	4685 ANTELOPE RD EAGLE POINT/COUNTY O	2022-34582	4.00	199,760	323,520	523,280	645,503	Dec-22	1	81
1	10	000	401	131	30A	10621102	361W22B0 03000	4005 AVENUE A EAGLE POINT/COUNTY OR	2022-12698	1.00	194,140	192,370	386,510	446,798	Apr-22	2	87
1	10	000	401	131	30A	10267997	361W1500 02101	3996 AVENUE H EAGLE POINT/COUNTY OR	2022-36084	2.09	194,760	144,770	339,530	374,588	Dec-22	3	91
1	10	000	409	952	16A	10268634	361W22B0 03100	4015 AVENUE A EAGLE POINT/COUNTY OR	2022-23134	2.00	193,980	147,300	341,280	324,093	Jul-22	4	105

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
406	1	02	406	2023	5	UNIMPROVED RIVER	406	1	11	406	2023		UNIMPROVED RIVER
406	3	28	281	2023		UPPER RIVER FRONTAGE	406	3	28	282	2023	2	MIDDLE RVR FRONTAGE
406	3	28	283	2023	8	LOWER RIVER FRONTAGE	406	3	28	284	2023		RIVER FRONTAGE
406	7	04	000	2023	4	REC RIVER SITE	406	7	05	406	2023	8	UNIMPROVED RIVER

Adjustment Calculation Summary

Sample - Number of Sales	27
Population - Number of Accounts	898
Sales as a percentage of the Population	3.01%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	312,437,172	52.47%	328,059,031
OSD RMV	23,551,670	3.96%	23,551,670
Improvement RMV	254,140,730	42.68%	269,389,174
Farm Improvement RMV	5,356,510	0.90%	5,356,510

Selected Ratio From Sales	95
Time Trend Adjustment	-4

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	106
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

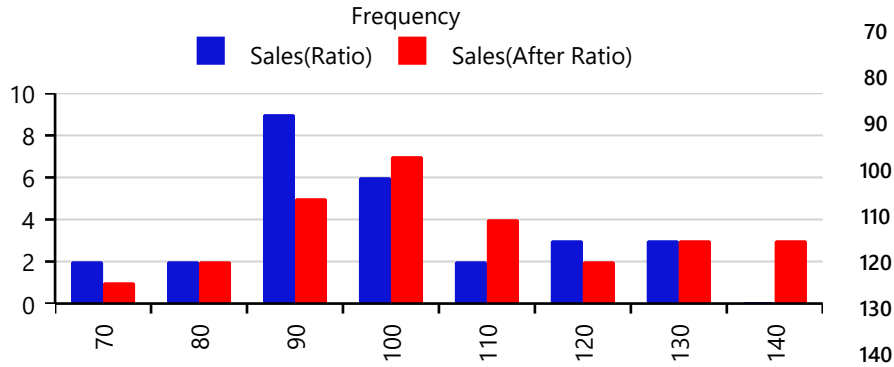
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.41	-	-	-	-
PRD	1.03	-	-	-	-

(* Indicates years may not reflect after ratio values)

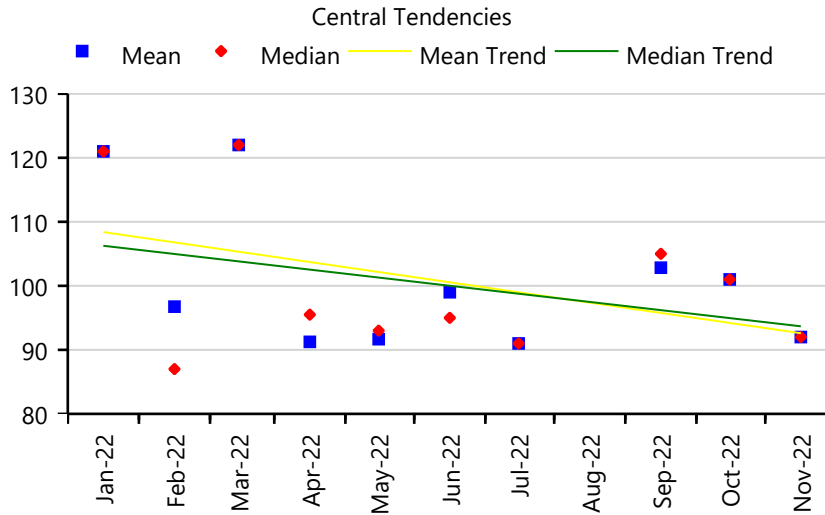
JACKSON County 2023 Ratio Study



70	2	1
80	2	2
90	9	5
100	6	7
110	2	4
120	3	2
130	3	3
140	0	3

	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	13.78	14.41
COD	14.50	14.41
Mean	100	105
SD	17.69	18.55
COV	17.75	17.70
Wtd Mean	97	102
GeoMean	98	103
PRD	1.03	1.03
95% Confidence	6.67	7.00

Number Of Sales 27



Month	Mean	Median	Sales
Jan-22	121	121	1
Feb-22	97	87	4
Mar-22	122	122	2
Apr-22	91	96	4
May-22	92	93	3
Jun-22	99	95	3
Jul-22	91	91	1
Sep-22	103	105	6
Oct-22	101	101	2
Nov-22	92	92	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	28	283	406	131	30B	10178441	364W24D0 01200	1316 ROGUE RIVER HWY CENTRAL POINT/CO	2022-11286	0.44	201,560	273,730	475,290	677,200	Apr-22	1	70
1	02	406	406	131	30B	10251907	341W03B0 02800	100 MEADOW LN EAGLE POINT/COUNTY OR	2022-20452	1.59	379,740	99,340	479,080	660,893	Jun-22	2	72
3	28	283	406	141	30B	10165334	363W17DD 00900	2122 SECOND AVE CENTRAL POINT/COUNTY	2022-30442	0.38	203,150	379,970	583,120	751,488	Sep-22	3	78
3	28	283	406	133	30B	10729648	363W19B0 00301	790 ROGUE RIVER HWY CENTRAL POINT/COU	2022-5654	0.53	206,740	339,250	545,990	675,054	Feb-22	4	81
7	05	406	406	131	33	10302215	364W27B0 00200	4828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-7045	0.24	262,480	125,150	387,630	456,823	Feb-22	5	85
1	02	406	406	973	16B	10251923	341W03B0 03000	84 MEADOW LN EAGLE POINT/COUNTY OR 9	2022-4729	0.67	412,700	164,320	577,020	650,498	Feb-22	6	89
3	28	283	406	132	33	10165286	363W17DD 00400	1994 SECOND AVE CENTRAL POINT/COUNTY	2022-17236	0.70	208,220	261,480	469,700	526,878	May-22	7	89
7	05	406	406	143	33	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-28704	1.84	302,750	248,380	551,130	621,200	Sep-22	8	89
1	02	406	406	151	30A	10251575	341W03A0 01101	24722 HWY 62 EAGLE POINT/COUNTY OR 97	2022-14032	0.71	270,900	324,090	594,990	660,328	Apr-22	9	90
3	28	282	406	141	30A	10163877	363W1000 03300	1429 UPPER RIVER RD CENTRAL POINT/COUN	2022-21915	9.33	574,010	406,630	980,640	1,078,660	Jul-22	10	91
3	28	283	406	148	30A	10178190	364W24C0 01600	1408 ROGUE RIVER HWY CENTRAL POINT/CO	2022-33336	1.17	329,700	382,530	712,230	774,852	Nov-22	11	92
7	05	406	406	143	30A	10299171	364W20D0 01800	331 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-16568	1.40	335,960	392,960	728,920	780,080	May-22	12	93
3	28	283	406	141	33	10177063	363W17CD 00500	2394 LAMPMAN RD CENTRAL POINT/COUNT	2022-17171	1.31	214,880	263,060	477,940	512,243	May-22	13	93
7	05	406	406	153	30A	10301850	364W26D0 00600	2828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-19354	0.84	291,050	505,680	796,730	840,048	Jun-22	14	95
7	05	406	406	141	33	10301411	364W22C0 02700	5369 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-29516	1.21	254,320	367,670	621,990	645,219	Sep-22	15	96
7	04	000	806		30A	10302661	364W29B0 00900	7160 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-13316	0.32	157,240	0	157,240	155,535	Apr-22	16	101
7	05	406	406	131	30B	10301787	364W2600 01300	3296 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30380	0.69	289,240	144,940	434,180	431,129	Oct-22	17	101
7	04	000	806	300	30B	10299163	364W20D0 01700	333 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-31318	0.73	189,670	5,930	195,600	193,460	Oct-22	18	101
1	02	406	406		30A	10219426	331E3200 01202	29450 HWY 62 EAGLE POINT/COUNTY OR	2022-14546	1.40	342,770	0	342,770	330,718	Apr-22	19	104
7	04	000	806		33	10298881	364W20C0 00800	ROGUE RIVER HWY ROGUE RIVER/COUNTY O	2022-7930	0.62	180,960	0	180,960	164,339	Mar-22	20	110
7	05	406	406	153	30B	10300677	364W21B0 02400	8158 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30125	1.12	283,670	634,080	917,750	805,872	Sep-22	21	114
3	28	283	406	942	16B	10165278	363W17DD 00300	1974 SECOND AVE CENTRAL POINT/COUNTY	2022-27557	0.69	212,570	61,300	273,870	228,066	Sep-22	22	120
3	28	282	606	153	22	10553608	363W1100 01801	1957 UPPER RIVER RD CENTRAL POINT/COUN	2022-27610	4.95	567,540	676,560	1,244,100	1,036,770	Sep-22	23	120
1	02	406	406	133	30B	10253892	341W3200 00801	3230 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-2393	7.61	550,360	264,170	814,530	673,470	Jan-22	24	121
3	28	283	406	131	30A	10166574	363W22B0 00900	300 LAMPMAN RD CENTRAL POINT/COUNTY	2022-18099	1.93	301,170	257,480	558,650	429,792	Jun-22	25	130
7	05	406	406	143	30B	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-5643	1.84	302,750	248,380	551,130	416,794	Feb-22	26	132
7	04	000	806		30B	10300034	364W21AB 00700	8730 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-8420	1.20	226,830	0	226,830	169,313	Mar-22	27	134

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	12	000	2023		MULTI-FAM	100	4	09	000	2023		MULT-FAMILY
100	5	30	104	2023	1	MULTI-FAM	101	1	12	000	2023	3	MULTI-FAM
101	3	06	000	2023	9	PLEX USE	101	4	09	000	2023	5	MULT-FAMILY
101	5	05	000	2023		PLEX USE	101	5	30	104	2023	40	MULTI-FAMILY
101	6	30	104	2023	13	MULTI-FAMILY							

Adjustment Calculation Summary

Sample - Number of Sales	71
Population - Number of Accounts	1204
Sales as a percentage of the Population	5.90%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	102,846,020	122,386,764	19.65%
OSD RMV	69,632,570	69,632,570	11.18%
Improvement RMV	350,172,180	430,711,781	69.16%
Farm Improvement RMV	0	0	0.00%

Selected Ratio From Sales	84
RMV Adjustment	100

Before Ratio	84
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Overall Adjustment Factor	119
Land Adjustment Factor	119
OSD Adjustment Factor	100
Improvement Adjustment Factor	123
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

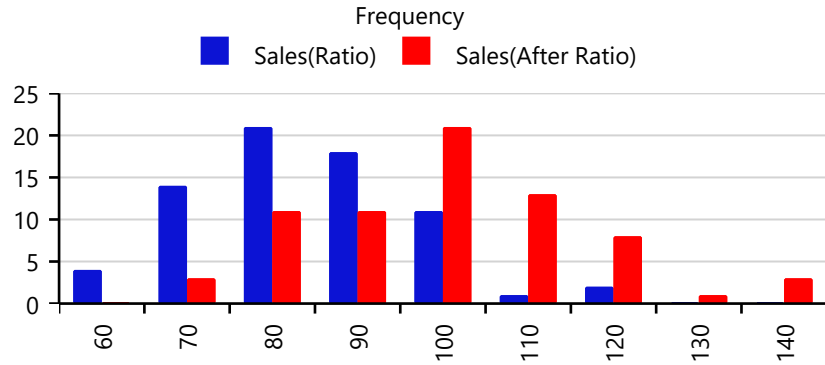
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

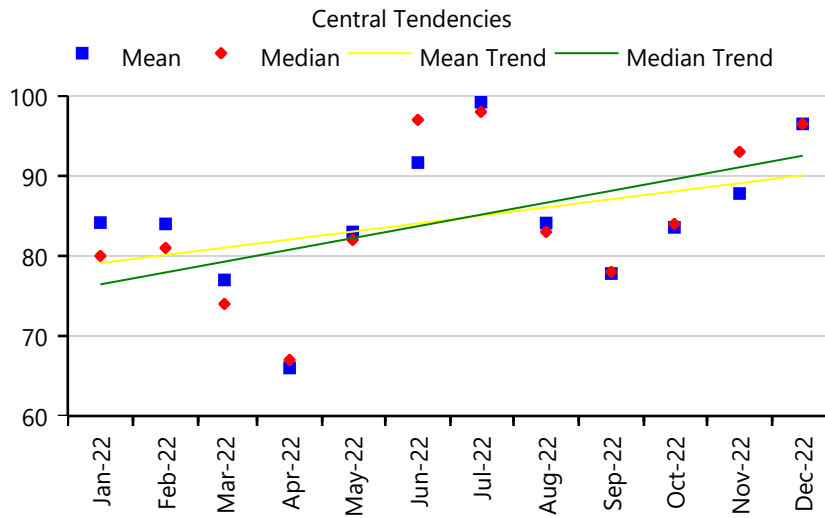
JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	4	0
70	14	3
80	21	11
90	18	11
100	11	21
110	1	13
120	2	8
130	0	1
140	0	3

	Sales (Ratio)	Sales (After Ratio)
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	13	000	2023		EPGC	101	1	13	000	2023	60	EPGC

Adjustment Calculation Summary

Sample - Number of Sales	60
Population - Number of Accounts	815
Sales as a percentage of the Population	7.36%
<i>Prior Year Population Values</i>	
Land Rmv	94,008,840
OSD RMV	10,225,600
Improvement RMV	308,111,211
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	22.80%
	90,248,486
	22.78%
	2.48%
	10,225,600
	2.58%
	74.72%
	295,786,763
	74.64%
	0.00%
	0
	0.00%
Selected Ratio From Sales	104
RMV Adjustment	100
Before Ratio	104
Overall Adjustment Factor	96
Land Adjustment Factor	96
OSD Adjustment Factor	100
Improvement Adjustment Factor	96
Farm Improvement Factor	100
After Ratio	100

Explanation

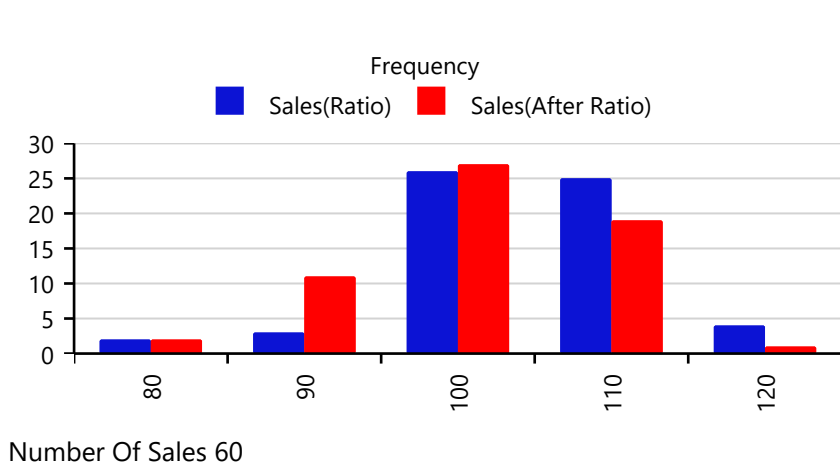
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	5.78	7.68	6.65*	8.24*	8.88*
PRD	1.00	1.00	0.98*	0.98*	0.98*

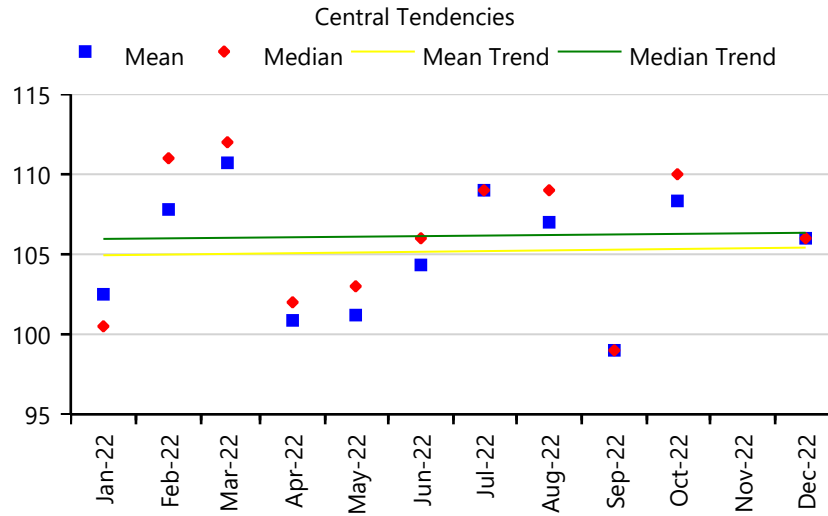
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	104	100
AAD	6.00	5.78
COD	5.77	5.78
Mean	104	100
SD	7.64	7.35
COV	7.34	7.33
Wtd Mean	104	100
GeoMean	104	100
PRD	1.00	1.00
95% Confidence	1.93	1.86

Number Of Sales 60



Month	Mean	Median	Sales
Jan-22	103	101	4
Feb-22	108	111	5
Mar-22	111	112	7
Apr-22	101	102	23
May-22	101	103	5
Jun-22	104	106	3
Jul-22	109	109	3
Aug-22	107	109	3
Sep-22	99	99	2
Oct-22	108	110	3
Nov-22			
Dec-22	106	106	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	13	000	101	151	30A	11010925	361W03CD 06932	67 WOODLANDS DR EAGLE POINT OR	2023-10170	0.20	117,110	325,820	442,930	535,000	Apr-22	1	83
1	13	000	101	151	33	11010924	361W03CD 06931	71 WOODLANDS DR EAGLE POINT OR	2023-739	0.19	117,110	331,100	448,210	535,000	Apr-22	2	84
1	13	000	101	151	30B	10958066	361W11BD 00300	464 QUAIL RUN EAGLE POINT OR 97524	2022-16310	0.19	122,110	398,980	521,090	585,000	May-22	3	89

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	13	000	101	151	30B	11010922	361W03CD 06929	380 ARROWHEAD TRL EAGLE POINT OR	2022-30704	0.30	127,060	488,190	615,250	662,955	Apr-22	4	93
1	13	000	101	151	30B	10963209	361W03DD 03100	878 ST ANDREWS WAY EAGLE POINT OR	2022-18792	0.20	161,740	422,680	584,420	625,000	Jun-22	5	94
1	13	000	101	151	30B	10874443	361W10AB 00900	168 PRINCEVILLE DR EAGLE POINT OR 97524	2022-1806	0.25	122,110	394,040	516,150	545,000	Jan-22	6	95
1	13	000	101	151	33	11010900	361W03CD 06907	351 ARROWHEAD TRL EAGLE POINT OR	2022-21813	0.31	128,050	482,150	610,200	641,000	Apr-22	7	95
1	13	000	101	151	33	11010923	361W03CD 06930	75 WOODLANDS DR EAGLE POINT OR	2022-33531	0.24	122,110	488,190	610,300	645,000	Apr-22	8	95
1	13	000	101	151	33	11010952	361W03DC 03626	399 ARROWHEAD TRL EAGLE POINT OR	2022-23010	0.25	122,110	485,440	607,550	625,045	Apr-22	9	97
1	13	000	101	143	33	10981445	361W10BB 05011	221 SKY HAWK DR EAGLE POINT OR	2022-22353	0.12	122,110	524,480	646,590	665,000	Jul-22	10	97
1	13	000	101	152	33	10963380	361W03DD 01300	875 ST ANDREWS WAY EAGLE POINT OR	2022-31024	0.21	127,110	537,380	664,490	685,000	Oct-22	11	97
1	13	000	101	151	30B	10962985	361W02CC 03100	926 ST ANDREWS WAY EAGLE POINT OR 975	2022-4700	0.22	166,740	509,480	676,220	692,000	Feb-22	12	98
1	13	000	101	151	33	10981309	361W03DC 02700	29 OAK HILLS CT EAGLE POINT OR 97524	2022-29099	0.28	125,080	659,090	784,170	802,000	Sep-22	13	98
1	13	000	101	151	33	10936163	361W11BB 02419	469 ROBERT T JONES J BVD EAGLE POINT OR	2022-2291	0.29	131,070	397,450	528,520	527,500	Jan-22	14	100
1	13	000	101	151	33	11010948	361W03DC 03622	423 ARROWHEAD TRL EAGLE POINT OR	2022-14004	0.35	132,020	482,150	614,170	612,750	Apr-22	15	100
1	13	000	101	151	33	10977523	361W02CC 00113	209 BELLERIVE DR EAGLE POINT OR 97524	2022-27004	0.18	122,110	426,040	548,150	550,000	Sep-22	16	100
1	13	000	101	151	30A	10963004	361W02CC 00700	929 ST ANDREWS WAY EAGLE POINT OR 975	2022-3556	0.19	122,110	379,600	501,710	495,000	Jan-22	17	101
1	13	000	101	151	33	11010947	361W03DC 03621	429 ARROWHEAD TRL EAGLE POINT OR	2022-24416	0.36	133,010	433,450	566,460	560,000	Apr-22	18	101
1	13	000	101	151	33	10947017	361W11BB 00100	1087 CORAL RIDGE EAGLE POINT OR 97524	2022-12130	0.32	129,040	366,880	495,920	489,000	Apr-22	19	101
1	13	000	101	151	33	11010945	361W03DC 03619	441 ARROWHEAD TRL EAGLE POINT OR	2022-23824	0.33	130,040	465,210	595,250	586,510	Apr-22	20	101
1	13	000	101	151	30A	10980373	361W02CC 00149	1025 PUMPKIN RIDGE DR EAGLE POINT OR 9	2022-17103	0.21	122,110	491,010	613,120	607,000	May-22	21	101
1	13	000	101	151	33	11010918	361W03CD 06925	356 ARROWHEAD TRL EAGLE POINT OR	2022-22499	0.19	122,110	456,560	578,670	570,000	Apr-22	22	102
1	13	000	101	151	33	11010896	361W03CD 06903	375 ARROWHEAD TRL EAGLE POINT OR	2022-24719	0.28	125,080	461,550	586,630	575,000	Apr-22	23	102
1	13	000	101	151	33	11010946	361W03DC 03620	435 ARROWHEAD TRL EAGLE POINT OR	2022-18659	0.35	132,020	490,030	622,050	609,885	Apr-22	24	102
1	13	000	101	151	33	10977522	361W02CC 00112	221 BELLERIVE DR EAGLE POINT OR 97524	2022-14164	0.30	127,060	556,370	683,430	672,500	Apr-22	25	102
1	13	000	101	151	33	10984245	361W03DD 00287	979 ARROWHEAD TRL EAGLE POINT OR 9752	2022-25251	0.20	122,110	511,830	633,940	620,000	Aug-22	26	102
1	13	000	101	151	33	10984245	361W03DD 00287	979 ARROWHEAD TRL EAGLE POINT OR 9752	2022-35674	0.20	122,110	511,830	633,940	620,000	Dec-22	27	102
1	13	000	101	151	30A	10890763	361W10AA 02300	105 SPANISH BAY CT EAGLE POINT OR 97524	2022-17966	0.32	124,040	496,620	620,660	602,000	May-22	28	103
1	13	000	101	151	33	10874362	361W10AB 01400	123 PRINCEVILLE DR EAGLE POINT OR 97524	2022-9525	0.26	123,100	379,030	502,130	485,000	Mar-22	29	104
1	13	000	101	151	33	11010951	361W03DC 03625	405 ARROWHEAD TRL EAGLE POINT OR	2022-19618	0.25	122,110	476,510	598,620	576,100	Apr-22	30	104
1	13	000	101	151	30B	11010901	361W03CD 06908	345 ARROWHEAD TRL EAGLE POINT OR	2022-15910	0.27	124,090	433,450	557,540	535,000	Apr-22	31	104
1	13	000	101	152	30A	10980381	361W02CC 00157	1048 PUMPKIN RIDGE DR EAGLE POINT OR 9	2022-10473	0.19	122,110	438,020	560,130	535,000	Mar-22	32	105
1	13	000	101	151	30B	11010921	361W03CD 06928	374 ARROWHEAD TRL EAGLE POINT OR	2022-32115	0.27	124,090	460,810	584,900	555,000	Apr-22	33	105
1	13	000	101	152	33	10979667	361W03DC 01625	106 PEBBLE CREEK DR EAGLE POINT OR 9752	2022-6621	0.20	166,740	662,040	828,780	779,000	Feb-22	34	106
1	13	000	101	151	33	10977529	361W02CC 00119	180 BELLERIVE DR EAGLE POINT OR 97524	2022-15142	0.20	122,110	459,170	581,280	550,000	May-22	35	106

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	13	000	101	143	33	10981447	361W10BB 05013	209 SKY HAWK DR EAGLE POINT OR 97524	2022-20692	0.13	122,110	512,970	635,080	599,000	Jun-22	36	106
1	13	000	101	151	30B	10212305	361W03CD 06900	393 ARROWHEAD TRL EAGLE POINT OR	2022-34044	0.25	122,110	439,070	561,180	524,300	Apr-22	37	107
1	13	000	101	151	33	11010928	361W03DC 03602	80 WOODLANDS DR EAGLE POINT OR	2022-11971	0.19	122,110	435,290	557,400	520,000	Apr-22	38	107
1	13	000	101	143	33	10981451	361W10BB 05017	185 SKY HAWK DR EAGLE POINT OR 97524	2022-16138	0.15	122,110	495,462	617,572	574,999	May-22	39	107
1	13	000	101	151	30B	10864845	361W03DC 03600	72 WOODLANDS DR EAGLE POINT OR	2022-14007	0.19	122,110	433,450	555,560	513,950	Apr-22	40	108
1	13	000	101	151	33	11010919	361W03CD 06926	362 ARROWHEAD TRL EAGLE POINT OR	2022-18553	0.20	122,110	476,510	598,620	550,000	Apr-22	41	109
1	13	000	101	151	30A	11010897	361W03CD 06904	369 ARROWHEAD TRL EAGLE POINT OR	2023-6582	0.30	127,060	438,820	565,880	517,500	Apr-22	42	109
1	13	000	101	151	33	11010898	361W03CD 06905	363 ARROWHEAD TRL EAGLE POINT OR	2023-901	0.32	129,040	459,150	588,190	539,000	Apr-22	43	109
1	13	000	101	152	30A	10936295	361W11BA 01000	430 ROBERT T JONES J BVD EAGLE POINT OR	2022-23678	0.21	141,920	588,490	730,410	669,000	Jul-22	44	109
1	13	000	101	151	33	10946726	361W11BB 00105	1037 CORAL RIDGE EAGLE POINT OR 97524	2022-25403	0.25	122,110	484,000	606,110	555,000	Aug-22	45	109
1	13	000	101	143	30B	10981446	361W10BB 05012	215 SKY HAWK DR EAGLE POINT OR 97524	2022-26894	0.11	122,110	514,140	636,250	576,310	Aug-22	46	110
1	13	000	101	152	30B	10963193	361W03DD 03200	884 ST ANDREWS WAY EAGLE POINT OR	2022-30701	0.22	161,740	526,010	687,750	625,000	Oct-22	47	110
1	13	000	101	151	30A	10946856	361W11BA 02900	1098 CORAL RIDGE EAGLE POINT OR 97524	2022-35023	0.30	127,060	573,380	700,440	639,000	Dec-22	48	110
1	13	000	101	158	33	11010949	361W03DC 03623	417 ARROWHEAD TRL EAGLE POINT OR	2022-6664	0.33	130,040	529,610	659,650	595,000	Feb-22	49	111
1	13	000	101	151	30B	11010936	361W03DC 03610	440 ARROWHEAD TRL EAGLE POINT OR	2022-11125	0.20	122,110	453,500	575,610	518,200	Mar-22	50	111
1	13	000	101	151	30B	11010929	361W03DC 03603	398 ARROWHEAD TRL EAGLE POINT OR	2022-6751	0.18	122,110	476,510	598,620	533,951	Feb-22	51	112
1	13	000	101	151	33	10975240	361W02CC 04600	1105 PUMPKIN RIDGE DR EAGLE POINT OR 9	2022-6845	0.26	123,100	572,930	696,030	622,000	Feb-22	52	112
1	13	000	101	152	33	10978653	361W02CD 03613	410 PATRICIA LN EAGLE POINT OR 97524	2022-7620	0.21	122,110	520,840	642,950	575,000	Mar-22	53	112
1	13	000	101	151	33	10975567	361W02CD 00800	371 PATRICIA LN EAGLE POINT OR 97524	2022-9786	0.18	127,110	427,480	554,590	495,000	Mar-22	54	112
1	13	000	101	151	30A	10984258	361W03DD 04000	936 ARROWHEAD TRL EAGLE POINT OR 9752	2022-19624	0.20	122,110	536,020	658,130	585,000	Jun-22	55	113
1	13	000	101	151	30A	10946639	361W02CC 01600	305 ROBERT T JONES J BVD EAGLE POINT OR	2022-1425	0.30	132,060	413,010	545,070	480,000	Jan-22	56	114
1	13	000	101	151	30B	11010937	361W03DC 03611	446 ARROWHEAD TRL EAGLE POINT OR	2022-9578	0.23	122,110	435,290	557,400	485,000	Mar-22	57	115
1	13	000	101	151	33	11010930	361W03DC 03604	404 ARROWHEAD TRL EAGLE POINT OR	2022-9430	0.18	122,110	456,560	578,670	500,000	Mar-22	58	116
1	13	000	101	152	30B	10977536	361W02CC 00126	210 BELLERIVE DR EAGLE POINT OR 97524	2022-30683	0.19	122,110	571,100	693,210	585,000	Oct-22	59	118
1	13	000	101	153	30B	10979207	361W11AB 01300	1315 POPPY RIDGE DR EAGLE POINT OR 9752	2022-21935	0.21	141,920	703,250	845,170	700,000	Jul-22	60	121

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	1	14	000	2023	1	EAGLE POINT SOUTH	101	1	14	000	2023	33	EAGLE POINT SOUTH

Adjustment Calculation Summary

Sample - Number of Sales	34
Population - Number of Accounts	411
Sales as a percentage of the Population	8.27%
<i>Prior Year Population Values</i>	
Land Rmv	78,903,490
OSD RMV	5,192,980
Improvement RMV	103,633,900
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	42.03%
	67,067,967
	42.10%
	2.77%
	5,192,980
	3.26%
	55.20%
	87,052,476
	54.64%
	0.00%
	0
	0.00%
Selected Ratio From Sales	118
RMV Adjustment	100
Before Ratio	118
Overall Adjustment Factor	85
Land Adjustment Factor	85
OSD Adjustment Factor	100
Improvement Adjustment Factor	84
Farm Improvement Factor	100
After Ratio	100

Explanation

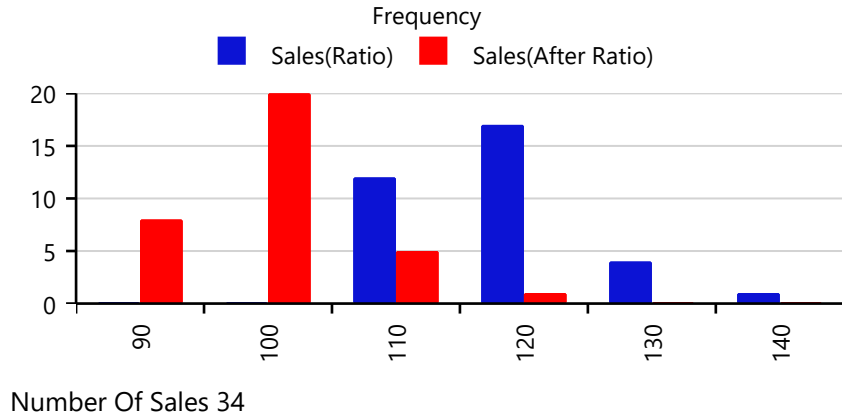
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

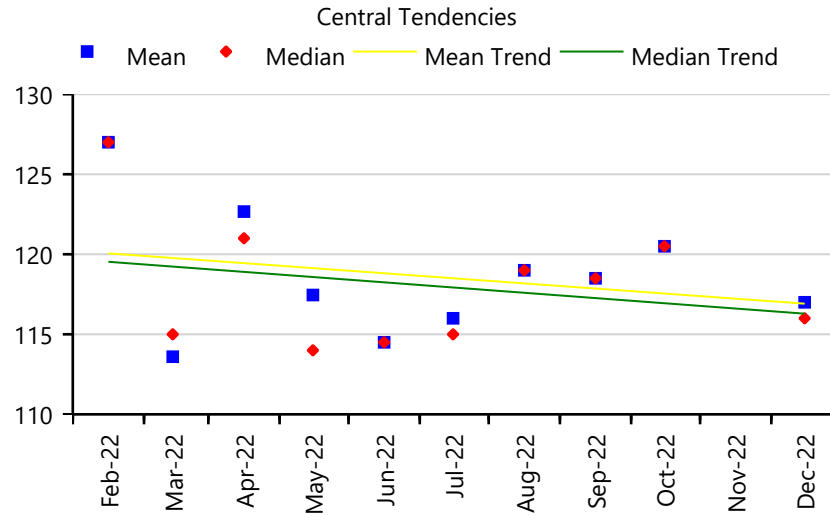
	2023	2022	2021	2020	2019
COD	4.24	11.38	7.54*	11.97*	7.51*
PRD	1.00	1.03	1.00*	1.01*	1.01*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	118	100
AAD	5.09	4.24
COD	4.31	4.24
Mean	118	100
SD	6.81	5.66
COV	5.79	5.67
Wtd Mean	118	100
GeoMean	117	100
PRD	1.00	1.00
95% Confidence	2.29	1.90



Month	Mean	Median	Sales
Feb-22	127	127	1
Mar-22	114	115	5
Apr-22	123	121	3
May-22	117	114	11
Jun-22	115	115	2
Jul-22	116	115	3
Aug-22	119	119	1
Sep-22	119	119	2
Oct-22	121	121	2
Dec-22	117	116	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	14	000	101	151	30B	11006391	361W11AC 00205	1300 CRESTMONT PL EAGLE POINT OR	2022-14677	0.26	183,520	465,900	649,420	607,400	May-22	1	107
1	14	000	101	141	30B	10971327	361W03CD 05400	160 GLENWOOD DR EAGLE POINT OR	2022-7582	0.22	183,520	307,340	490,860	450,000	Mar-22	2	109
1	14	000	101	151	33	11006387	361W11AC 00201	2107 RILEY RD EAGLE POINT OR	2022-10869	0.37	186,490	611,440	797,930	729,000	Mar-22	3	109

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	14	000	101	151	33	10981068	361W10BC 00104	123 OAK POINT DR EAGLE POINT OR 97524	2022-15687	0.18	183,520	492,140	675,660	619,000	May-22	4	109
1	14	000	101	141	30B	11011721	361W10BC 00201	53 HIDDEN VALLEY DR EAGLE POINT OR	2022-34833	0.18	147,960	344,560	492,520	450,000	Dec-22	5	109
1	14	000	101	141	33	10978081	361W11CB 00122	584 OLD WAVERLY WAY EAGLE POINT OR 975	2022-14897	0.18	183,520	336,010	519,530	470,000	May-22	6	111
1	14	000	101	141	33	11011723	361W10BC 00203	65 HIDDEN VALLEY DR EAGLE POINT OR	2022-15810	0.18	147,960	394,020	541,980	489,900	May-22	7	111
1	14	000	101	141	30B	10971295	361W03CD 05100	178 GLENWOOD DR EAGLE POINT OR	2022-20867	0.16	183,520	286,740	470,260	425,000	Jun-22	8	111
1	14	000	101	141	33	10954609	361W10BD 02800	658 CEDAR WOOD EAGLE POINT OR 97524	2022-23472	0.14	238,380	298,530	536,910	475,000	Jul-22	9	113
1	14	000	101	141	33	11011722	361W10BC 00202	59 HIDDEN VALLEY DR EAGLE POINT OR	2022-17352	0.18	147,960	341,870	489,830	431,000	May-22	10	114
1	14	000	100		30B	10980628	361W10BD 04014	339 CHERRY WOOD EAGLE POINT OR 97524	2022-17630	0.18	154,440	0	154,440	135,000	May-22	11	114
1	14	000	101	141	33	10240401	361W10BC 00200	47 HIDDEN VALLEY DR EAGLE POINT OR	2022-35867	0.19	147,960	331,390	479,350	419,900	Dec-22	12	114
1	14	000	101	141	33	10971131	361W03CD 03500	101 ABERDEEN LN EAGLE POINT OR	2022-9561	0.17	183,520	279,530	463,050	404,000	Mar-22	13	115
1	14	000	101	152	30A	10980649	361W10BD 04034	255 ECHO WAY EAGLE POINT OR 97524	2022-22451	0.21	240,380	609,540	849,920	740,000	Jul-22	14	115
1	14	000	101	141	33	11011724	361W10BC 00204	71 HIDDEN VALLEY DR EAGLE POINT OR	2022-10971	0.18	147,960	375,690	523,650	450,000	Mar-22	15	116
1	14	000	101	141	30A	10954461	361W10BD 01100	623 CEDAR WOOD EAGLE POINT OR 97524	2022-29130	0.16	229,010	296,400	525,410	450,000	Sep-22	16	117
1	14	000	101	141	33	10971017	361W03CD 02300	117 GLENWOOD DR EAGLE POINT OR	2022-16587	0.14	175,500	268,010	443,510	375,000	May-22	17	118
1	14	000	101	141	30A	10885352	361W10BC 00300	102 GREENVIEW DR EAGLE POINT OR 97524	2022-17919	0.17	126,660	383,630	510,290	433,500	Jun-22	18	118
1	14	000	101	151	30B	10980634	361W10BD 04020	297 ECHO WAY EAGLE POINT OR 97524	2022-31705	0.18	182,440	486,110	668,550	565,972	Oct-22	19	118
1	14	000	101	141	30A	10978064	361W11CB 00105	100 GREENMOOR DR EAGLE POINT OR 9752	2022-35492	0.21	183,520	350,540	534,060	452,000	Dec-22	20	118
1	14	000	101	141	30A	10954747	361W10BD 03300	661 OAK WOOD EAGLE POINT OR 97524	2022-11152	0.22	238,380	363,350	601,730	505,000	Mar-22	21	119
1	14	000	101	152	30A	10982204	361W11CA 00701	36 GREENMOOR DR EAGLE POINT OR 97524	2022-12806	0.58	340,630	537,540	878,170	735,000	Apr-22	22	119
1	14	000	101	152	33	10980674	361W10BD 04059	132 PONDEROSA WAY EAGLE POINT OR 9752	2022-14782	0.24	240,380	483,850	724,230	610,000	May-22	23	119
1	14	000	101	151	33	11008113	361W10BC 01300	134 OAK POINT DR EAGLE POINT OR	2022-25803	0.18	183,520	411,100	594,620	500,000	Aug-22	24	119
1	14	000	101	142	30A	10870261	361W10AC 00100	75 PINE CT EAGLE POINT OR 97524	2022-21791	0.25	181,520	418,060	599,580	500,000	Jul-22	25	120
1	14	000	101	142	30A	10870261	361W10AC 00100	75 PINE CT EAGLE POINT OR 97524	2022-34671	0.25	181,520	418,060	599,580	500,000	Sep-22	26	120
1	14	000	101	152	30A	10724923	361W10BD 04000	155 BIRCH WOOD EAGLE POINT OR 97524	2022-14089	0.21	240,380	496,360	736,740	606,500	Apr-22	27	121
1	14	000	101	151	30B	10979552	361W03CC 03300	244 ARROWHEAD TRL EAGLE POINT OR 9752	2022-31687	0.19	183,520	452,890	636,410	519,000	Oct-22	28	123
1	14	000	101	151	33	11008122	361W10BC 01302	146 OAK POINT DR EAGLE POINT OR	2022-17420	0.18	183,520	429,390	612,910	495,000	May-22	29	124
1	14	000	101	153	30A	10979161	361W10AC 00404	32 FALLING LEAF LN EAGLE POINT OR 97524	2022-17238	0.18	185,200	718,670	903,870	720,000	May-22	30	126
1	14	000	101	142	30A	10954658	361W10BD 02300	628 CEDAR WOOD EAGLE POINT OR 97524	2022-5084	0.14	240,380	296,920	537,300	423,000	Feb-22	31	127
1	14	000	101	151	33	11008121	361W10BC 01301	140 OAK POINT DR EAGLE POINT OR	2022-36082	0.18	183,520	476,150	659,670	519,900	Dec-22	32	127
1	14	000	101	152	30A	10979165	361W10AC 00408	35 FALLING LEAF LN EAGLE POINT OR 97524	2022-15443	0.19	183,520	545,060	728,580	570,000	Apr-22	33	128
1	14	000	101	131	30A	10250009	361W10AC 01100	922 ALTA VISTA RD EAGLE POINT OR 97524	2022-16026	2.45	620,000	177,100	797,100	575,000	May-22	34	139

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
401	1	15	000	2023	1	Cabins							

Adjustment Calculation Summary

Sample - Number of Sales	1
Population - Number of Accounts	79
Sales as a percentage of the Population	1.27%
<i>Prior Year Population Values</i>	
Land Rmv	10
OSD RMV	0
Improvement RMV	15,828,880
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	0.00%
	9
	0.00%
	0
	100.00%
	13,612,837
	100.00%
	0
	0.00%
Selected Ratio From Sales	116
Time Trend Adjustment	-4
Before Ratio	116
Overall Adjustment Factor	86
Land Adjustment Factor	86
OSD Adjustment Factor	100
Improvement Adjustment Factor	86
Farm Improvement Factor	100
After Ratio	100

Explanation

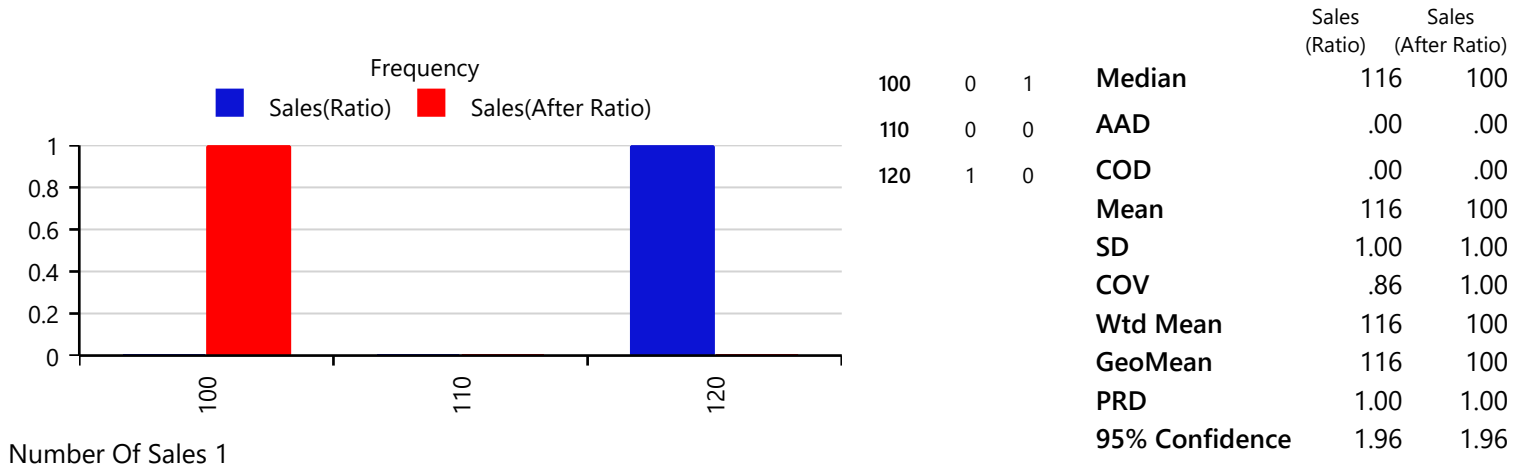
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed. COD is 0.00 due to only having 1 sale in this area.

Performance History

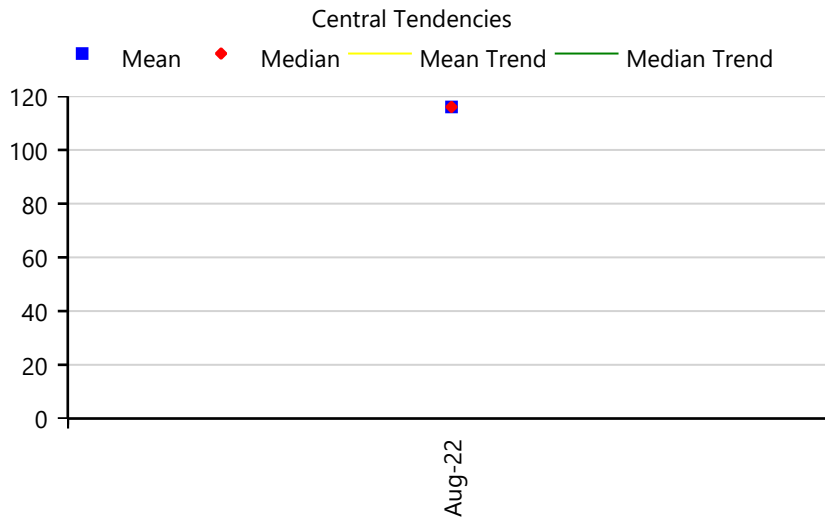
	2023	2022	2021	2020	2019
COD	0.00	2.00	2.00*	20.75*	19.41*
PRD	1.00	1.00	1.01*	1.02*	1.03*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 1

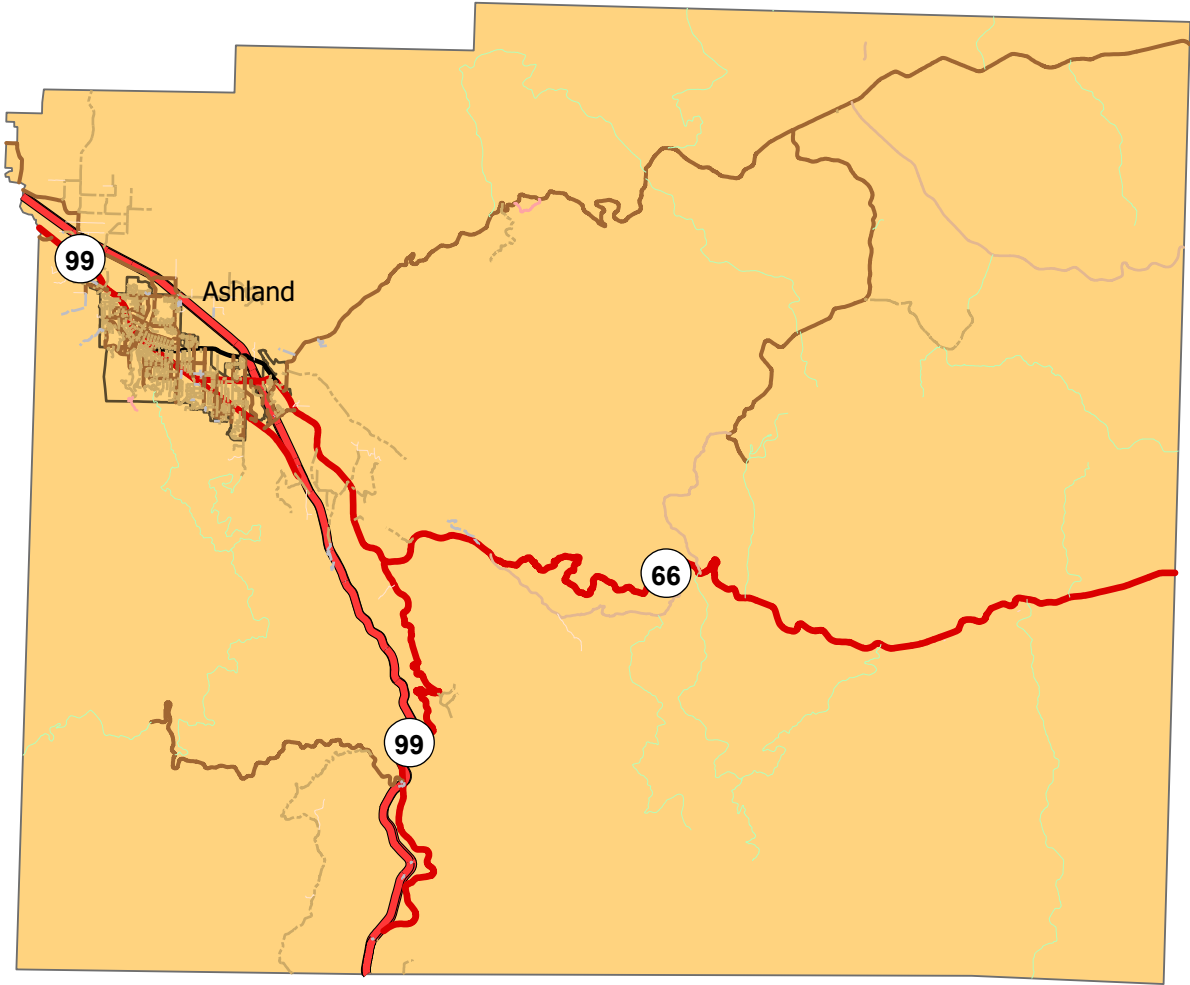
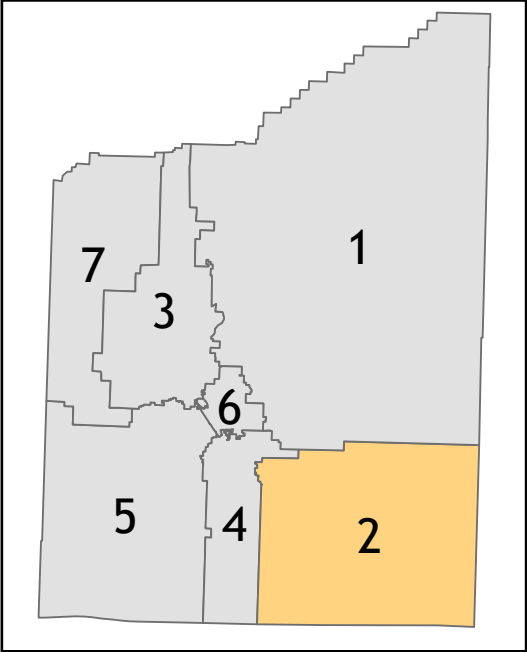
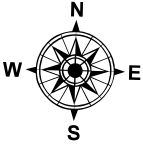


Month	Mean	Median	Sales
Aug-22	116	116	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
1	15	000	801	138	30B	10248684	374E0300 02800	4 FISH LAKE TRACT F EAGLE POINT/COUNTY	2022-24064		0	314,240	314,240	270,380	Aug-22	1	116

Maintenance Area 2



MA 2 STUDY AREA DESCRIPTIONS

MA 2 SA 1 - NEW/MODERATE HOUSING

Located within the city limits, SA1 consists of two areas north of Siskiyou Blvd. One area is off Tolman Creek Road and consists of housing in the Class 3-4 range, typically built since 1980. The other area runs west of North Mountain Avenue. Homes in this area have been built in the last 5 years, are predominantly Class 4's and all have a similar contemporary design. The lots are flat and an average of .15 acres in well laid out grids. Location adjustments are an issue due to traffic along the busier streets in both areas. **NONHOMOGENEOUS**

MA 2 SA 2 - HIGH DENSITY /PUD

The area encompassed lies in north Ashland with three separate areas of newer houses built within the last 5 years. Higher density allowances within these areas allow for housing on lot sizes of .12 acre or less. Housing class ranges are 3-4 and represent some of the most affordable new housing in the city. Topography is generally level with minimal territorial views. **NONHOMOGENEOUS**

MA 2 SA 3 - AVERAGE HOUSING - ESTABLISHED

Housing within this code is predominantly post-WWII era with quality of construction being Class 3, 4, and some low-end 5's. The area lies along Siskiyou Boulevard north of SOU, then southeasterly to Tolman Creek Road, all in well-established neighborhoods. The remaining areas are located in the northwest sections of the city, close to the city limits. The topography of this code area southwesterly from SOU is predominantly level with minimal views of the surrounding mountains. The most westerly section of this code could be described as hilly and offers some fair to good views of the mountains on the northeast side of the Bear Creek Valley. The 'Quiet Village' and adjacent development lie at the lowest elevations within the city. It is fairly level and offers minimal views of the surrounding mountains. **NONHOMOGENEOUS**

MA 2 SA 4 - HISTORIC DISTRICT

The Historic District is the site of the 'original town', the surrounding downtown area, and north, along Main Street, to the Maple Street area. The original town sometimes referred to as the railroad district was platted south of the railroad tracks in the 1800's. Housing within this district is representative of the architectural style of the late 1800's and early 1900's. House classes range from simple Class 2 through ornate Class 6. This district is currently experiencing a period of intense interest in preserving the older vintage-style homes with complete rehabilitation. The district is predominantly in the R-2 and R-3 zones. Where feasible, homes are being developed to their greatest potential allowable within this zone, ie, office, multi-family, bed and breakfast, and businesses. Topography is mostly level in proximity to the railroad tracks with some elevation gain in the northerly section of the district. **NONHOMOGENEOUS**

MA 2 SA 5 - NORTHWEST RIDGE

The area encompassed by this code runs north and south along a ridge top at approximately the 2200' elevation. It lies in the northwest corner of the city, west and above Ashland Community Hospital. House classes vary from older Class 2 in the northern part of the area, to Class 6+ for new homes in the southern part of the schedule code. Views of the city and surrounding mountains are good to better because of the location of this code area along the ridge top. **NONHOMOGENEOUS**

MA 2 SA 6 - COLLEGE DISTRICT

This area includes properties around the SOU campus southwest of Siskiyou Blvd. The area is bordered on the west by Liberty Street, south by Prospect Avenue and Woodland, east by Harmony Lane and north by Siskiyou Blvd. Houses here are predominantly in Classes 3, 4 and 5. Homes were constructed largely from 1945 to 1950 with some infill occurring today. Some of the homes are currently used as rentals with some division into 'plexes' occurring. Topography is gently sloping, lot size is in the .20 acre range, and fair to average views are possible in some parts of this study area. **NONHOMOGENEOUS**

MA 2 STUDY AREA DESCRIPTIONS

SA 2 SA 7 - BELLVIEW/GREEN MEADOWS

This area was absorbed into the Oak Knoll study area and is no longer a valid study area. **NONHOMOGENEOUS**

MA 2 SA 8 - RIDGE PROPERTIES

Located along the hillside perimeter of the south and west Ashland city limits, the Ridge Area properties have an excellent view amenity. Topography is moderate to steep with average lot sizes in the quarter to half-acre range. This study area has three separate and distinct groupings with similar ridgetop characteristics. The western grouping begins along the west side of Scenic Avenue and extends over the ridge to the Westfield and Placer Run Subdivisions. In the older neighborhoods closer to Scenic Avenue, houses are in the class 4-5 range with a diverse mix of styles and ages ranging from new to 1880's historical homes. The newest subdivisions along the top of the hill are predominantly Class 5. A second grouping of properties extends up the eastern boundary of Lithia Park until it levels off at Hillcrest Drive. These properties were developed from the fifties up to the eighties with an average class of 5. A third grouping of properties lies along the southern hillside starting along Prospect Drive extending up the hill. The original areas were developed in the 1940's and 1950's with an average Class of 4. Some new development is occurring in the Highwood Mountain Reserve area with Class 6 and 7 houses in larger estate type settings. **NONHOMOGENEOUS**

MA 2 SA 9 - LITHIA PARK DISTRICT

This Study area lies west and northwest of Lithia Park with a small strip of homes along the eastern boundary of the park. It is significantly influenced by its proximity to the park. Lack of available land has limited new development with only a few new lots in the Lithia Creek Estates area under development. Topography is fairly level along Granite Street but transitions to hilly outside the Ashland Creek flood plain. Average lot size is a quarter acre. The areas adjacent to the park have been developed since the 1880's with higher quality vintage homes in the Class 5 and 6 ranges. Due to limited land availability this is a highly desirable neighborhood. **NONHOMOGENEOUS**

MA 2 SA 10 - OAK KNOLL/GREEN MEADOWS

This study area has two groups of properties separated geographically but with similar characteristics. The first group is the Oak knoll subdivision located between the I-5 Freeway and Oak Knoll Golf Course, then from Hwy 66 south to Crowson Road. Housing in this area was constructed primarily during the 1970's and 1980's and is within the 3, 4, and 5 Class range. Topography is from level to slightly rolling. The second group is located in South Ashland. The area is bounded by the city limits to the south and east, Siskiyou Blvd to the north and Hamilton Creek to the west. Homes were built mostly in the 1970's with an average Class of 4 in established subdivisions. Topography is moderately sloped and some fair to average views are found along the southern perimeter. **NONHOMOGENEOUS**

MA 2 SA 11 - UPPER COLLEGE DISTRICT

Located southwest of Siskiyou Boulevard and bounded on the west at Terrace Street north to Vista Street, Fairview and Iowa to Liberty Street on the east and Ashland Street on the south. Homes here were built from 1930 onward with older homes occurring more frequently near the Historic District. Topography is gently sloping or rolling hills. Some fair to average views of the surrounding mountains are available. Due to the scarcity of land, new construction is minimal but many ADU's have been added to this area due to its proximity to the college and remodeling is common. **NONHOMOGENEOUS**

MA 2 SA 12 - LOWER COLLEGE DISTRICT

This district is located southwest of Siskiyou Boulevard bounding Hamilton Creek on the east to Hillview Street on the west, to Crestview Street on the southern boundary. Houses are typically in the 3 and 4 range and were mostly built in the 1960's. The houses are more modest than found in many other neighborhoods with an emphasis more toward family living. Topography is gently sloping upward from Siskiyou Boulevard to the lower slopes of the Siskiyou Range. Some of the upper areas have good views. **NONHOMOGENEOUS**

MA 2 STUDY AREA DESCRIPTIONS

MA 2 SA 13 - MIDDLE RIDGE PROPERTIES

The Middle Ridge Code is very much as the name implies. It lies at the middle periphery of the city limits, as high in elevation in the Siskiyou Mountains as allowable for development. Streets are steep and winding in order to conform to the terrain. Most development is recent. Prices of developed lots are at a premium here. Most sites take full advantage of the elevation in order to maximize views of the city and surrounding mountains. House quality is commensurate with upscale lot prices. Class of housing is from 4, up to custom homes in the 6, 7, and 8 ranges. Topography is steep, necessitating increased engineering costs to utilize the sites. Some houses have been elevated from steep slopes to street grade with driveways 'bridged' over to the house. **NONHOMOGENEOUS**

MA 2 SA 14 - MOUNTAIN MEADOWS SUB

This area lies northeast of Mountain Avenue and Nepenthe Road and consists of the Mountain Meadows Subdivision. Zoning is R-1-5-P, used for high density residential development including zero lot line houses. The area is the center of new construction with houses averaging Class 4 and with additional streets and cul-de-sacs still being added. Topography is level to slightly sloping. **HOMOGENEOUS**

MA 2 SA 15 - CONDOMINIUMS

This study area was created in 2007 for all condominiums within the City of Ashland to ensure valuation consistency. **HOMOGENEOUS**

MA 2 SA 21 - ASHLAND SUBURBAN RMV CLASSES 1XX & 4XX

This Study Area includes the valley floor and adjacent foothill areas surrounding the City of Ashland and extends south to about a mile past Emigrant Lake Road. Old Hwy 99, Hwy 66 and local roads all provide access with parcels ranging from less than 1 acre to 100 acres in size. This area consists, almost exclusively, of rural residential properties with a broad mixture of farming on the valley floor and superior view properties in the foothills. Homes range from Class 4 manufactured homes to Class 8 homes. Individual properties bordering Ashland's city limits will have their property class and study area designation evaluated individually as some properties may be more comparable to city properties and vice versa. **RURAL**

MA 2 SA 22 - EMIGRANT LAKE/SISKIYOU SUMMIT RMV CLASS 4XX

This area includes the southern end of the valley floor to about a mile past Emigrant Lake Road and extends up the Old Siskiyou Highway to Callahan's Lodge. The close, adjacent foothill areas are also included. Most of the area is bordered on the west by Interstate 5. Parcel sizes vary from 1 acre to much larger 100 acre parcels. Fair to average views of the surrounding mountains are present throughout the area. The topography is moderately hilly and heavily wooded providing a mountain/woodland neighborhood. **RURAL**

MA 2 SA 23 - COLESTINE VALLEY RMV CLASS 4XX

This area includes the relatively remote Colestine Valley and the surrounding mountainous area. The northerly border is near Mount Ashland Ski Road while the eastern boundary closely follows the I-5 Freeway and extends south to the California border. The western border includes parcels whose access still originates from Old Hwy 99. The main body of the area is known as the Colestine Valley and is comprised of parcel sizes ranging from 5 acres to several hundred. Some farming occurs on the valley's floor on marginal farm land. Topography is moderate to steeply sloped. **RURAL**

MA 2 STUDY AREA DESCRIPTIONS

MA 2 SA 24 - ARTERIAL GREENSPRINGS ROAD RMV CLASS 4XX

This area includes the rural area adjacent to both sides of Greensprings Hwy (Hwy 66) beginning just east of Emigrant Lake and extending along Highway 66 further east to the Greensprings Summit, approximately where Soda Mountain and Old Hyatt Prairie Roads intersect the highway. Included in this area is the easterly portion of Tyler Creek Road. Parcel sizes range from 1 acre lots to much larger parcels of several hundred acres. Predominant uses are rural residential with some timber resource lands. Topography is moderate to steeply sloped. **RURAL**

MA 2 SA 25 - ARTERIAL PINEHURST AREA RMV CLASS 4XX

This study area includes the area adjacent to Hwy 66 beginning at the Greensprings Summit and extending east, approximately to where Copco Road intersects with Hwy 66. Most parcels that have access and which lie within 1 mile or so of Hwy 66 are included in this area. Parcel sizes vary from 5 acres to larger parcels containing several hundred acres. Land use is predominantly rural residential and forestry with seasonal and recreational dwellings scattered throughout the area. Topography is higher elevation plateau with some mountainous terrain ranging between three and nine thousand feet in elevation. **RURAL**

MA 2 SA 26 - VERY RURAL SOUTHEAST AREA RMV CLASS 4XX

Included in this area is the remote rural area south of the Greensprings Hwy and Hwy 66 and east of Siskiyou Hwy along the California border to the Klamath County line. Typically, parcels are remote and located several miles or more from a main road. Topography is moderate to steeply sloped, high mountain terrain at approximately 2500 to 6000 feet in elevation. Lot sizes range from 5 acres to several hundred acres with rural farm/ranch and forest practices being the predominant uses. Dwellings and utilities to them are built with functional utility in mind due, primarily, to the remoteness of the area. Many sites lack electrical service by PP&L. **RURAL**

MA 2 SA 27 - HYATT-HOWARD PRAIRIE AREA

Absorbed into SA 29 during the 2009 Rural Recalculation. **RURAL**

MA 2 SA 28 - ARTERIAL DEAD INDIAN MEMORIAL ROAD RMV CLASS 4XX

This area includes properties adjacent to both sides of Dead Indian Memorial Road beginning just east of the Ashland Airport and extending further east to the summit, approximately where Howard Prairie-Hyatt Lakes Road intersects with Dead Indian Road. Parcel size varies from small, 1 acre tracts to parcels comprised of several hundred acres. Predominant land uses include rural residential, farm, ranch and forest practices. Residences are fair to good quality over all. **RURAL**

MA 2 SA 29 - VERY RURAL AREAS RMV CLASS 4XX

This study area includes remote areas not listed in other study area. This area is throughout Maintenance Area 2, spreading from Mount Ashland through the mountainous areas above east of the valley, past the lakes region, all the way to the Klamath County line. Topography, typically, is steeply sloped. Numerous parcels have poor access and road characteristics. Private timber companies or federal and state government own the majority of the parcels in this study area. This study area includes 174 properties formerly in the High Mountain Lakes Study Area (27). The value of these properties is now addressed by neighborhood adjustments to land and improvements. Minimal residential use and seasonal recreational use such as the federally owned cabins with 99 year leases predominates as these accounts are clustered around Hyatt and Howard Prairie Lakes. **RURAL**

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 2

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	2	01	000	95.	100.	94.	95.	7.24	1.00	<input type="checkbox"/>
2023	100/101	2	02	000	98.	100.	97.	98.	6.76	1.00	<input type="checkbox"/>
2023	100/101	2	03	000	108.	100.	111.	108.	11.17	1.00	<input type="checkbox"/>
2023	100/101	2	04	000	110.	100.	110.	110.	12.84	1.00	<input type="checkbox"/>
2023	100/101	2	05	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	06	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	08	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	09	000	100.	100.	100.	100.	9.90	1.01	<input type="checkbox"/>
2023	100/101	2	10	000	93.	100.	93.	93.	10.74	1.01	<input type="checkbox"/>
2023	100/101	2	11	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	12	000	101.	100.	101.	101.	11.73	1.01	<input type="checkbox"/>
2023	100/101	2	13	000	97.	100.	97.	97.	12.01	1.00	<input type="checkbox"/>
2023	100/101	2	14	000	95.	100.	94.	95.	7.24	1.00	<input type="checkbox"/>
2023	102	2	15	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	2	21	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	22	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	23	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	24	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	25	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	26	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	28	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>
2023	400/401	2	29	000	101.	100.	101.	101.	13.58	1.01	<input type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
100	2	01	000	2023		NEW/MOD HOUSING	100	2	14	000	2023		MOUNTAIN MEADOWS PUD
101	2	01	000	2023	19	NEW/MOD HOUSING	101	2	14	000	2023	3	MOUNTAIN MEADOWS PUD

Adjustment Calculation Summary

Sample - Number of Sales	22															
Population - Number of Accounts	514															
Sales as a percentage of the Population	4.28%															
<i>Prior Year Population Values</i>																
Land Rmv	159,528,240															
OSD RMV	27,419,090															
Improvement RMV	101,960,310															
Farm Improvement RMV	21,430															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Pre-Trend Brkdwn</th> <th style="width: 33%;">Post Trend Values</th> <th style="width: 33%;">Post Trend Brkdwn</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">55.21%</td> <td style="text-align: right;">151,551,828</td> <td style="text-align: right;">55.14%</td> </tr> <tr> <td style="text-align: right;">9.49%</td> <td style="text-align: right;">27,419,090</td> <td style="text-align: right;">9.98%</td> </tr> <tr> <td style="text-align: right;">35.29%</td> <td style="text-align: right;">95,842,691</td> <td style="text-align: right;">34.87%</td> </tr> <tr> <td style="text-align: right;">0.01%</td> <td style="text-align: right;">21,430</td> <td style="text-align: right;">0.01%</td> </tr> </tbody> </table>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	55.21%	151,551,828	55.14%	9.49%	27,419,090	9.98%	35.29%	95,842,691	34.87%	0.01%	21,430	0.01%
Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn														
55.21%	151,551,828	55.14%														
9.49%	27,419,090	9.98%														
35.29%	95,842,691	34.87%														
0.01%	21,430	0.01%														
Selected Ratio From Sales	105															
RMV Adjustment	100															
Before Ratio	105															
Overall Adjustment Factor	95															
Land Adjustment Factor	95															
OSD Adjustment Factor	100															
Improvement Adjustment Factor	94															
Farm Improvement Factor	100															
After Ratio	100															

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

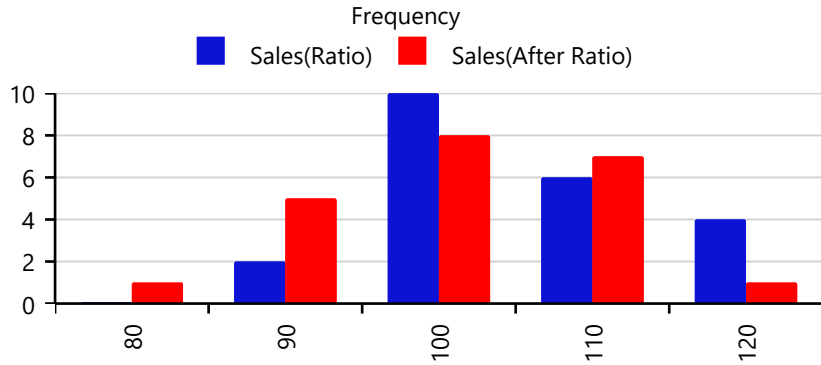
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	7.24	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

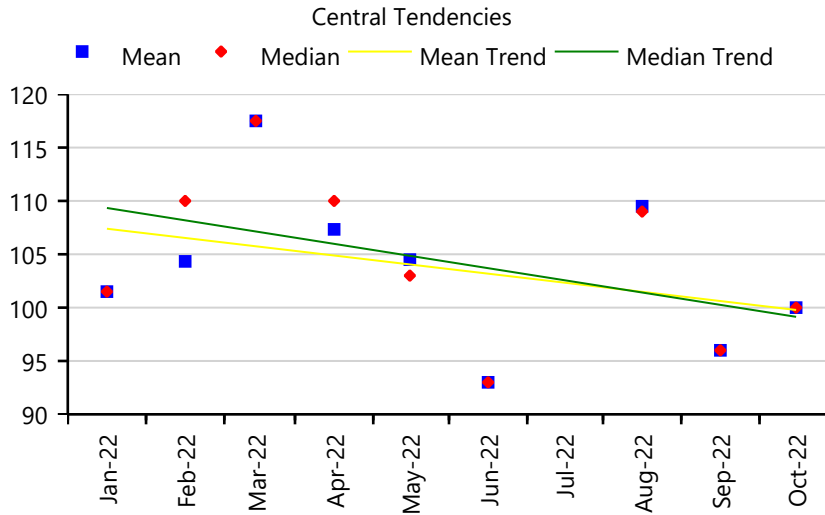
JACKSON County 2023 Ratio Study



80	0	1
90	2	5
100	10	8
110	6	7
120	4	1

	Sales (Ratio)	Sales (After Ratio)
Median	104	98
AAD	7.68	7.09
COD	7.42	7.24
Mean	105	100
SD	9.44	8.81
COV	8.99	8.84
Wtd Mean	105	100
GeoMean	105	99
PRD	1.00	1.00
95% Confidence	3.94	3.68

Number Of Sales 22



Month	Mean	Median	Sales
Jan-22	102	102	2
Feb-22	104	110	3
Mar-22	118	118	2
Apr-22	107	110	3
May-22	105	103	4
Jun-22	93	93	2
Aug-22	110	109	4
Sep-22	96	96	1
Oct-22	100	100	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	01	000	101	131	30B	10051229	391E04DD 00800	495 E HERSEY ST ASHLAND OR 97520	2022-20116	0.14	310,890	115,270	426,160	490,000	Jun-22	1	87
2	01	000	101	142	33	10050871	391E04DC 01600	350 PHELPS ST ASHLAND OR	2022-4070	0.17	348,620	275,720	624,340	695,000	Feb-22	2	90
2	01	000	101	133	33	10669335	391E04DC 00110	361 PATTERSON ST ASHLAND OR 97520	2022-17626	0.14	320,870	198,770	519,640	545,000	May-22	3	95
2	01	000	101	141	33	11002318	391E04CD 00308	183 E HERSEY ST ASHLAND OR 97520	2022-12647	0.19	337,450	357,730	695,180	725,000	Apr-22	4	96
2	01	000	101	131	33	10981109	391E04DC 00601	235 E HERSEY ST ASHLAND OR 97520	2022-27032	0.17	326,830	33,120	359,950	375,000	Sep-22	5	96
2	01	000	101	142	30A	10776561	391E14BD 04706	2920 NOVA DR ASHLAND OR 97520	2022-20130	0.14	317,890	303,730	621,620	630,000	Jun-22	6	99
2	01	000	101	121	30A	10050979	391E04DC 02100	351 E HERSEY ST ASHLAND OR 97520	2022-29571	0.26	374,660	38,700	413,360	415,000	Oct-22	7	100
2	14	000	101	141	33	10885952	391E04AD 00210	860 MOUNTAIN MEADOWS DR ASHLAND OR	2022-3050	0.13	345,460	272,560	618,020	612,000	Jan-22	8	101
2	01	000	101	131	30B	10082147	391E14BD 03300	2938 DIANE ST ASHLAND OR 97520	2022-4016	0.16	321,510	38,920	360,430	355,000	Jan-22	9	102
2	01	000	101	152	33	10976308	391E04DC 03800	407 CLINTON ST ASHLAND OR 97520	2022-16012	0.13	307,570	408,990	716,560	700,000	May-22	10	102
2	01	000	101	152	33	10860574	391E14BD 04514	776 CAPELLA CIR ASHLAND OR 97520	2022-24989	0.16	251,330	403,750	655,080	634,500	Aug-22	11	103
2	01	000	101	142	30B	11009918	391E04DD 01304	471 E HERSEY ST ASHLAND OR	2022-15599	0.22	353,410	397,090	750,500	722,000	May-22	12	104
2	01	000	101	131	30A	10916075	391E14BD 00805	942 SPRING WAY ASHLAND OR 97520	2022-26152	0.19	344,540	228,310	572,850	535,000	Aug-22	13	107
2	01	000	101	141	33	10976279	391E04DD 02000	563 MOUNTAIN AVE N ASHLAND OR 97520	2022-6501	0.12	300,260	304,460	604,720	550,000	Feb-22	14	110
2	14	000	101	141	30A	10879069	391E04DA 00114	735 MEADOWLARK WAY ASHLAND OR 97520	2022-13856	0.17	349,680	257,970	607,650	551,000	Apr-22	15	110
2	01	000	101	141	30A	10976332	391E04DD 01633	521 MOUNTAIN AVE N ASHLAND OR 97520	2022-9266	0.10	289,630	283,400	573,030	515,000	Mar-22	16	111
2	01	000	101	141	33	10776521	391E14BD 04702	2961 NOVA DR ASHLAND OR 97520	2022-25889	0.16	323,510	223,970	547,480	493,500	Aug-22	17	111
2	01	000	101	152	33	10980062	391E14BD 00603	2532 OLD MILL WAY ASHLAND OR 97520	2022-4456	0.15	318,190	483,660	801,850	710,000	Feb-22	18	113
2	01	000	101	141	30B	10758774	391E14BD 04919	2921 GRIZZLY DR ASHLAND OR 97520	2022-11763	0.11	296,940	217,210	514,150	445,000	Apr-22	19	116
2	01	000	101	142	30B	10654528	391E14BD 04504	775 TOLMAN CR RD ASHLAND OR 97520	2022-16985	0.25	341,000	248,770	589,770	506,000	May-22	20	117
2	01	000	101	152	33	10976292	391E04DB 00522	411 BRISCOE PL ASHLAND OR 97520	2022-24532	0.16	380,200	556,710	936,910	802,027	Aug-22	21	117
2	14	000	101	144	33	10941088	391E04AD 07500	863 PLUM RIDGE DR ASHLAND OR 97520	2022-9436	0.11	345,460	369,670	715,130	575,000	Mar-22	22	124

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	02	000	2023		HIGH DENSITY / PUD	101	2	02	000	2023	93	HIGH DENSITY / PUD

Adjustment Calculation Summary

Sample - Number of Sales	93
Population - Number of Accounts	1501
Sales as a percentage of the Population	6.20%
<i>Prior Year Population Values</i>	
Land Rmv	283,985,830
OSD RMV	78,867,080
Improvement RMV	302,290,108
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	42.70%
	278,306,113
	42.79%
	11.86%
	78,867,080
	12.13%
	45.45%
	293,221,405
	45.08%
	0.00%
	0
	0.00%
Selected Ratio From Sales	102
RMV Adjustment	100
Before Ratio	102
Overall Adjustment Factor	98
Land Adjustment Factor	98
OSD Adjustment Factor	100
Improvement Adjustment Factor	97
Farm Improvement Factor	100
After Ratio	100

Explanation

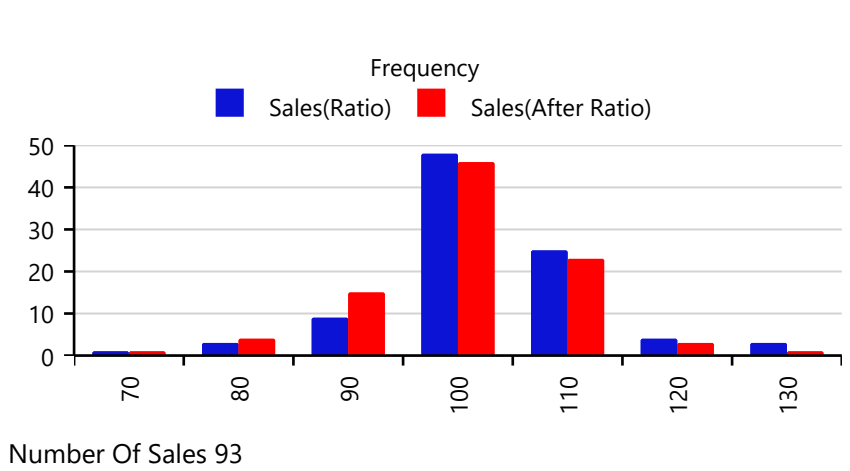
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

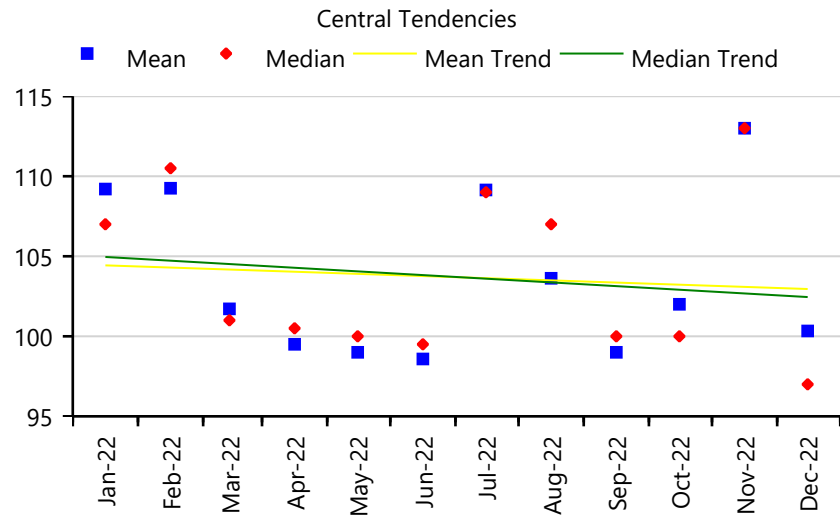
	2023	2022	2021	2020	2019
COD	6.76	10.70	7.71*	8.40*	8.28*
PRD	1.00	1.00	1.01*	1.00*	1.01*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	102	99
AAD	6.89	6.69
COD	6.76	6.76
Mean	102	100
SD	9.48	9.21
COV	9.26	9.22
Wtd Mean	102	100
GeoMean	102	99
PRD	1.00	1.00
95% Confidence	1.93	1.87



Month	Mean	Median	Sales
Jan-22	109	107	5
Feb-22	109	111	8
Mar-22	102	101	7
Apr-22	100	101	12
May-22	99	100	13
Jun-22	99	100	12
Jul-22	109	109	7
Aug-22	104	107	8
Sep-22	99	100	11
Oct-22	102	100	5
Nov-22	113	113	2
Dec-22	100	97	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	02	000	101	133	30B	10659534	391E04CD 05400	43 HERSEY ST ASHLAND OR 97520	2022-15882	0.04	180,470	151,910	332,380	450,000	May-22	1	74
2	02	000	101	138	30B	10778773	391E10BC 05500	613 FORDYCE ST ASHLAND OR	2022-28284	0.15	288,060	83,100	371,160	475,000	Sep-22	2	78

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	02	000	101	131	30B	10735786	391E10BD 01000	1423 MAIN ST E ASHLAND OR	2022-7260	0.20	267,220	143,490	410,710	517,200	Mar-22	3	79
2	02	000	101	141	33	11010759	391E04DA 04500	422 NANDINA ST ASHLAND OR	2022-20487	0.04	180,480	188,700	369,180	439,900	Jun-22	4	84
2	02	000	101	142	30B	10817997	391E05DA 00347	450 LORI LN ASHLAND OR 97520	2022-12984	0.06	204,980	262,170	467,150	550,000	Apr-22	5	85
2	02	000	101	141	33	11010758	391E04DA 04600	420 NANDINA ST ASHLAND OR	2022-20484	0.05	192,730	188,700	381,430	439,900	Jun-22	6	87
2	02	000	101	141	33	11010747	391E04AD 08604	444 NANDINA ST ASHLAND OR	2022-31146	0.04	180,480	188,700	369,180	420,000	Sep-22	7	88
2	02	000	101	132	33	10699046	391E04CD 06000	210 JESSICA LN ASHLAND OR 97520	2022-14269	0.09	241,740	127,790	369,530	410,000	Apr-22	8	90
2	02	000	101	142	33	10984578	391E04AC 00421	355 FAIR OAKS AVE ASHLAND OR 97520	2022-16643	0.12	280,500	375,860	656,360	725,000	May-22	9	91
2	02	000	101	131	33	10851228	391E04CD 00209	171 CRISPIN ST ASHLAND OR 97520	2022-26313	0.10	253,990	163,750	417,740	455,000	Aug-22	10	92
2	02	000	101	142	30A	11004411	391E04BA 00224	80 ALMEDA DR ASHLAND OR	2022-14174	0.04	180,480	264,910	445,390	479,000	Apr-22	11	93
2	02	000	101	142	33	10935831	391E14BB 01227	2686 TAKELMA WAY ASHLAND OR	2022-16760	0.11	273,240	372,720	645,960	685,000	May-22	12	94
2	02	000	101	141	33	11004388	391E04BA 00201	72 DUNN CIR ASHLAND OR	2022-19423	0.04	168,230	160,580	328,810	349,000	Jun-22	13	94
2	02	000	101	142	30A	10986653	391E10BC 06000	1228 CALYPSO CT ASHLAND OR 97520	2022-15861	0.05	192,730	227,270	420,000	440,000	May-22	14	95
2	02	000	101	131	30A	10840307	391E10BD 01900	1364 MILL POND RD ASHLAND OR	2022-24361	0.12	280,500	209,330	489,830	515,000	Aug-22	15	95
2	02	000	101	142	30A	10966117	391E09AA 02109	983 B STREET ASHLAND OR	2022-26370	0.03	165,230	167,620	332,850	350,000	Aug-22	16	95
2	02	000	101	142	30A	10947561	391E15AD 01104	836 PARK ST ASHLAND OR 97520	2022-7947	0.02	116,220	200,110	316,330	330,000	Mar-22	17	96
2	02	000	101	131	30A	10840111	391E10BA 02400	1380 MILL POND RD ASHLAND OR 97520	2022-36110	0.11	266,240	210,850	477,090	499,000	Dec-22	18	96
2	02	000	101	141	33	11008774	391E04CB 08809	164 MOUNTAIN VIEW DR ASHLAND OR	2022-4015	0.03	168,230	214,710	382,940	395,000	Feb-22	19	97
2	02	000	101	142	33	10986650	391E10BC 06700	1241 CALYPSO CT ASHLAND OR 97520	2022-14904	0.05	192,730	231,910	424,640	440,000	May-22	20	97
2	02	000	101	133	30A	10851285	391E04CD 00215	170 CRISPIN ST ASHLAND OR 97520	2022-20491	0.12	278,500	211,010	489,510	505,000	Jun-22	21	97
2	02	000	101	151	33	11010412	391E04DB 02001	455 NEST BOX WAY ASHLAND OR	2022-29806	0.17	294,440	474,890	769,330	794,000	Oct-22	22	97
2	02	000	101	133	30A	10113940	391E10BB 00700	1305 ROMEO DR ASHLAND OR 97520	2022-36545	0.12	285,500	242,000	527,500	543,000	Dec-22	23	97
2	02	000	101	131	30A	10851121	391E04CD 00103	626 OAK ST ASHLAND OR 97520	2022-1573	0.14	284,870	195,440	480,310	490,000	Jan-22	24	98
2	02	000	101	141	33	11008770	391E04CB 08805	156 MOUNTAIN VIEW DR ASHLAND OR	2022-12686	0.04	180,480	228,140	408,620	419,000	Apr-22	25	98
2	02	000	101	142	33	10928914	391E04DD 05300	459 WILLIAMSON WAY ASHLAND OR 97520	2022-19696	0.14	299,120	394,370	693,490	709,800	Jun-22	26	98
2	02	000	101	151	33	11010407	391E04AC 00919	842 KESTREL PKY ASHLAND OR	2022-28799	0.30	337,840	594,290	932,130	949,900	Sep-22	27	98
2	02	000	101	132	30A	10916601	391E11CA 02710	60 CROCKER ST ASHLAND OR 97520	2022-29063	0.05	194,730	206,100	400,830	410,000	Sep-22	28	98
2	02	000	101	142	33	10984569	391E04AC 00412	366 STONERIDGE AVE ASHLAND OR 97520	2022-16134	0.11	266,240	431,200	697,440	705,000	May-22	29	99
2	02	000	101	141	30B	11010760	391E04DA 04400	424 NANDINA ST ASHLAND OR	2022-21115	0.06	204,980	229,500	434,480	439,900	Jun-22	30	99
2	02	000	101	131	33	10928053	391E11CC 00500	2157 BIRCHWOOD LN ASHLAND OR 97520	2022-30490	0.10	231,490	199,830	431,320	435,000	Oct-22	31	99
2	02	000	101	132	30A	10917690	391E04DD 00720	477 LARKSPUR LN ASHLAND OR 97520	2022-12591	0.04	189,730	210,470	400,200	400,000	Apr-22	32	100
2	02	000	101	142	30A	10935767	391E14BB 01220	2689 TAKELMA WAY ASHLAND OR	2022-13172	0.10	255,990	328,740	584,730	585,000	Apr-22	33	100
2	02	000	101	141	33	11010756	391E04DA 04300	428 NANDINA ST ASHLAND OR	2022-18271	0.05	192,730	248,400	441,130	439,900	May-22	34	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	02	000	101	142	33	10808483	391E14BB 00409	2661 TAKELMA WAY ASHLAND OR 97520	2022-17984	0.27	289,340	332,890	622,230	625,000	Jun-22	35	100
2	02	000	101	132	30A	10917235	391E11CA 02773	85 BROOKS LN ASHLAND OR 97520	2022-28716	0.06	206,980	199,850	406,830	405,500	Sep-22	36	100
2	02	000	101	131	33	10967675	391E15AA 06810	694 NORMAL AVE ASHLAND OR 97520	2022-29592	0.03	168,230	127,260	295,490	295,000	Sep-22	37	100
2	02	000	101	142	33	10905489	391E09AA 01003	472 THIMBLEBERRY LN ASHLAND OR	2022-30963	0.14	329,760	376,480	706,240	709,000	Oct-22	38	100
2	02	000	101	131	33	10840234	391E10BB 00914	1311 EVAN LN ASHLAND OR 97520	2022-5897	0.10	253,990	150,920	404,910	400,000	Feb-22	39	101
2	02	000	101	151	33	11010406	391E04AC 00918	854 KESTREL PKY ASHLAND OR	2022-8719	0.22	312,360	550,260	862,620	850,000	Mar-22	40	101
2	02	000	101	141	33	11010757	391E04DA 04200	426 NANDINA ST ASHLAND OR	2022-10109	0.06	204,980	264,850	469,830	465,000	Mar-22	41	101
2	02	000	101	144	30A	10777527	391E05AC 01114	266 SHERIDAN ST ASHLAND OR	2022-12428	0.07	225,370	259,360	484,730	482,000	Apr-22	42	101
2	02	000	101	141	30A	10929076	391E04DD 06400	460 WILLIAMSON WAY ASHLAND OR 97520	2022-13036	0.13	283,690	286,670	570,360	565,000	Apr-22	43	101
2	02	000	101	142	30B	11008832	391E09DD 00605	363 S MOUNTAIN AVE ASHLAND OR	2022-16580	0.04	177,480	319,120	496,600	493,500	May-22	44	101
2	02	000	101	141	30A	11004397	391E04BA 00210	106 DUNN CIR ASHLAND OR	2022-17844	0.03	168,230	160,580	328,810	325,000	Jun-22	45	101
2	02	000	101	142	30A	10962199	391E14BA 01911	2713 CLAY CR WAY ASHLAND OR	2022-29970	0.09	231,490	341,630	573,120	565,000	Oct-22	46	101
2	02	000	101	152	30A	10935670	391E14BB 01211	2674 TAKELMA WAY ASHLAND OR	2022-6279	0.13	325,440	441,120	766,560	750,000	Feb-22	47	102
2	02	000	101	143	30A	10775046	391E05DA 00324	336 GLENN ST ASHLAND OR 97520	2022-16691	0.03	168,230	190,020	358,250	350,000	May-22	48	102
2	02	000	101	143	30A	10985368	391E04AC 00494	969 OVERLOOK DR ASHLAND OR 97520	2022-22195	0.08	229,490	328,860	558,350	550,000	Jul-22	49	102
2	02	000	101	142	33	10892903	391E14CB 01902	2130 SISKIYOU BLVD ASHLAND OR	2022-27802	0.03	131,470	247,400	378,870	370,000	Sep-22	50	102
2	02	000	101	142	30A	10929027	391E09AA 05900	470 WILLIAMSON WAY ASHLAND OR 97520	2022-28546	0.08	231,490	317,550	549,040	538,000	Sep-22	51	102
2	02	000	101	141	33	11004401	391E04BA 00214	112 DUNN CIR ASHLAND OR	2022-3084	0.05	231,200	231,050	462,250	450,000	Jan-22	52	103
2	02	000	101	141	30A	10751207	391E10BA 02500	99 WIGHTMAN ST N ASHLAND OR	2022-12727	0.12	278,500	180,390	458,890	445,000	Apr-22	53	103
2	02	000	101	142	33	10941451	391E14BC 08207	869 BLACKBERRY LN ASHLAND OR	2022-12923	0.06	204,980	262,740	467,720	455,000	Apr-22	54	103
2	02	000	101	141	30A	10051278	391E04DD 01300	467 E HERSEY ST ASHLAND OR	2022-14535	0.12	280,500	336,850	617,350	600,000	Apr-22	55	103
2	02	000	101	131	30A	10967683	391E15AA 06811	696 NORMAL AVE ASHLAND OR 97520	2022-15705	0.04	180,480	127,260	307,740	300,000	May-22	56	103
2	02	000	101	142	33	10935700	391E14BB 01214	2684 CLAY CR WAY ASHLAND OR	2022-19701	0.10	255,990	308,220	564,210	550,000	Jun-22	57	103
2	02	000	101	144	30A	10984622	391E04AD 02300	979 CAMELOT DR ASHLAND OR 97520	2022-23768	0.05	204,980	353,040	558,020	543,000	Jul-22	58	103
2	02	000	101	142	30A	10903747	391E10BB 01207	1242 OLD WILLOW LN ASHLAND OR 97520	2022-28428	0.16	314,690	286,450	601,140	585,000	Sep-22	59	103
2	02	000	101	142	33	10958384	391E11CB 05000	353 MEADOW DR ASHLAND OR 97520	2022-18032	0.08	206,980	338,500	545,480	525,000	Jun-22	60	104
2	02	000	101	142	33	10978877	391E11CB 01004	2256 ABBOTT AVE ASHLAND OR 97520	2022-21173	0.05	192,730	249,310	442,040	424,500	Jul-22	61	104
2	02	000	101	132	33	10917071	391E11CA 02757	2332 ABBOTT AVE ASHLAND OR 97520	2022-29328	0.06	206,980	182,080	389,060	370,000	Sep-22	62	105
2	02	000	101	142	30A	10986645	391E10BC 06200	1221 CALYPSO CT ASHLAND OR 97520	2022-15942	0.05	192,730	220,520	413,250	389,900	May-22	63	106
2	02	000	101	142	30A	10911417	391E11CB 04210	264 MEADOW DR ASHLAND OR 97520	2022-4459	0.08	231,490	302,620	534,110	500,000	Jan-22	64	107
2	02	000	101	142	30A	11008828	391E09DD 00601	351 S MOUNTAIN AVE ASHLAND OR	2022-25082	0.05	192,730	304,440	497,170	465,000	Aug-22	65	107
2	02	000	101	141	30A	10802212	391E10BB 00703	1325 ROMEO DR ASHLAND OR 97520	2022-26812	0.12	280,500	232,360	512,860	480,000	Aug-22	66	107

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	02	000	101	132	30B	10916669	391E11CA 02716	102 CROCKER ST ASHLAND OR 97520	2022-32686	0.05	199,730	191,930	391,660	365,000	Nov-22	67	107
2	02	000	101	142	30A	10984564	391E04AC 00407	345 STONERIDGE AVE ASHLAND OR 97520	2022-18083	0.08	229,490	254,340	483,830	450,000	Jun-22	68	108
2	02	000	101	141	33	10778481	391E10BB 03500	1295 MUNSON DR ASHLAND OR 97520	2022-18530	0.10	262,120	224,460	486,580	450,000	Jun-22	69	108
2	02	000	101	141	30A	10962107	391E14BA 01902	2710 TAKELMA WAY ASHLAND OR	2022-34892	0.10	255,990	292,230	548,220	507,000	Dec-22	70	108
2	02	000	101	131	33	10928217	391E11CC 02100	2164 BIRCHWOOD LN ASHLAND OR 97520	2022-22105	0.10	255,990	199,830	455,820	419,900	Jul-22	71	109
2	02	000	101	141	30A	10929092	391E04DD 06600	456 WILLIAMSON WAY ASHLAND OR 97520	2022-23178	0.15	290,060	273,450	563,510	516,000	Jul-22	72	109
2	02	000	101	142	33	10986657	391E10BC 05600	1288 CALYPSO CT ASHLAND OR 97520	2022-25685	0.02	155,970	138,890	294,860	269,900	Aug-22	73	109
2	02	000	101	142	30A	10958692	391E10DA 02800	341 MEADOW DR ASHLAND OR	2022-2803	0.09	243,740	338,410	582,150	530,000	Jan-22	74	110
2	02	000	101	152	30A	11008340	391E09AD 06811	27 S MOUNTAIN AVE ASHLAND OR	2022-5402	0.03	165,230	286,080	451,310	410,000	Feb-22	75	110
2	02	000	101	142	33	11004406	391E04BA 00219	122 DUNN CIR ASHLAND OR	2022-10309	0.06	229,490	345,460	574,950	525,000	Mar-22	76	110
2	02	000	101	141	33	10761381	391E10BA 03300	181 WIGHTMAN ST N ASHLAND OR	2022-25878	0.13	283,690	228,340	512,030	465,000	Aug-22	77	110
2	02	000	101	154	30A	10976952	391E04AD 04600	905 PATTON LN ASHLAND OR 97520	2022-5034	0.12	298,880	520,040	818,920	740,000	Feb-22	78	111
2	02	000	101	144	30A	10905260	391E04DD 00616	380 HEMLOCK LN ASHLAND OR 97520	2022-5329	0.10	255,990	314,680	570,670	515,000	Feb-22	79	111
2	02	000	101	143	33	10985365	391E04AD 04200	977 OVERLOOK DR ASHLAND OR 97520	2022-9817	0.08	229,490	300,690	530,180	476,000	Mar-22	80	111
2	02	000	101	144	30A	10984621	391E04AD 02400	985 CAMELOT DR ASHLAND OR 97520	2022-16332	0.06	217,230	353,190	570,420	510,000	May-22	81	112
2	02	000	101	131	30A	10928101	391E11CC 01000	2125 BIRCHWOOD LN ASHLAND OR 97520	2022-22884	0.10	255,990	199,830	455,820	407,500	Jul-22	82	112
2	02	000	101	142	30A	10984616	391E04AD 01200	563 PLUM RIDGE CT ASHLAND OR 97520	2022-16287	0.06	204,980	328,320	533,300	470,000	May-22	83	113
2	02	000	101	142	30B	10978892	391E11CB 01019	2239 DOLLARHIDE WAY ASHLAND OR 97520	2022-31820	0.05	192,730	257,370	450,100	400,000	Oct-22	84	113
2	02	000	101	144	30B	10663541	391E09BD 13100	315 RAVENWOOD PL ASHLAND OR 97520	2022-10834	0.02	250,990	201,690	452,680	397,500	Mar-22	85	114
2	02	000	101	131	30A	10928169	391E11CC 01600	2173 BIRCHWOOD LN ASHLAND OR 97520	2022-26500	0.12	280,500	199,830	480,330	420,000	Aug-22	86	114
2	02	000	101	142	33	10947579	391E15AD 01105	834 PARK ST ASHLAND OR 97520	2022-29234	0.02	116,220	200,110	316,330	275,000	Sep-22	87	115
2	02	000	101	152	30B	11000490	391E09AD 00704	53 N MOUNTAIN AVE ASHLAND OR 97520	2022-5691	0.03	152,970	357,500	510,470	439,000	Feb-22	88	116
2	02	000	101	152	33	10996062	391E04BC 00404	622 DRAGER ST ASHLAND OR 97520	2022-11737	0.11	270,690	576,290	846,980	725,000	Apr-22	89	117
2	02	000	101	142	33	10978886	391E11CB 01013	2203 DOLLARHIDE WAY ASHLAND OR 97520	2022-32810	0.06	204,980	261,310	466,290	393,000	Nov-22	90	119
2	02	000	101	154	33	10984625	391E04AD 02000	965 CAMELOT DR ASHLAND OR 97520	2022-24165	0.05	192,730	407,380	600,110	480,000	Jul-22	91	125
2	02	000	101	152	33	10984584	391E04AC 00427	946 STONERIDGE AVE ASHLAND OR 97520	2022-7290	0.07	217,230	364,530	581,760	460,000	Feb-22	92	126
2	02	000	101	154	30B	10984626	391E04AD 01900	961 CAMELOT DR ASHLAND OR 97520	2022-1664	0.05	192,730	407,380	600,110	468,000	Jan-22	93	128

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	03	000	2023	2	STANDARD LOTS	101	2	03	000	2023	74	STANDARD LOTS

Adjustment Calculation Summary

Sample - Number of Sales	76
Population - Number of Accounts	1572
Sales as a percentage of the Population	4.83%
<i>Prior Year Population Values</i>	
Land Rmv	434,405,300
OSD RMV	96,249,910
Improvement RMV	282,662,808
Farm Improvement RMV	51,790
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	53.41%
	469,157,724
	53.36%
	11.83%
	96,249,910
	10.95%
	34.75%
	313,755,717
	35.69%
	0.01%
	51,790
	0.01%
Selected Ratio From Sales	93
RMV Adjustment	100
Before Ratio	93
Overall Adjustment Factor	108
Land Adjustment Factor	108
OSD Adjustment Factor	100
Improvement Adjustment Factor	111
Farm Improvement Factor	100
After Ratio	100

Explanation

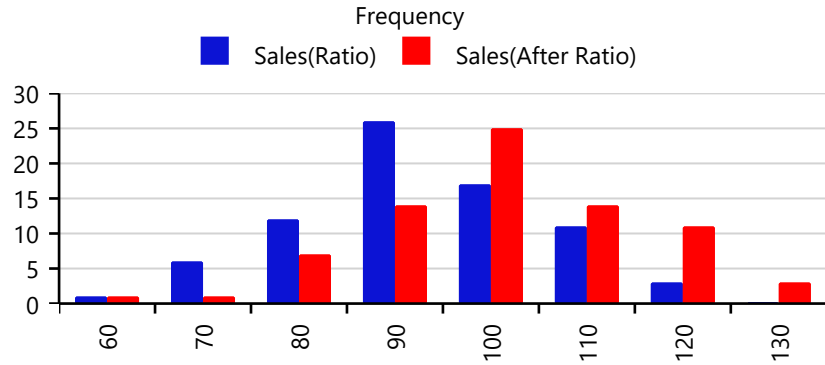
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	11.17	10.27	7.32*	8.86*	9.49*
PRD	1.00	1.00	1.00*	1.00*	1.02*

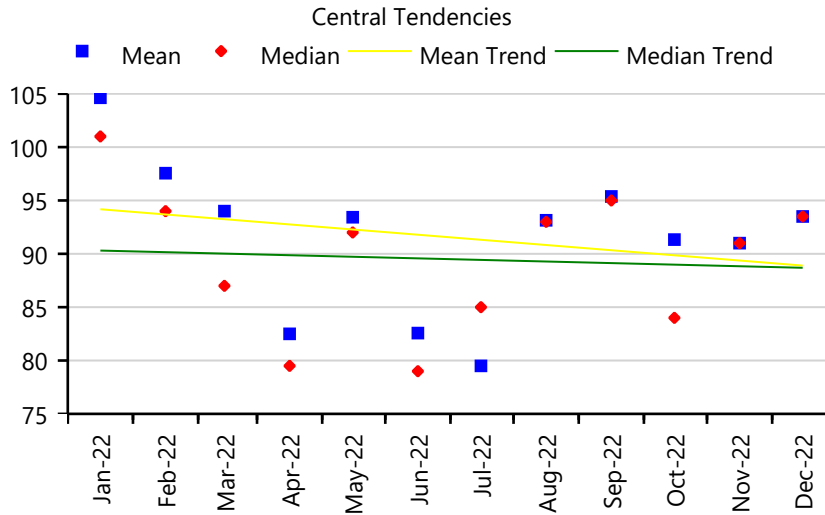
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	92	100
AAD	10.04	11.17
COD	10.91	11.17
Mean	93	100
SD	13.02	14.39
COV	14.07	14.32
Wtd Mean	92	100
GeoMean	92	99
PRD	1.00	1.00
95% Confidence	2.93	3.23

Number Of Sales 76



Month	Mean	Median	Sales
Jan-22	105	101	8
Feb-22	98	94	9
Mar-22	94	87	5
Apr-22	83	80	6
May-22	93	92	14
Jun-22	83	79	7
Jul-22	80	85	4
Aug-22	93	93	7
Sep-22	95	95	8
Oct-22	91	84	3
Nov-22	91	91	3
Dec-22	94	94	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	03	000	101	132	30A	10806051	391E04BD 01601	983 OAK ST ASHLAND OR 97520	2022-23340	0.15	251,700	57,130	308,830	545,000	Jul-22	1	57
2	03	000	101	138	30B	10077491	391E10CB 07400	303 PALM AVE ASHLAND OR 97520	2022-18173	0.19	286,590	66,040	352,630	525,000	Jun-22	2	67

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	03	000	101	131	30B	10079734	391E10DC 04500	464 LIT WAY ASHLAND OR 97520	2022-12371	0.17	277,780	61,070	338,850	490,000	Apr-22	3	69
2	03	000	101	131	30B	10079947	391E10DC 06600	408 WALKER AVE ASHLAND OR 97520	2022-14009	0.13	268,820	69,760	338,580	485,000	Apr-22	4	70
2	03	000	101	131	33	10077679	391E10CB 09000	287 GARFIELD ST ASHLAND OR 97520	2022-12211	0.17	277,780	95,540	373,320	525,000	Apr-22	5	71
2	03	000	101	132	30B	10078495	391E10CC 02100	334 BRIDGE ST ASHLAND OR 97520	2022-17914	0.18	280,190	82,910	363,100	500,000	Jun-22	6	73
2	03	000	101	131	30B	10077782	391E10CB 10100	270 GARFIELD ST ASHLAND OR 97520	2022-34473	0.18	278,190	73,170	351,360	478,000	Nov-22	7	74
2	03	000	101	131	30A	10053279	391E05AD 00102	360 NEVADA ST W ASHLAND OR	2022-14901	0.23	302,220	71,870	374,090	499,000	May-22	8	75
2	03	000	101	131	30B	10084878	391E15AB 02200	644 RAY LN ASHLAND OR 97520	2022-4703	0.22	304,810	99,020	403,830	529,325	Feb-22	9	76
2	03	000	101	131	30B	10053498	391E04BC 04500	253 CAMBRIDGE ST ASHLAND OR	2022-10149	0.22	299,810	113,850	413,660	527,900	Mar-22	10	78
2	03	000	101	141	30B	10048758	391E04CA 03500	484 HELMAN ST ASHLAND OR 97520	2022-15426	0.35	396,890	237,840	634,730	800,000	May-22	11	79
2	03	000	101	131	30B	10052177	391E05AA 10000	375 KENT ST ASHLAND OR	2022-18662	0.22	299,810	113,170	412,980	525,000	Jun-22	12	79
2	03	000	101	132	30B	10081345	391E14BB 01400	669 CLAY ST ASHLAND OR	2022-19215	0.20	289,000	152,340	441,340	562,000	Jun-22	13	79
2	03	000	101	132	30B	10879911	391E10CB 08203	276 PALM AVE ASHLAND OR 97520	2022-22684	0.07	231,720	183,080	414,800	525,000	Jul-22	14	79
2	03	000	101	131	33	10078752	391E10CC 04500	354 GARFIELD ST ASHLAND OR 97520	2022-21739	0.18	282,190	105,660	387,850	477,000	Jun-22	15	81
2	03	000	101	122	30A	10054089	391E05BA 03200	1172 MAIN ST N ASHLAND OR 97520	2022-36456	0.17	280,420	27,280	307,700	378,000	Dec-22	16	81
2	03	000	101	131	30B	10076656	391E09AD 07300	40 MOUNTAIN AVE N ASHLAND OR	2022-31807	0.16	269,370	61,430	330,800	399,900	Oct-22	17	83
2	03	000	101	232	30A	10077979	391E10CB 11700	1330 IOWA ST ASHLAND OR 97520	2022-9156	0.15	277,640	225,050	502,690	595,000	Mar-22	18	84
2	03	000	101	133	30B	10054331	391E05BA 01401	835 FOX ST ASHLAND OR 97520	2022-31137	0.23	302,220	161,920	464,140	550,000	Oct-22	19	84
2	03	000	101	134	30A	10694307	391E05BB 00207	1250 ASHLAND MINE RD ASHLAND OR	2022-7107	0.19	296,290	108,520	404,810	478,000	Feb-22	20	85
2	03	000	101	131	30A	10827309	391E04AC 02100	185 NEVADA ST E ASHLAND OR	2022-9915	0.16	231,560	171,050	402,610	465,000	Mar-22	21	87
2	03	000	101	242	33	10558701	391E05DB 05104	315 LUNA VISTA ST ASHLAND OR 97520	2022-14793	0.16	283,370	309,460	592,830	678,000	May-22	22	87
2	03	000	101	131	30A	10558631	391E05AC 04805	375 GRANT ST ASHLAND OR	2022-16569	0.20	289,000	184,140	473,140	544,900	May-22	23	87
2	03	000	101	132	33	10772560	391E15AA 04403	688 PARK ST ASHLAND OR 97520	2022-28258	0.15	264,970	126,270	391,240	450,000	Sep-22	24	87
2	03	000	101	151	30B	11006090	391E04BA 00113	815 BRIGGS LN ASHLAND OR	2022-12594	0.19	284,590	492,100	776,690	885,000	Apr-22	25	88
2	03	000	101	242	33	10774091	391E05AD 07300	620 SCENIC DR ASHLAND OR	2022-14824	0.22	279,940	384,470	664,410	755,000	May-22	26	88
2	03	000	101	131	30A	10079783	391E10DC 05100	418 LIT WAY ASHLAND OR 97520	2022-6670	0.25	313,030	95,830	408,860	459,000	Feb-22	27	89
2	03	000	101	131	33	10047501	391E04BC 00108	156 NEVADA ST W ASHLAND OR 97520	2022-25158	0.24	308,630	135,860	444,490	500,000	Aug-22	28	89
2	03	000	101	133	33	10085240	391E15AB 05500	598 LIT WAY ASHLAND OR 97520	2022-26520	0.16	273,370	148,110	421,480	473,500	Aug-22	29	89
2	03	000	101	141	33	10079604	391E10DC 03200	457 RAY LN ASHLAND OR 97520	2022-26719	0.21	295,410	174,690	470,100	531,000	Aug-22	30	89
2	03	000	101	131	30A	10051537	391E04BB 03900	950 GLENDOWER ST ASHLAND OR	2022-15081	0.20	249,190	185,400	434,590	480,000	May-22	31	91
2	03	000	101	151	33	11006081	391E04BA 00104	869 SANDER WAY ASHLAND OR	2022-19778	0.15	268,970	410,270	679,240	750,000	Jun-22	32	91
2	03	000	109	962	16A	10048425	391E04DB 01700	210 ALICIA AVE ASHLAND OR 97520	2022-21800	1.26	640,820	154,580	795,400	870,008	Jul-22	33	91
2	03	000	101	131	30A	10673156	391E14BB 02006	714 GLENDALE AVE ASHLAND OR	2022-23628	0.22	304,810	149,410	454,220	500,000	Jul-22	34	91

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	03	000	101	142	33	10702631	391E14BC 04400	815 CLAY ST ASHLAND OR	2022-33880	0.24	282,080	228,930	511,010	559,000	Nov-22	35	91
2	03	000	101	131	33	10081157	391E14BC 00900	806 CLAY ST ASHLAND OR	2022-6471	0.27	321,830	89,230	411,060	445,000	Feb-22	36	92
2	03	000	101	142	33	11011241	391E05AD 00210	396 RANDY ST ASHLAND OR	2022-16815	0.11	257,990	460,290	718,280	785,000	May-22	37	92
2	03	000	101	131	30A	10853789	391E14BB 01402	657 CLAY ST ASHLAND OR	2022-17061	0.33	330,390	368,860	699,250	760,000	May-22	38	92
2	03	000	101	131	33	10077174	391E09DA 10000	160 MOUNTAIN AVE S ASHLAND OR 97520	2022-28094	0.26	315,420	60,160	375,580	409,000	Sep-22	39	92
2	03	000	101	131	33	10051991	391E05AA 08700	380 YORK ST ASHLAND OR	2022-25466	0.20	291,000	96,750	387,750	416,000	Aug-22	40	93
2	03	000	101	141	33	10048679	391E04CA 02803	805 OAK ST ASHLAND OR 97520	2022-27000	0.20	275,730	214,300	490,030	529,000	Sep-22	41	93
2	03	000	101	142	33	11011249	391E05AD 00218	359 OTIS ST ASHLAND OR	2022-27235	0.11	262,610	377,140	639,750	689,900	Sep-22	42	93
2	03	000	101	231	30A	10047585	391E04BC 00502	587 LAUREL ST N ASHLAND OR 97520	2022-3391	0.19	284,590	157,550	442,140	470,000	Jan-22	43	94
2	03	000	101	132	33	10627091	391E04BB 02900	197 ALDER LN ASHLAND OR 97520	2022-5474	0.19	291,590	199,400	490,990	525,000	Feb-22	44	94
2	03	000	101	141	30B	11011232	391E05AD 00201	331 RANDY ST ASHLAND OR	2022-27129	0.13	258,150	359,130	617,280	657,836	Aug-22	45	94
2	03	000	101	231	30A	10047593	391E04BC 00503	577 LAUREL ST N ASHLAND OR 97520	2022-3388	0.20	289,000	157,550	446,550	470,000	Jan-22	46	95
2	03	000	101	142	30A	10771961	391E05BD 00203	100 SCHOFIELD ST ASHLAND OR 97520	2022-15460	0.44	380,330	341,720	722,050	760,000	May-22	47	95
2	03	000	101	144	30B	10076631	391E09AD 07100	1125 MAIN ST E ASHLAND OR	2022-24464	0.16	260,100	162,030	422,130	443,100	Aug-22	48	95
2	03	000	101	142	33	11011248	391E05AD 00217	363 OTIS ST ASHLAND OR	2022-14431	0.11	262,610	419,040	681,650	701,338	Apr-22	49	97
2	03	000	101	143	30A	10057370	391E05DB 04800	320 CATALINA DR ASHLAND OR 97520	2022-28714	0.21	308,680	247,620	556,300	575,000	Sep-22	50	97
2	03	000	101	152	30B	10084748	391E15AB 00900	572 RAY LN ASHLAND OR 97520	2022-29371	0.11	251,340	380,310	631,650	650,000	Sep-22	51	97
2	03	000	101	131	30A	10084229	391E15AA 03600	566 PARK ST ASHLAND OR 97520	2022-15432	0.27	319,830	97,620	417,450	420,000	May-22	52	99
2	03	000	101	141	33	11011240	391E05AD 00209	395 RANDY ST ASHLAND OR	2022-2378	0.14	262,560	380,600	643,160	640,031	Jan-22	53	100
2	03	000	101	143	30B	10567697	391E05AA 01101	383 OXFORD ST ASHLAND OR	2022-11732	0.30	333,050	305,660	638,710	638,000	Apr-22	54	100
2	03	000	101	143	30A	10789416	391E05AC 01117	263 GRANT ST ASHLAND OR	2022-16022	0.07	233,720	232,890	466,610	465,000	May-22	55	100
2	03	000	101	141	33	10048898	391E04CB 00705	436 LAUREL ST N ASHLAND OR 97520	2022-2067	0.17	275,780	228,050	503,830	500,000	Jan-22	56	101
2	03	000	101	141	30A	11011239	391E05AD 00208	387 RANDY ST ASHLAND OR	2022-2353	0.13	264,800	396,510	661,310	655,054	Jan-22	57	101
2	03	000	101	152	33	10978327	391E05AD 02300	485 NEVADA ST W ASHLAND OR 97520	2022-27128	0.14	277,830	451,830	729,660	715,000	Sep-22	58	102
2	03	000	101	144	30A	10918986	391E05DC 01702	345 ALTA AVE ASHLAND OR 97520	2022-28958	0.26	314,580	356,130	670,710	660,000	Sep-22	59	102
2	03	000	101	131	30A	10081651	391E14BC 07800	2017 WINE ST ASHLAND OR 97520	2022-5157	0.19	322,980	193,770	516,750	500,000	Feb-22	60	103
2	03	000	101	154	30A	10583511	391E05DB 05402	301 WIMER ST ASHLAND OR 97520	2022-24923	0.20	259,320	565,430	824,750	800,000	Aug-22	61	103
2	03	000	101	131	33	10084278	391E15AA 04200	660 PARK ST ASHLAND OR 97520	2022-3833	0.37	364,050	126,250	490,300	470,500	Jan-22	62	104
2	03	000	101	131	30A	10084811	391E15AB 01600	611 NORMAL AVE ASHLAND OR 97520	2022-6117	0.19	298,590	187,680	486,270	460,000	Feb-22	63	106
2	03	000	101	151	33	10978333	391E05AD 02900	492 LINDSAY LN ASHLAND OR 97520	2022-17052	0.17	277,780	529,590	807,370	765,000	May-22	64	106
2	03	000	101	143	33	10053122	391E05AC 04401	675 CHESTNUT ST ASHLAND OR	2022-36106	0.18	288,830	281,020	569,850	538,500	Dec-22	65	106
2	03	000	101	143	30A	10927553	391E05DB 05310	309 WIMER ST ASHLAND OR 97520	2022-15565	0.19	251,790	541,020	792,810	739,400	May-22	66	107

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	03	000	101	142	33	10086595	391E15AD 00700	787 FAITH AVE ASHLAND OR 97520	2022-31803	0.13	233,610	193,280	426,890	400,000	Oct-22	67	107
2	03	000	101	151	30A	11006108	391E04BD 03802	33 W NEVADA ST ASHLAND/COUNTY OR 975	2022-20801	0.18	280,190	526,760	806,950	750,000	Jun-22	68	108
2	03	000	101	142	30A	10694259	391E05BB 00202	1320 ASHLAND MINE RD ASHLAND OR	2022-33597	0.21	256,200	417,790	673,990	625,000	Nov-22	69	108
2	03	000	101	142	30A	10943964	391E04AC 04300	960 OAK ST ASHLAND OR 97520	2022-4166	0.22	291,190	428,050	719,240	660,000	Feb-22	70	109
2	03	000	101	131	30A	10084073	391E15AA 02200	743 FAITH AVE ASHLAND OR 97520	2022-8741	0.20	291,000	160,610	451,610	415,000	Mar-22	71	109
2	03	000	101	151	33	10978337	391E05AD 03300	461 LINDSAY LN ASHLAND OR 97520	2022-16271	0.15	268,970	516,680	785,650	715,000	May-22	72	110
2	03	000	101	142	30B	10927861	391E15AA 04802	730 PARK ST ASHLAND OR 97520	2022-8139	0.25	296,490	289,140	585,630	525,000	Mar-22	73	112
2	03	000	100		30B	10983625	391E05AC 07100	SCHOFIELD ST ASHLAND OR 97520	2022-2184	0.52	145,000	0	145,000	120,000	Jan-22	74	121
2	03	000	100		30B	10054494	391E05AC 07200	SCHOFIELD ST ASHLAND OR 97520	2022-2185	0.53	145,000	0	145,000	120,000	Jan-22	75	121
2	03	000	101	300	30B	11007634	391E14BC 02201	868 CLAY ST ASHLAND OR	2023-2541	0.23	271,220	20,640	291,860	235,000	Feb-22	76	124

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	04	000	2023		HISTORIC DISTRICT	101	2	04	000	2023	44	HISTORIC DISTRICT

Adjustment Calculation Summary

Sample - Number of Sales	44
Population - Number of Accounts	985
Sales as a percentage of the Population	4.47%
<i>Prior Year Population Values</i>	
Land Rmv	344,947,430
OSD RMV	70,105,590
Improvement RMV	241,511,620
Farm Improvement RMV	11,740
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	52.54%
	379,442,173
	53.05%
	10.68%
	70,105,590
	9.80%
	36.78%
	265,662,782
	37.14%
	0.00%
	11,740
	0.00%
Selected Ratio From Sales	91
RMV Adjustment	100
Before Ratio	91
Overall Adjustment Factor	110
Land Adjustment Factor	110
OSD Adjustment Factor	100
Improvement Adjustment Factor	110
Farm Improvement Factor	100
After Ratio	100

Explanation

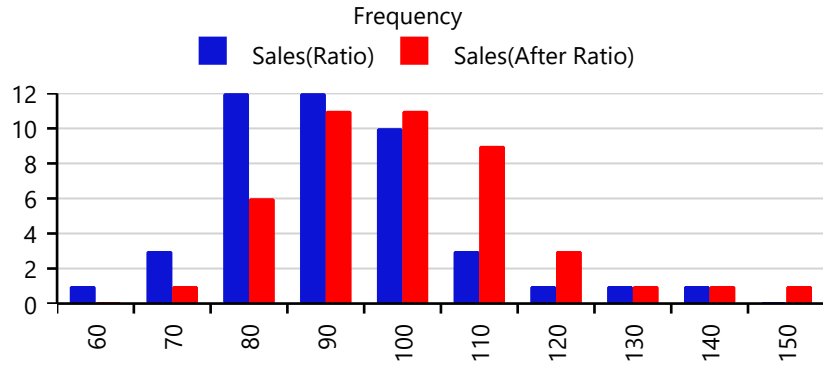
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	12.84	12.22	10.00*	9.89*	9.45*
PRD	1.00	1.02	1.01*	1.01*	1.03*

(* Indicates years may not reflect after ratio values)

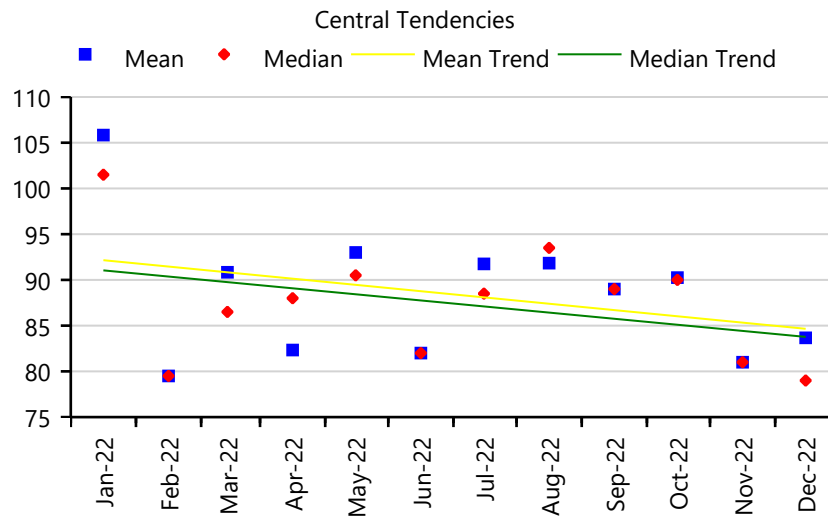
JACKSON County 2023 Ratio Study



60	1	0
70	3	1
80	12	6
90	12	11
100	10	11
110	3	9
120	1	3
130	1	1
140	1	1
150	0	1

	Sales (Ratio)	Sales (After Ratio)
Median	89	97
AAD	11.23	12.45
COD	12.61	12.84
Mean	91	100
SD	15.15	16.68
COV	16.63	16.75
Wtd Mean	91	99
GeoMean	90	98
PRD	1.01	1.00
95% Confidence	4.48	4.93

Number Of Sales 44



Month	Mean	Median	Sales
Jan-22	106	102	6
Feb-22	80	80	2
Mar-22	91	87	6
Apr-22	82	88	3
May-22	93	91	6
Jun-22	82	82	2
Jul-22	92	89	4
Aug-22	92	94	6
Sep-22	89	89	1
Oct-22	90	90	4
Nov-22	81	81	1
Dec-22	84	79	3

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	04	000	101	131	30B	10065038	391E09BA 07500	131 FOURTH ST ASHLAND OR	2022-15813	0.08	322,360	47,380	369,740	575,000	May-22	1	64
2	04	000	101	121	30B	10064852	391E09BA 05500	225 B STREET ASHLAND OR	2022-4588	0.13	367,550	120,000	487,550	700,000	Feb-22	2	70
2	04	000	101	142	30A	10063912	391E09AD 03400	1001 EUREKA ST ASHLAND OR 97520	2022-13234	0.11	342,690	133,190	475,880	679,000	Apr-22	3	70
2	04	000	101	131	30B	10056487	391E05DA 07600	407 MAIN ST N ASHLAND OR 97520	2022-8914	0.21	429,070	89,670	518,740	735,000	Mar-22	4	71
2	04	000	101	133	30B	10050001	391E04CC 03300	195 VAN NESS AVE ASHLAND OR 97520	2022-34444	0.23	435,310	191,430	626,740	825,000	Dec-22	5	76
2	04	000	101	143	30B	10058593	391E05DD 07500	338 SCENIC DR ASHLAND OR 97520	2022-10621	0.32	496,290	505,910	1,002,200	1,301,000	Mar-22	6	77
2	04	000	101	131	30A	10065135	391E09BA 08500	143 THIRD ST ASHLAND OR	2022-26691	0.16	387,880	143,390	531,270	693,000	Aug-22	7	77
2	04	000	101	232	33	10064771	391E09BA 04700	333 B STREET ASHLAND OR	2022-20752	0.10	335,910	45,160	381,070	485,000	Jun-22	8	79
2	04	000	101	133	30A	10071974	391E09DA 02400	801 SISKIYOU BLVD ASHLAND OR 97520	2022-35277	0.10	297,260	69,210	366,470	465,000	Dec-22	9	79
2	04	000	101	232	30B	10065061	391E09BA 07800	467 C STREET ASHLAND OR	2022-30381	0.07	324,900	149,140	474,040	595,000	Oct-22	10	80
2	04	000	101	232	30A	10065905	391E04CC 08500	160 N MAIN ST 1 ASHLAND OR	2022-8253	0.21	371,790	54,500	426,290	525,000	Mar-22	11	81
2	04	000	101	131	30A	10055764	391E04CC 09300	277 LAUREL ST N ASHLAND OR 97520	2022-23707	0.14	363,020	85,740	448,760	557,000	Jul-22	12	81
2	04	000	101	131	30A	10056592	391E05DA 08700	480 ROCK ST ASHLAND OR 97520	2022-23761	0.20	403,670	66,340	470,010	580,000	Jul-22	13	81
2	04	000	101	131	30B	10069201	391E09CA 00500	492 ALLISON ST ASHLAND OR 97520	2022-32248	0.16	376,570	88,190	464,760	577,000	Nov-22	14	81
2	04	000	101	132	33	10065865	391E04CC 07600	145 CENTRAL AVE ASHLAND OR	2022-24537	0.16	385,880	155,430	541,310	660,000	Aug-22	15	82
2	04	000	101	332	30A	10073081	391E09CA 13800	532 ALLISON ST ASHLAND OR 97520	2022-15902	0.16	404,490	193,870	598,360	721,500	May-22	16	83
2	04	000	101	152	30B	10978505	391E09AD 03303	973 C ST ASHLAND OR 97520	2022-15357	0.12	349,470	373,900	723,370	850,000	May-22	17	85
2	04	000	101	132	30A	10784304	391E04CB 05501	160 ORANGE AVE ASHLAND OR 97520	2022-20761	0.23	424,000	115,750	539,750	635,000	Jun-22	18	85
2	04	000	101	141	30A	10058966	391E08AA 02600	120 NOB HILL ST ASHLAND OR	2022-11477	0.14	365,020	208,850	573,870	651,000	Apr-22	19	88
2	04	000	101	132	33	10061441	391E09AA 07200	253 EIGHTH ST ASHLAND OR	2022-3199	0.26	455,640	70,170	525,810	590,000	Jan-22	20	89
2	04	000	101	131	33	10050133	391E04CC 04600	116 CENTRAL AVE ASHLAND OR 97520	2022-5723	0.16	383,570	168,430	552,000	622,000	Feb-22	21	89
2	04	000	101	142	33	10059095	391E08AA 03900	117 HIGH ST ASHLAND OR	2022-12684	0.15	369,790	335,430	705,220	795,000	Apr-22	22	89
2	04	000	101	131	30A	10660704	391E09BA 08101	130 THIRD ST ASHLAND OR	2022-29010	0.12	349,470	72,190	421,660	475,000	Sep-22	23	89
2	04	000	101	131	30B	10062683	391E09AC 07000	582 C STREET ASHLAND OR	2022-30306	0.06	308,810	106,820	415,630	460,000	Oct-22	24	90
2	04	000	101	432	33	10056576	391E05DA 08500	67 WOOLEN WAY 1-4 ASHLAND OR 97520	2022-31021	0.41	568,210	453,350	1,021,560	1,140,000	Oct-22	25	90
2	04	000	191	144	33	10069341	391E09CA 01800	99 UNION ST ASHLAND OR 97520	2022-24912	0.21	419,220	234,670	653,890	715,000	Aug-22	26	91
2	04	000	101	148	30A	10067795	391E09BD 16500	244 HARGADINE ST ASHLAND OR	2022-11036	0.27	442,360	295,790	738,150	805,000	Mar-22	27	92
2	04	000	101	151	33	10982847	391E08AA 05202	151 CHURCH ST ASHLAND OR 97520	2022-3017	0.18	412,450	409,170	821,620	870,000	Jan-22	28	94
2	04	000	101	131	33	10049421	391E04CC 10800	132 OHIO ST ASHLAND OR 97520	2022-17623	0.15	329,140	229,090	558,230	580,000	May-22	29	96
2	04	000	101	131	33	10049454	391E04CB 04600	131 OHIO ST ASHLAND OR 97520	2022-22588	0.15	378,500	178,620	557,120	580,000	Jul-22	30	96
2	04	000	101	121	30B	10049900	391E04CC 02400	171 HELMAN ST ASHLAND OR 97520	2022-26875	0.11	342,690	45,190	387,880	406,000	Aug-22	31	96
2	04	000	101	154	30A	10558785	391E09BD 10401	385 VISTA ST ASHLAND OR 97520	2022-36004	0.06	324,360	395,190	719,550	747,000	Dec-22	32	96

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	04	000	101	142	30A	10061938	391E09AB 06000	235 FIFTH ST ASHLAND OR	2022-25810	0.10	335,910	328,890	664,800	685,000	Aug-22	33	97
2	04	000	101	133	33	10065020	391E09BA 07400	143 FOURTH ST ASHLAND OR	2022-339	0.16	390,570	313,100	703,670	704,000	Jan-22	34	100
2	04	000	101	131	30B	10062967	391E09AC 09800	850 C STREET ASHLAND OR	2022-30002	0.10	335,910	103,460	439,370	433,500	Oct-22	35	101
2	04	000	101	122	30A	10049894	391E04CC 02300	173 HELMAN ST ASHLAND OR 97520	2022-988	0.11	342,690	172,850	515,540	499,000	Jan-22	36	103
2	04	000	101	164	33	10975104	391E09BC 07805	126 W FORK ST ASHLAND OR	2022-7181	0.31	439,270	1,035,310	1,474,580	1,425,000	Mar-22	37	103
2	04	000	101	152	30A	10982068	391E05DD 06602	250 SCENIC DR ASHLAND OR 97520	2022-16076	0.19	376,570	403,450	780,020	750,000	May-22	38	104
2	04	000	101	142	33	10961921	391E09DB 01103	684 SISKIYOU BLVD ASHLAND OR 97520	2022-25615	0.13	317,590	369,910	687,500	635,000	Aug-22	39	108
2	04	000	101	131	33	10049471	391E04CB 04800	155 OHIO ST ASHLAND OR 97520	2022-21751	0.15	371,790	184,660	556,450	512,300	Jul-22	40	109
2	04	000	101	143	30B	10058885	391E08AA 01800	117 NOB HILL ST ASHLAND OR	2022-3728	0.12	351,470	309,430	660,900	600,000	Jan-22	41	110
2	04	000	101	121	30B	10065881	391E04CC 08400	155 CENTRAL AVE ASHLAND OR	2022-10991	0.11	323,150	38,670	361,820	300,000	Mar-22	42	121
2	04	000	101	164	33	10810094	391E05DC 01303	255 SCENIC DR ASHLAND OR	2022-17878	0.27	483,430	836,160	1,319,590	1,045,000	May-22	43	126
2	04	000	109	942	33	10063604	391E09AD 00601	61 MOUNTAIN AVE N ASHLAND OR	2022-4907	0.22	419,220	103,550	522,770	375,000	Jan-22	44	139

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	05	000	2023		NORTHWEST RIDGE	100	2	08	000	2023	1	RIDGE PROPERTY
100	2	13	000	2023		MIDDLE RIDGE	101	2	05	000	2023	12	NORTHWEST RIDGE
101	2	08	000	2023	20	RIDGE PROPERTY	101	2	13	000	2023	9	MIDDLE RIDGE

Adjustment Calculation Summary

Sample - Number of Sales	42
Population - Number of Accounts	891
Sales as a percentage of the Population	4.71%

Prior Year Population Values

	RMV	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	404,338,440	55.03%	392,208,287	54.93%
OSD RMV	46,699,040	6.36%	46,699,040	6.54%
Improvement RMV	283,659,680	38.61%	275,149,890	38.53%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	103
RMV Adjustment	100
Before Ratio	103
Overall Adjustment Factor	97
Land Adjustment Factor	97
OSD Adjustment Factor	100
Improvement Adjustment Factor	97
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

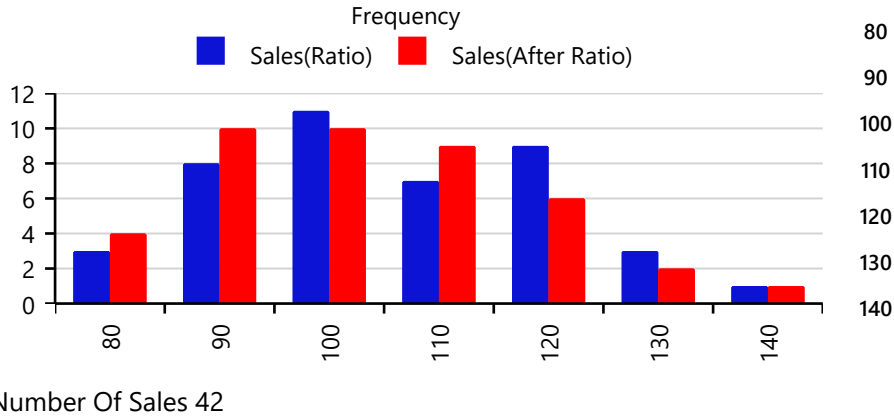
JACKSON County 2023 Ratio Study

Performance History

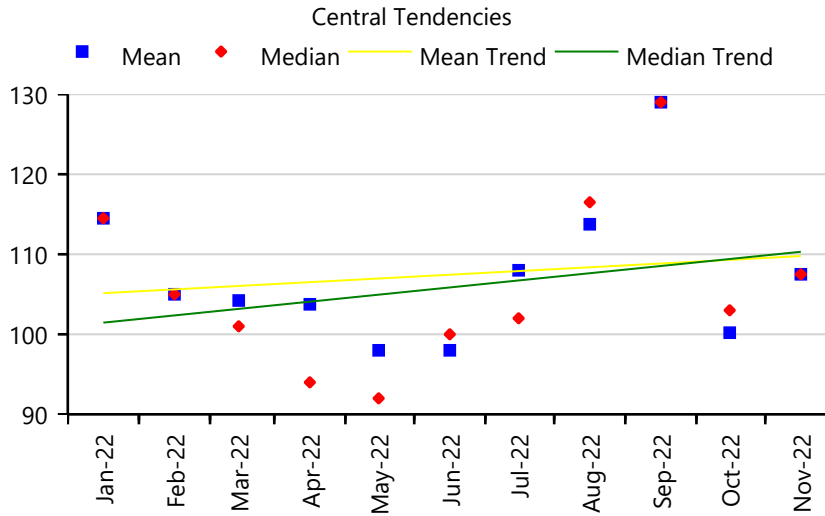
	2023	2022	2021	2020	2019
COD	12.01	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	103	100
AAD	12.45	11.95
COD	12.15	12.01
Mean	105	102
SD	15.14	14.54
COV	14.35	14.20
Wtd Mean	105	102
GeoMean	104	101
PRD	1.00	1.00
95% Confidence	4.58	4.40



Month	Mean	Median	Sales
Jan-22	115	115	2
Feb-22	105	105	1
Mar-22	104	101	9
Apr-22	104	94	4
May-22	98	92	3
Jun-22	98	100	4
Jul-22	108	102	7
Aug-22	114	117	4
Sep-22	129	129	1
Oct-22	100	103	5
Nov-22	108	108	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	154	30B	10640811	391E05CA 00507	357 WIMER ST ASHLAND OR 97520	2022-18349	0.53	432,320	579,750	1,012,070	1,265,000	Jun-22	1	80
2	05	000	101	143	30B	10055181	391E05CA 00911	593 PRIM ST ASHLAND OR 97520	2022-8581	0.29	377,450	322,200	699,650	860,000	Mar-22	2	81
2	13	000	101	142	30B	10823305	391E16BD 00206	724 TERRACE ST ASHLAND OR 97520	2022-10294	0.49	349,890	329,000	678,890	815,000	Mar-22	3	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	13	000	101	141	33	10093625	391E16AB 02300	682 FOREST ST ASHLAND OR 97520	2022-13169	0.20	369,060	236,720	605,780	709,000	Apr-22	4	85
2	05	000	101	133	30B	10054607	391E05BD 00704	420 SHERIDAN ST ASHLAND OR 97520	2022-17522	0.34	411,600	317,390	728,990	834,000	May-22	5	87
2	05	000	101	143	33	10054583	391E05BD 00702	400 SHERIDAN ST ASHLAND OR 97520	2022-30041	0.31	416,600	457,030	873,630	998,000	Oct-22	6	88
2	05	000	101	152	30A	10720952	391E05CA 00122	535 DOGWOOD WAY ASHLAND OR 97520	2022-19216	0.16	358,430	310,000	668,430	739,000	Jun-22	7	90
2	05	000	101	153	33	10628274	391E05CD 00804	354 WRIGHTS CR DR ASHLAND OR 97520	2022-22460	0.43	408,080	312,620	720,700	800,000	Jul-22	8	90
2	05	000	101	153	30B	10979482	391E05BD 02208	715 PRIM ST ASHLAND OR 97520	2022-11683	0.34	446,510	535,280	981,790	1,075,000	Apr-22	9	91
2	13	000	101	148	33	10093753	391E16AB 03300	660 MORTON ST ASHLAND OR 97520	2022-16449	0.38	363,710	198,620	562,330	611,000	May-22	10	92
2	08	000	101	143	30B	10090715	391E15CA 00214	1340 PONDEROSA DR ASHLAND OR	2022-30885	0.37	469,260	270,880	740,140	800,000	Oct-22	11	93
2	13	000	101	154	30B	10823330	391E16BD 00209	752 TERRACE ST ASHLAND OR 97520	2022-10992	0.30	320,390	490,170	810,560	850,000	Mar-22	12	95
2	13	000	101	153	33	10731516	391E16BD 00400	1010 MORTON ST ASHLAND OR 97520	2022-12820	0.23	367,930	501,040	868,970	900,000	Apr-22	13	97
2	05	000	101	143	30A	10720920	391E05CA 00119	530 DOGWOOD WAY ASHLAND OR 97520	2022-23616	0.16	353,430	250,020	603,450	625,000	Jul-22	14	97
2	08	000	101	152	33	10977268	391E08AC 00501	360 STRAWBERRY LN ASHLAND OR 97520	2022-22691	0.70	578,650	591,140	1,169,790	1,197,500	Jul-22	15	98
2	08	000	100		30A	10924361	391E16AD 05108	935 IVY LN ASHLAND OR 97520	2022-8864	0.63	75,000	0	75,000	75,000	Mar-22	16	100
2	08	000	101	153	33	10071836	391E09CD 05300	520 TERRACE ST ASHLAND OR 97520	2022-1416	0.30	455,040	605,060	1,060,100	1,050,000	Jan-22	17	101
2	08	000	101	153	30A	10977262	391E08AC 00206	141 BIRDSONG LN ASHLAND OR 97520	2022-7427	0.48	574,220	711,380	1,285,600	1,275,000	Mar-22	18	101
2	13	000	101	152	30A	10725423	391E16AB 02210	743 MORTON ST ASHLAND OR 97520	2022-25166	0.40	411,700	699,600	1,111,300	1,100,000	Aug-22	19	101
2	08	000	101	131	33	10070386	391E09CA 12000	235 HILLCREST ST ASHLAND OR 97520	2022-34851	0.18	438,760	88,930	527,690	520,000	Nov-22	20	101
2	08	000	101	143	33	10090847	391E15CA 00227	1065 PINECREST TERR ASHLAND OR	2022-22495	0.27	426,890	314,610	741,500	725,000	Jul-22	21	102
2	05	000	101	141	30B	10770234	391E05BD 00706	699 WALNUT ST ASHLAND OR 97520	2022-31290	0.17	433,520	330,010	763,530	738,750	Oct-22	22	103
2	13	000	101	144	30A	10823273	391E16BD 00203	702 TERRACE ST ASHLAND OR 97520	2022-5105	0.24	351,880	346,080	697,960	665,000	Feb-22	23	105
2	08	000	101	162	30A	10714158	391E08AD 05303	29 SCENIC AVE ASHLAND OR	2022-30013	1.01	680,870	812,230	1,493,100	1,425,000	Oct-22	24	105
2	08	000	101	143	33	10091146	391E15D0 01415	1750 CRESTVIEW DR ASHLAND OR 97520	2022-20858	0.19	425,540	332,960	758,500	690,000	Jun-22	25	110
2	05	000	101	154	33	10705902	391E05CA 00704	450 THORNTON WAY ASHLAND OR 97520	2022-20739	0.42	430,690	501,910	932,600	829,000	Jun-22	26	112
2	08	000	101	141	30B	10707890	391E09CC 00402	325 TERRACE ST ASHLAND OR 97520	2022-31700	0.24	461,240	259,440	720,680	645,000	Oct-22	27	112
2	13	000	101	143	33	10725199	391E16AC 00404	825 WATERLINE RD ASHLAND OR 97520	2022-24116	0.41	352,170	300,940	653,110	580,000	Jul-22	28	113
2	08	000	101	143	30B	10092483	391E15DD 00218	1950 TAMARACK PL ASHLAND OR 97520	2022-32444	0.33	471,700	271,360	743,060	650,000	Nov-22	29	114
2	08	000	101	162	33	10909952	391E08BA 00908	121 WESTWOOD ST ASHLAND OR 97520	2022-18007	0.51	497,140	767,870	1,265,010	1,100,000	May-22	30	115
2	13	000	101	153	33	10725393	391E16AB 02207	685 MORTON ST ASHLAND OR 97520	2022-24570	0.27	373,930	400,410	774,340	675,000	Aug-22	31	115
2	08	000	101	154	33	10820341	391E08AA 06917	198 LOGAN DR ASHLAND OR	2022-10107	0.27	439,880	597,450	1,037,330	896,000	Mar-22	32	116
2	08	000	101	154	30B	10735234	391E16AD 07100	1133 EMMA ST ASHLAND OR 97520	2022-9278	0.43	513,290	487,750	1,001,040	850,000	Mar-22	33	118
2	05	000	101	143	30B	10775354	391E05CA 00925	555 PRIM ST ASHLAND OR 97520	2022-26326	0.29	351,430	274,510	625,940	530,000	Aug-22	34	118
2	08	000	101	153	30B	10092491	391E15DD 00219	1192 PARK ST ASHLAND OR 97520	2022-25628	0.27	451,860	575,620	1,027,480	850,000	Aug-22	35	121

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	163	30A	10054575	391E05BD 00701	722 PRIM ST ASHLAND OR 97520	2022-10221	0.34	432,420	906,460	1,338,880	1,100,000	Mar-22	36	122
2	08	000	101	141	33	10755955	391E16AD 01601	1062 IVY LN ASHLAND OR	2022-11024	0.23	429,920	330,480	760,400	625,000	Mar-22	37	122
2	08	000	101	142	33	10781111	391E15BD 07407	951 PINECREST TERR ASHLAND OR 97520	2022-23275	0.31	481,630	433,080	914,710	749,000	Jul-22	38	122
2	08	000	101	152	33	10060681	391E08DA 00700	234 STRAWBERRY LN ASHLAND OR 97520	2022-3026	1.68	1,065,350	663,990	1,729,340	1,350,000	Jan-22	39	128
2	08	000	101	143	30B	10090504	391E15CA 00123	1536 PINECREST TERR ASHLAND OR 97520	2022-27881	0.29	402,020	339,050	741,070	575,000	Sep-22	40	129
2	08	000	101	152	30B	10088075	391E15BD 06900	900 WEISSENBACK WAY ASHLAND OR 97520	2022-22355	0.86	658,100	476,750	1,134,850	850,000	Jul-22	41	134
2	08	000	101	153	33	10781089	391E15BD 07404	941 PINECREST TERR ASHLAND OR 97520	2022-13098	0.70	570,550	605,020	1,175,570	825,000	Apr-22	42	142

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	06	000	2023		COLLEGE DISTRICT	100	2	11	000	2023		UPPER COLLEGE
100	2	12	000	2023		LOWER COLLEGE	101	2	06	000	2023	27	COLLEGE DISTRICT
101	2	11	000	2023	30	UPPER COLLEGE	101	2	12	000	2023	22	LOWER COLLEGE

Adjustment Calculation Summary

Sample - Number of Sales	79
Population - Number of Accounts	1503
Sales as a percentage of the Population	5.26%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	498,318,390	53.25%	503,301,574
OSD RMV	100,311,560	10.72%	100,311,560
Improvement RMV	337,148,910	36.03%	340,520,399
Farm Improvement RMV	0	0.00%	0

Selected Ratio From Sales	99
RMV Adjustment	100
Before Ratio	99
Overall Adjustment Factor	101
Land Adjustment Factor	101
OSD Adjustment Factor	100
Improvement Adjustment Factor	101
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

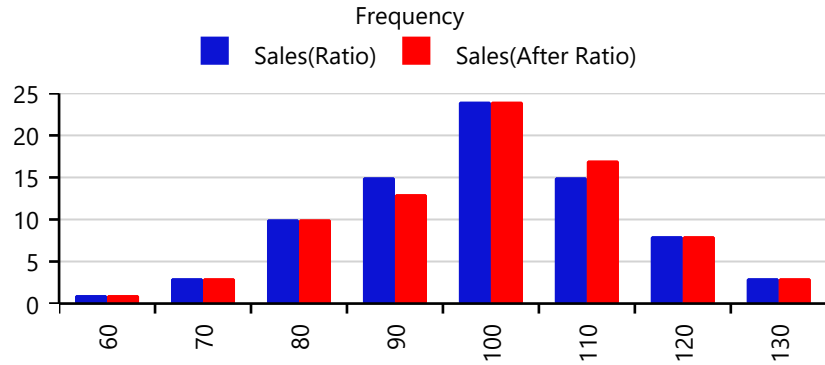
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	11.73	-	-	-	-
PRD	1.01	-	-	-	-

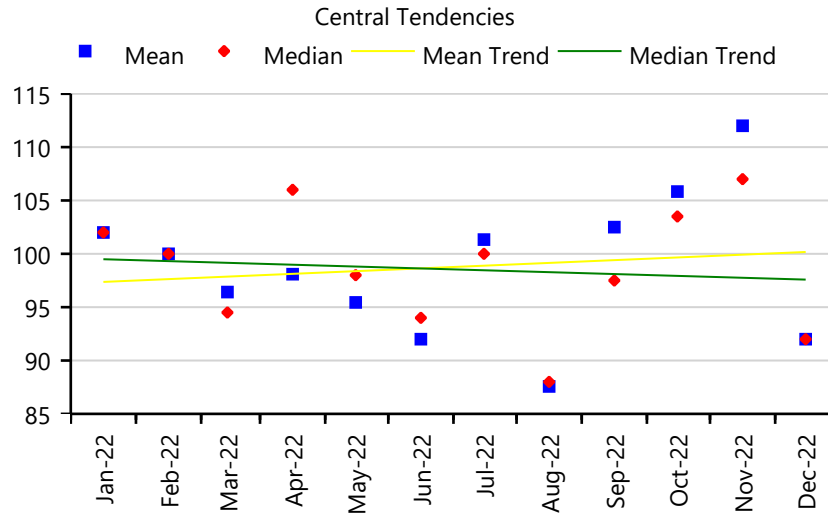
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	99	100
AAD	11.63	11.73
COD	11.75	11.73
Mean	98	99
SD	14.83	14.97
COV	15.11	15.11
Wtd Mean	97	98
GeoMean	97	98
PRD	1.01	1.01
95% Confidence	3.27	3.30

Number Of Sales 79



Month	Mean	Median	Sales
Jan-22	102	102	1
Feb-22	100	100	8
Mar-22	96	95	12
Apr-22	98	106	11
May-22	95	98	9
Jun-22	92	94	5
Jul-22	101	100	9
Aug-22	88	88	7
Sep-22	103	98	6
Oct-22	106	104	6
Nov-22	112	107	3
Dec-22	92	92	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	11	000	101	143	33	10069810	391E09CA 06200	291 GRESHAM ST ASHLAND OR 97520	2022-25858	0.35	453,340	492,170	945,510	1,500,000	Aug-22	1	63
2	06	000	101	131	30B	10075546	391E09DD 02800	440 LIBERTY ST ASHLAND OR 97520	2022-13710	0.23	335,680	88,840	424,520	630,000	Apr-22	2	67

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	06	000	101	131	30B	10094573	391E16AD 05601	813 BEACH ST ASHLAND OR 97520	2022-14980	0.23	330,680	62,630	393,310	590,000	May-22	3	67
2	11	000	101	133	30B	10075091	391E09DC 10700	430 MORTON ST ASHLAND OR 97520	2022-35617	0.21	394,380	101,130	495,510	675,000	Dec-22	4	73
2	06	000	101	142	33	10075384	391E09DD 01200	399 BEACH ST ASHLAND OR 97520	2022-24309	0.23	330,680	280,940	611,620	811,100	Aug-22	5	75
2	12	000	101	131	30B	10087048	391E15AD 03100	918 BESWICK WAY ASHLAND OR 97520	2022-14165	0.35	357,130	165,920	523,050	685,000	Apr-22	6	76
2	11	000	101	132	30B	10073600	391E09DB 11300	788 IOWA ST ASHLAND OR 97520	2022-20288	0.18	389,830	135,670	525,500	681,000	Jun-22	7	77
2	11	000	101	133	30B	10073983	391E09DC 02800	345 HARRISON ST ASHLAND OR 97520	2022-28737	0.37	451,090	144,270	595,360	775,000	Sep-22	8	77
2	06	000	101	131	30B	10094354	391E16AD 03904	802 BEACH ST ASHLAND OR 97520	2022-6335	0.33	391,260	92,530	483,790	617,000	Feb-22	9	78
2	06	000	101	138	30B	10095421	391E17AA 01400	516 GRANITE ST ASHLAND OR 97520	2022-13669	0.38	392,000	220,390	612,390	785,000	Apr-22	10	78
2	12	000	101	131	30B	10091720	391E15DA 02500	1044 PARK ST ASHLAND OR 97520	2022-15361	0.26	326,900	109,460	436,360	560,000	May-22	11	78
2	12	000	101	131	30B	10086927	391E15AD 02304	940 HILLVIEW DR ASHLAND OR 97520	2022-23244	0.24	320,190	99,610	419,800	519,900	Jul-22	12	81
2	06	000	101	143	30B	10089201	391E16AA 09500	698 MOUNTAIN AVE S ASHLAND OR 97520	2022-25892	0.29	379,840	275,100	654,940	810,000	Aug-22	13	81
2	12	000	101	142	30B	10101895	391E15DB 01600	1603 PEACHEY RD ASHLAND OR 97520	2022-8251	0.24	320,190	311,860	632,050	775,000	Mar-22	14	82
2	12	000	101	131	33	10082958	391E14CD 02200	970 BELLVIEW AVE ASHLAND OR 97520	2022-8192	0.25	321,530	84,320	405,850	475,000	Mar-22	15	85
2	12	000	101	141	30A	10669950	391E15AC 00106	780 OAKWAY CIR ASHLAND OR 97520	2022-10813	0.21	315,100	258,990	574,090	655,000	Mar-22	16	88
2	11	000	101	143	33	10094905	391E16BA 00400	595 TAYLOR ST ASHLAND OR 97520	2022-17180	0.26	409,680	290,760	700,440	800,000	May-22	17	88
2	11	000	101	143	30A	10069633	391E09CA 04600	450 IOWA ST ASHLAND OR 97520	2022-25631	0.23	418,970	190,630	609,600	690,000	Aug-22	18	88
2	11	000	101	241	30A	10071577	391E09CD 03200	481 HERBERT ST ASHLAND OR 97520	2022-8523	0.28	424,820	173,410	598,230	670,000	Mar-22	19	89
2	11	000	101	134	33	10069510	391E09CA 03400	158 UNION ST ASHLAND OR 97520	2022-14769	0.23	430,300	226,580	656,880	735,000	Apr-22	20	89
2	12	000	101	133	30A	10091219	391E15DA 00502	1070 TERRA AVE ASHLAND OR 97520	2022-17467	0.23	334,500	170,460	504,960	565,000	May-22	21	89
2	06	000	101	131	33	10085996	391E15AC 04000	903 HARMONY LN ASHLAND OR 97520	2022-20802	0.17	305,390	69,850	375,240	420,000	Jun-22	22	89
2	12	000	101	131	30A	10082488	391E14CA 07800	2300 SISKIYOU BLVD ASHLAND OR	2022-5268	0.58	400,840	249,560	650,400	719,000	Feb-22	23	90
2	06	000	101	133	30A	10088669	391E15BD 08900	760 INDIANA ST ASHLAND OR 97520	2022-26286	0.22	319,640	70,850	390,490	435,000	Aug-22	24	90
2	06	000	101	141	30A	10088034	391E15BD 06600	1440 WOODLAND DR ASHLAND OR 97520	2022-8030	0.30	391,220	149,280	540,500	595,000	Mar-22	25	91
2	06	000	101	141	33	10087672	391E15BD 02600	1551 WOODLAND DR ASHLAND OR 97520	2022-8955	0.24	359,080	237,360	596,440	648,000	Mar-22	26	92
2	12	000	101	131	30A	10085653	391E15AC 00700	893 HILLVIEW DR ASHLAND OR 97520	2022-29617	0.44	355,110	147,680	502,790	540,000	Sep-22	27	93
2	12	000	101	141	30A	10665794	391E15AC 00101	730 OAKWAY CIR ASHLAND OR 97520	2022-18473	0.21	297,430	313,630	611,060	650,000	Jun-22	28	94
2	06	000	101	133	33	10089268	391E15BB 05700	680 ELKADER ST ASHLAND OR 97520	2022-23583	0.26	352,250	212,220	564,470	599,000	Jul-22	29	94
2	06	000	101	144	33	10075643	391E09DD 03800	485 BEACH ST ASHLAND OR 97520	2022-23835	0.23	344,530	513,050	857,580	899,000	Jul-22	30	95
2	06	000	101	143	30A	10089965	391E15BC 01800	767 ROCA ST ASHLAND OR 97520	2022-27550	0.29	368,820	248,320	617,140	650,000	Sep-22	31	95
2	06	000	101	131	30B	10088539	391E15BA 05800	1530 OREGON ST ASHLAND OR 97520	2022-30395	0.23	339,530	459,970	799,500	839,000	Oct-22	32	95
2	06	000	101	152	30A	10090212	391E15BC 03009	945 PENNY DR ASHLAND OR 97520	2022-12833	0.26	368,780	328,660	697,440	725,000	Apr-22	33	96
2	11	000	101	144	30B	10070092	391E09CA 09100	168 MEADE ST ASHLAND OR 97520	2022-18574	0.63	535,990	563,210	1,099,200	1,150,000	Jun-22	34	96

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	12	000	101	133	33	10572629	391E15DA 03904	1178 HILLVIEW DR ASHLAND OR 97520	2022-9422	0.21	306,150	308,040	614,190	635,000	Mar-22	35	97
2	11	000	101	143	30A	10094662	391E16BA 00101	551 TAYLOR ST ASHLAND OR 97520	2022-23626	0.22	394,850	213,120	607,970	625,000	Jul-22	36	97
2	11	000	101	143	30A	10094735	391E16BA 00108	550 TAYLOR ST ASHLAND OR 97520	2022-30070	0.28	413,780	411,270	825,050	850,000	Oct-22	37	97
2	12	000	101	131	30A	10087054	391E15AD 03101	888 BESWICK WAY ASHLAND OR 97520	2022-17233	0.28	333,610	221,730	555,340	565,000	May-22	38	98
2	11	000	191	148	33	10069958	391E09CA 07600	183 GRESHAM ST ASHLAND OR	2022-6375	0.20	396,750	456,300	853,050	865,000	Feb-22	39	99
2	06	000	101	141	33	10987585	391E09DD 00101	333 S MOUNTAIN AVE ASHLAND OR 97520	2022-8263	0.13	236,020	258,140	494,160	500,000	Mar-22	40	99
2	06	000	101	143	33	10089868	391E15BC 01100	775 LEONARD ST ASHLAND OR 97520	2022-33753	0.22	331,340	251,880	583,220	590,000	Nov-22	41	99
2	12	000	101	131	30B	10085670	391E15AC 00900	897 HILLVIEW DR ASHLAND OR 97520	2022-4457	0.36	357,110	43,330	400,440	400,000	Feb-22	42	100
2	11	000	101	148	33	10070416	391E09CA 12400	261 MEADE ST ASHLAND OR 97520	2022-5909	0.18	396,450	218,630	615,080	615,000	Feb-22	43	100
2	12	000	101	131	30A	10083010	391E14CA 05500	924 BELLVIEW AVE ASHLAND OR	2022-23058	0.35	357,130	200,060	557,190	555,000	Jul-22	44	100
2	11	000	101	142	33	10068871	391E09BD 08200	477 ALLISON ST ASHLAND OR 97520	2022-27576	0.23	398,740	400,420	799,160	798,500	Sep-22	45	100
2	11	000	191	143	33	10069704	391E09CA 05200	289 IDAHO ST ASHLAND OR 97520	2022-23237	0.24	409,550	382,510	792,060	785,000	Jul-22	46	101
2	12	000	101	142	33	10091365	391E15DA 01700	1070 PLAZA AVE ASHLAND OR 97520	2022-1442	0.18	301,860	318,180	620,040	610,000	Jan-22	47	102
2	11	000	101	131	30A	10070994	391E09CD 00200	357 TAYLOR ST ASHLAND OR 97520	2022-6876	0.39	424,290	186,870	611,160	592,000	Feb-22	48	103
2	11	000	101	142	30A	10074566	391E09DC 06700	532 ALTAMONT ST ASHLAND OR 97520	2022-9391	0.20	407,420	280,530	687,950	666,659	Mar-22	49	103
2	06	000	101	143	33	10086368	391E15AC 07700	965 GARDEN WAY ASHLAND OR 97520	2022-24897	0.43	430,750	265,970	696,720	675,000	Aug-22	50	103
2	06	000	101	153	33	10087526	391E15BD 01300	1523 LILAC CIR ASHLAND OR	2022-31149	0.23	325,810	557,100	882,910	853,499	Oct-22	51	103
2	12	000	101	151	33	10091795	391E15AD 05000	931 BESWICK WAY ASHLAND OR 97520	2022-19771	0.24	325,190	327,090	652,280	625,000	Jun-22	52	104
2	11	000	101	134	33	10073789	391E09DC 00900	339 MORTON ST ASHLAND OR 97520	2022-30476	0.23	413,910	331,530	745,440	720,000	Oct-22	53	104
2	11	000	101	133	33	10074225	391E09DC 04900	356 IDAHO ST ASHLAND OR 97520	2022-11016	0.21	407,610	298,250	705,860	670,000	Mar-22	54	105
2	11	000	101	143	30A	10094921	391E16BA 00600	565 TAYLOR ST ASHLAND OR 97520	2022-13208	0.22	394,850	308,860	703,710	665,000	Apr-22	55	106
2	11	000	101	232	33	10069641	391E09CA 04700	278 GRESHAM ST ASHLAND OR 97520	2022-16951	0.24	430,950	176,720	607,670	575,000	May-22	56	106
2	12	000	101	153	30B	10091576	391E15DA 01820	1165 LINDA AVE ASHLAND OR 97520	2022-21869	0.35	379,370	343,640	723,010	685,000	Jul-22	57	106
2	11	000	101	152	33	10769555	391E09CD 01010	425 MERRILL CIR ASHLAND OR 97520	2022-11676	0.24	406,370	472,990	879,360	820,000	Mar-22	58	107
2	06	000	101	133	33	10087445	391E15BD 00600	1520 WINDSOR ST ASHLAND OR 97520	2022-22867	0.28	363,470	214,730	578,200	539,000	Jul-22	59	107
2	11	000	101	131	33	10071625	391E09CD 03401	492 HERBERT ST ASHLAND OR 97520	2022-34162	0.15	381,280	128,710	509,990	475,000	Nov-22	60	107
2	12	000	101	133	30B	10091461	391E15DA 01809	1981 MOHAWK ST ASHLAND OR 97520	2022-16153	0.21	311,150	274,490	585,640	540,000	May-22	61	108
2	12	000	101	133	30A	10092272	391E15DA 06000	1119 BESWICK WAY ASHLAND OR 97520	2022-12326	0.23	318,810	285,260	604,070	555,000	Apr-22	62	109
2	11	000	101	143	30B	10071617	391E09CD 03400	480 HERBERT ST ASHLAND OR 97520	2022-17883	0.15	355,260	189,930	545,190	495,000	May-22	63	110
2	11	000	101	133	30A	10071099	391E09CD 00604	477 FRIENDSHIP ST ASHLAND OR	2022-36398	0.25	409,720	158,670	568,390	512,000	Dec-22	64	111
2	11	000	191	163	30B	10566439	391E16BA 00301	615 TAYLOR ST ASHLAND OR 97520	2022-12147	0.99	841,050	758,900	1,599,950	1,425,000	Apr-22	65	112
2	12	000	101	141	33	10669927	391E15AC 00103	750 OAKWAY CIR ASHLAND OR 97520	2022-6843	0.24	307,520	242,490	550,010	485,000	Feb-22	66	113

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	06	000	101	138	33	10075343	391E09DD 00800	381 MOUNTAIN AVE S ASHLAND OR 97520	2022-13054	0.27	347,100	36,120	383,220	340,000	Apr-22	67	113
2	06	000	101	141	30B	10610013	391E09DD 05202	508 BEACH ST ASHLAND OR 97520	2022-24054	0.19	314,250	239,170	553,420	490,000	Aug-22	68	113
2	06	000	101	141	30B	10075350	391E09DD 00900	391 MOUNTAIN AVE S ASHLAND OR 97520	2022-14075	0.29	369,800	62,840	432,640	375,000	Apr-22	69	115
2	11	000	101	121	30B	10074322	391E09DC 05700	333 IDAHO ST ASHLAND OR 97520	2022-16291	0.12	376,730	23,200	399,930	349,000	May-22	70	115
2	11	000	101	153	30B	10071139	391E09CD 00700	510 GUTHRIE ST ASHLAND OR 97520	2022-6121	0.25	423,340	521,600	944,940	805,000	Feb-22	71	117
2	12	000	101	143	33	10091924	391E15DA 03700	1100 BESWICK WAY ASHLAND OR 97520	2022-31812	0.30	340,710	325,670	666,380	569,000	Oct-22	72	117
2	11	000	101	143	30B	10094857	391E16BA 00121	571 HENLEY WAY ASHLAND OR 97520	2022-13301	0.26	405,550	303,380	708,930	599,000	Apr-22	73	118
2	12	000	101	143	30B	10091250	391E15DA 00600	2000 NEZLA ST ASHLAND OR 97520	2022-28168	0.34	353,610	327,430	681,040	575,000	Sep-22	74	118
2	11	000	101	143	30B	10094971	391E16BA 01100	390 ASHLAND ST ASHLAND OR 97520	2022-10815	0.98	660,070	350,110	1,010,180	850,000	Mar-22	75	119
2	06	000	101	142	30B	10087591	391E15BD 02000	1538 LILAC CIR ASHLAND OR 97520	2022-31370	0.23	347,720	278,260	625,980	525,000	Oct-22	76	119
2	06	000	101	133	33	10095148	391E16BB 00800	200 ASHLAND LOOP RD ASHLAND OR 97520	2022-34166	0.67	515,920	217,120	733,040	565,000	Nov-22	77	130
2	06	000	101	152	30B	10979532	391E15BA 04901	729 WALKER AVE ASHLAND OR 97520	2022-21819	0.34	355,260	511,830	867,090	662,500	Jul-22	78	131
2	06	000	101	153	33	10087575	391E15BD 02200	1566 LILAC CIR ASHLAND OR 97520	2022-29429	0.24	353,060	317,660	670,720	506,700	Sep-22	79	132

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	05	000	2023		NORTHWEST RIDGE	100	2	08	000	2023	1	RIDGE PROPERTY
100	2	13	000	2023		MIDDLE RIDGE	101	2	05	000	2023	12	NORTHWEST RIDGE
101	2	08	000	2023	20	RIDGE PROPERTY	101	2	13	000	2023	9	MIDDLE RIDGE

Adjustment Calculation Summary

Sample - Number of Sales	42
Population - Number of Accounts	891
Sales as a percentage of the Population	4.71%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	404,338,440	55.03%	392,208,287
OSD RMV	46,699,040	6.36%	46,699,040
Improvement RMV	283,659,680	38.61%	275,149,890
Farm Improvement RMV	0	0.00%	0

Selected Ratio From Sales	103
RMV Adjustment	100
Before Ratio	103
Overall Adjustment Factor	97
Land Adjustment Factor	97
OSD Adjustment Factor	100
Improvement Adjustment Factor	97
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

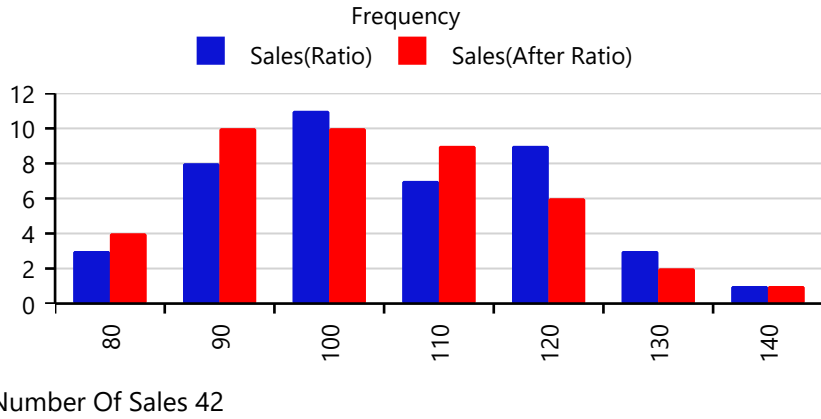
JACKSON County 2023 Ratio Study

Performance History

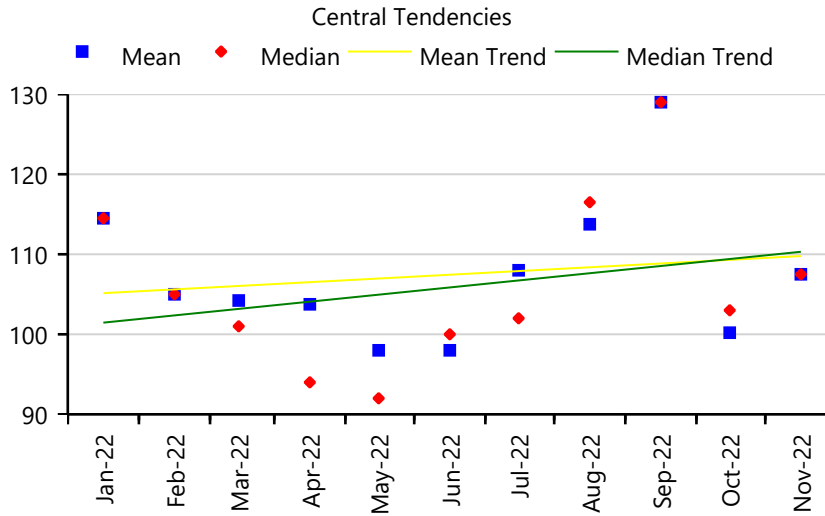
	2023	2022	2021	2020	2019
COD	12.01	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	103	100
AAD	12.45	11.95
COD	12.15	12.01
Mean	105	102
SD	15.14	14.54
COV	14.35	14.20
Wtd Mean	105	102
GeoMean	104	101
PRD	1.00	1.00
95% Confidence	4.58	4.40



Month	Mean	Median	Sales
Jan-22	115	115	2
Feb-22	105	105	1
Mar-22	104	101	9
Apr-22	104	94	4
May-22	98	92	3
Jun-22	98	100	4
Jul-22	108	102	7
Aug-22	114	117	4
Sep-22	129	129	1
Oct-22	100	103	5
Nov-22	108	108	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	154	30B	10640811	391E05CA 00507	357 WIMER ST ASHLAND OR 97520	2022-18349	0.53	432,320	579,750	1,012,070	1,265,000	Jun-22	1	80
2	05	000	101	143	30B	10055181	391E05CA 00911	593 PRIM ST ASHLAND OR 97520	2022-8581	0.29	377,450	322,200	699,650	860,000	Mar-22	2	81
2	13	000	101	142	30B	10823305	391E16BD 00206	724 TERRACE ST ASHLAND OR 97520	2022-10294	0.49	349,890	329,000	678,890	815,000	Mar-22	3	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	13	000	101	141	33	10093625	391E16AB 02300	682 FOREST ST ASHLAND OR 97520	2022-13169	0.20	369,060	236,720	605,780	709,000	Apr-22	4	85
2	05	000	101	133	30B	10054607	391E05BD 00704	420 SHERIDAN ST ASHLAND OR 97520	2022-17522	0.34	411,600	317,390	728,990	834,000	May-22	5	87
2	05	000	101	143	33	10054583	391E05BD 00702	400 SHERIDAN ST ASHLAND OR 97520	2022-30041	0.31	416,600	457,030	873,630	998,000	Oct-22	6	88
2	05	000	101	152	30A	10720952	391E05CA 00122	535 DOGWOOD WAY ASHLAND OR 97520	2022-19216	0.16	358,430	310,000	668,430	739,000	Jun-22	7	90
2	05	000	101	153	33	10628274	391E05CD 00804	354 WRIGHTS CR DR ASHLAND OR 97520	2022-22460	0.43	408,080	312,620	720,700	800,000	Jul-22	8	90
2	05	000	101	153	30B	10979482	391E05BD 02208	715 PRIM ST ASHLAND OR 97520	2022-11683	0.34	446,510	535,280	981,790	1,075,000	Apr-22	9	91
2	13	000	101	148	33	10093753	391E16AB 03300	660 MORTON ST ASHLAND OR 97520	2022-16449	0.38	363,710	198,620	562,330	611,000	May-22	10	92
2	08	000	101	143	30B	10090715	391E15CA 00214	1340 PONDEROSA DR ASHLAND OR	2022-30885	0.37	469,260	270,880	740,140	800,000	Oct-22	11	93
2	13	000	101	154	30B	10823330	391E16BD 00209	752 TERRACE ST ASHLAND OR 97520	2022-10992	0.30	320,390	490,170	810,560	850,000	Mar-22	12	95
2	13	000	101	153	33	10731516	391E16BD 00400	1010 MORTON ST ASHLAND OR 97520	2022-12820	0.23	367,930	501,040	868,970	900,000	Apr-22	13	97
2	05	000	101	143	30A	10720920	391E05CA 00119	530 DOGWOOD WAY ASHLAND OR 97520	2022-23616	0.16	353,430	250,020	603,450	625,000	Jul-22	14	97
2	08	000	101	152	33	10977268	391E08AC 00501	360 STRAWBERRY LN ASHLAND OR 97520	2022-22691	0.70	578,650	591,140	1,169,790	1,197,500	Jul-22	15	98
2	08	000	100		30A	10924361	391E16AD 05108	935 IVY LN ASHLAND OR 97520	2022-8864	0.63	75,000	0	75,000	75,000	Mar-22	16	100
2	08	000	101	153	33	10071836	391E09CD 05300	520 TERRACE ST ASHLAND OR 97520	2022-1416	0.30	455,040	605,060	1,060,100	1,050,000	Jan-22	17	101
2	08	000	101	153	30A	10977262	391E08AC 00206	141 BIRDSONG LN ASHLAND OR 97520	2022-7427	0.48	574,220	711,380	1,285,600	1,275,000	Mar-22	18	101
2	13	000	101	152	30A	10725423	391E16AB 02210	743 MORTON ST ASHLAND OR 97520	2022-25166	0.40	411,700	699,600	1,111,300	1,100,000	Aug-22	19	101
2	08	000	101	131	33	10070386	391E09CA 12000	235 HILLCREST ST ASHLAND OR 97520	2022-34851	0.18	438,760	88,930	527,690	520,000	Nov-22	20	101
2	08	000	101	143	33	10090847	391E15CA 00227	1065 PINECREST TERR ASHLAND OR	2022-22495	0.27	426,890	314,610	741,500	725,000	Jul-22	21	102
2	05	000	101	141	30B	10770234	391E05BD 00706	699 WALNUT ST ASHLAND OR 97520	2022-31290	0.17	433,520	330,010	763,530	738,750	Oct-22	22	103
2	13	000	101	144	30A	10823273	391E16BD 00203	702 TERRACE ST ASHLAND OR 97520	2022-5105	0.24	351,880	346,080	697,960	665,000	Feb-22	23	105
2	08	000	101	162	30A	10714158	391E08AD 05303	29 SCENIC AVE ASHLAND OR	2022-30013	1.01	680,870	812,230	1,493,100	1,425,000	Oct-22	24	105
2	08	000	101	143	33	10091146	391E15DD 01415	1750 CRESTVIEW DR ASHLAND OR 97520	2022-20858	0.19	425,540	332,960	758,500	690,000	Jun-22	25	110
2	05	000	101	154	33	10705902	391E05CA 00704	450 THORNTON WAY ASHLAND OR 97520	2022-20739	0.42	430,690	501,910	932,600	829,000	Jun-22	26	112
2	08	000	101	141	30B	10707890	391E09CC 00402	325 TERRACE ST ASHLAND OR 97520	2022-31700	0.24	461,240	259,440	720,680	645,000	Oct-22	27	112
2	13	000	101	143	33	10725199	391E16AC 00404	825 WATERLINE RD ASHLAND OR 97520	2022-24116	0.41	352,170	300,940	653,110	580,000	Jul-22	28	113
2	08	000	101	143	30B	10092483	391E15DD 00218	1950 TAMARACK PL ASHLAND OR 97520	2022-32444	0.33	471,700	271,360	743,060	650,000	Nov-22	29	114
2	08	000	101	162	33	10909952	391E08BA 00908	121 WESTWOOD ST ASHLAND OR 97520	2022-18007	0.51	497,140	767,870	1,265,010	1,100,000	May-22	30	115
2	13	000	101	153	33	10725393	391E16AB 02207	685 MORTON ST ASHLAND OR 97520	2022-24570	0.27	373,930	400,410	774,340	675,000	Aug-22	31	115
2	08	000	101	154	33	10820341	391E08AA 06917	198 LOGAN DR ASHLAND OR	2022-10107	0.27	439,880	597,450	1,037,330	896,000	Mar-22	32	116
2	08	000	101	154	30B	10735234	391E16AD 07100	1133 EMMA ST ASHLAND OR 97520	2022-9278	0.43	513,290	487,750	1,001,040	850,000	Mar-22	33	118
2	05	000	101	143	30B	10775354	391E05CA 00925	555 PRIM ST ASHLAND OR 97520	2022-26326	0.29	351,430	274,510	625,940	530,000	Aug-22	34	118
2	08	000	101	153	30B	10092491	391E15DD 00219	1192 PARK ST ASHLAND OR 97520	2022-25628	0.27	451,860	575,620	1,027,480	850,000	Aug-22	35	121

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	163	30A	10054575	391E05BD 00701	722 PRIM ST ASHLAND OR 97520	2022-10221	0.34	432,420	906,460	1,338,880	1,100,000	Mar-22	36	122
2	08	000	101	141	33	10755955	391E16AD 01601	1062 IVY LN ASHLAND OR	2022-11024	0.23	429,920	330,480	760,400	625,000	Mar-22	37	122
2	08	000	101	142	33	10781111	391E15BD 07407	951 PINECREST TERR ASHLAND OR 97520	2022-23275	0.31	481,630	433,080	914,710	749,000	Jul-22	38	122
2	08	000	101	152	33	10060681	391E08DA 00700	234 STRAWBERRY LN ASHLAND OR 97520	2022-3026	1.68	1,065,350	663,990	1,729,340	1,350,000	Jan-22	39	128
2	08	000	101	143	30B	10090504	391E15CA 00123	1536 PINECREST TERR ASHLAND OR 97520	2022-27881	0.29	402,020	339,050	741,070	575,000	Sep-22	40	129
2	08	000	101	152	30B	10088075	391E15BD 06900	900 WEISSENBACK WAY ASHLAND OR 97520	2022-22355	0.86	658,100	476,750	1,134,850	850,000	Jul-22	41	134
2	08	000	101	153	33	10781089	391E15BD 07404	941 PINECREST TERR ASHLAND OR 97520	2022-13098	0.70	570,550	605,020	1,175,570	825,000	Apr-22	42	142

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	09	000	2023		PARK DISTRICT	101	2	09	000	2023	10	PARK DISTRICT

Adjustment Calculation Summary

Sample - Number of Sales	10
Population - Number of Accounts	174
Sales as a percentage of the Population	5.75%
<i>Prior Year Population Values</i>	
Land Rmv	105,264,080
OSD RMV	11,039,410
Improvement RMV	60,506,190
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	59.54%
	105,264,080
	59.54%
	6.24%
	11,039,410
	6.24%
	34.22%
	60,506,190
	34.22%
	0.00%
	0
	0.00%
	0
	0.00%
Selected Ratio From Sales	100
RMV Adjustment	100
Before Ratio	100
Overall Adjustment Factor	100
Land Adjustment Factor	100
OSD Adjustment Factor	100
Improvement Adjustment Factor	100
Farm Improvement Factor	100
After Ratio	100

Explanation

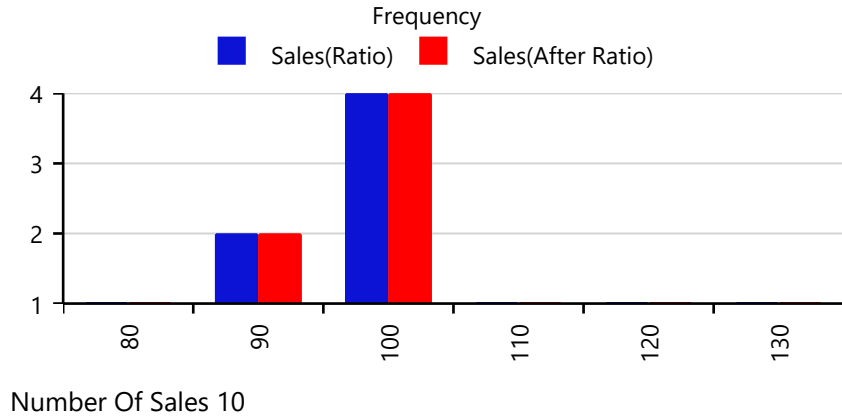
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

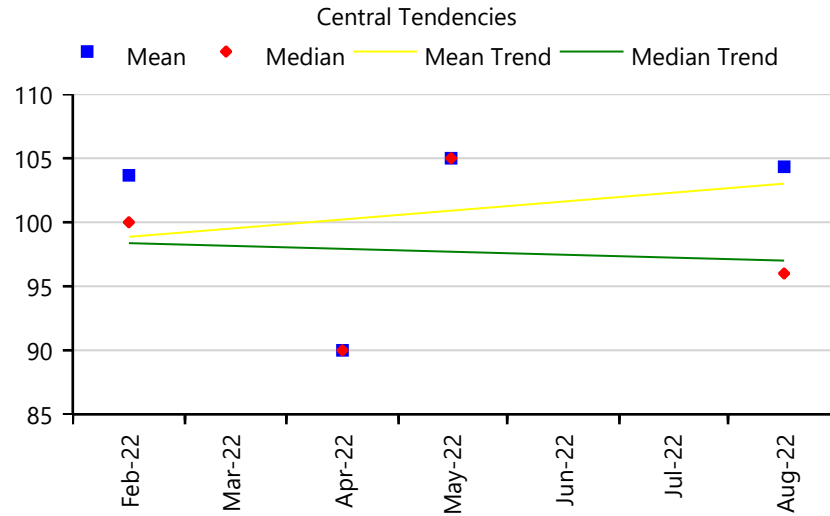
	2023	2022	2021	2020	2019
COD	9.90	9.22	4.42*	7.07*	9.44*
PRD	1.01	1.02	1.01*	1.00*	1.00*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
80	1	1
90	2	2
100	4	4
110	1	1
120	1	1
130	1	1
Median	98	98
AAD	9.70	9.70
COD	9.90	9.90
Mean	100	100
SD	13.44	13.44
COV	13.46	13.46
Wtd Mean	99	99
GeoMean	99	99
PRD	1.01	1.01
95% Confidence	8.33	8.33



Month	Mean	Median	Sales
Feb-22	104	100	3
Apr-22	90	90	3
May-22	105	105	1
Aug-22	104	96	3

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	09	000	101	154	30B	10060631	391E08DA 00200	189 GRANITE ST ASHLAND OR 97520	2022-13170	0.25	446,310	487,370	933,680	1,200,000	Apr-22	1	78
2	09	000	101	153	30A	10059997	391E08AD 03301	170 CHURCH ST ASHLAND OR	2022-12207	0.39	448,790	488,430	937,220	1,040,000	Apr-22	2	90
2	09	000	101	162	33	10060760	391E08DA 01300	233 GRANITE ST ASHLAND OR 97520	2022-24565	0.45	450,000	961,760	1,411,760	1,550,000	Aug-22	3	91
2	09	000	101	152	30A	10712530	391E08AD 07401	24 SCENIC DR ASHLAND OR	2022-4609	0.19	471,580	469,550	941,130	980,000	Feb-22	4	96
2	09	000	101	154	33	10067495	391E09BC 03200	94 GRANITE ST ASHLAND OR	2022-26285	0.28	489,780	619,400	1,109,180	1,150,000	Aug-22	5	96
2	09	000	101	134	33	10067519	391E09BC 03400	108 GRANITE ST ASHLAND OR	2022-6636	0.36	439,310	135,860	575,170	575,000	Feb-22	6	100
2	09	000	101	154	30A	10699750	391E08AD 04102	186 CHURCH ST ASHLAND OR	2022-15138	0.29	435,100	342,310	777,410	760,000	Apr-22	7	102
2	09	000	101	162	33	10930566	391E08DA 01903	263 GRANITE ST ASHLAND OR 97520	2022-15158	0.29	477,370	1,073,180	1,550,550	1,472,000	May-22	8	105
2	09	000	101	143	30B	10059930	391E08AD 02900	70 SCENIC DR ASHLAND OR	2022-6240	0.51	481,540	266,710	748,250	650,000	Feb-22	9	115
2	09	000	101	143	33	10059776	391E08AD 01300	112 PINE ST ASHLAND OR	2022-26901	0.17	455,000	692,320	1,147,320	908,351	Aug-22	10	126

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	10	000	2023		OAK KNOLL/GREEN MEAD	101	2	10	000	2023	27	OAK KNOLL/GREEN MEAD

Adjustment Calculation Summary

Sample - Number of Sales	27
Population - Number of Accounts	491
Sales as a percentage of the Population	5.50%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	120,666,600	44.80%	112,219,938	44.44%
OSD RMV	29,166,210	10.83%	29,166,210	11.55%
Improvement RMV	119,517,280	44.37%	111,151,070	44.01%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	107
RMV Adjustment	100
Before Ratio	107
Overall Adjustment Factor	93
Land Adjustment Factor	93
OSD Adjustment Factor	100
Improvement Adjustment Factor	93
Farm Improvement Factor	100
After Ratio	100

Explanation

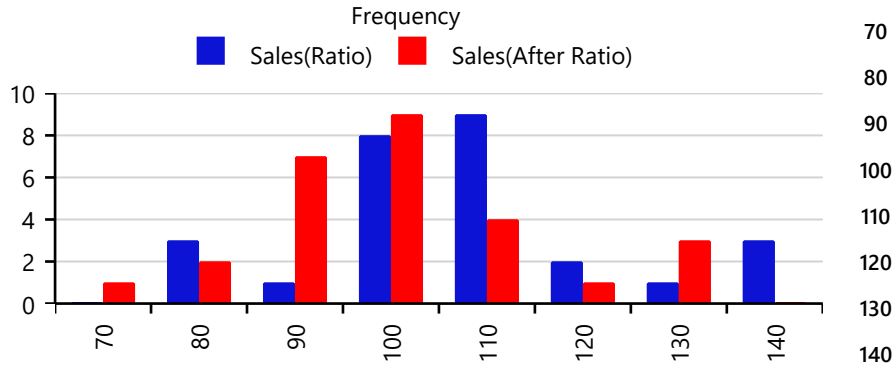
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	10.74	10.60	7.98*	11.49*	9.90*
PRD	1.01	1.02	1.00*	1.02*	1.02*

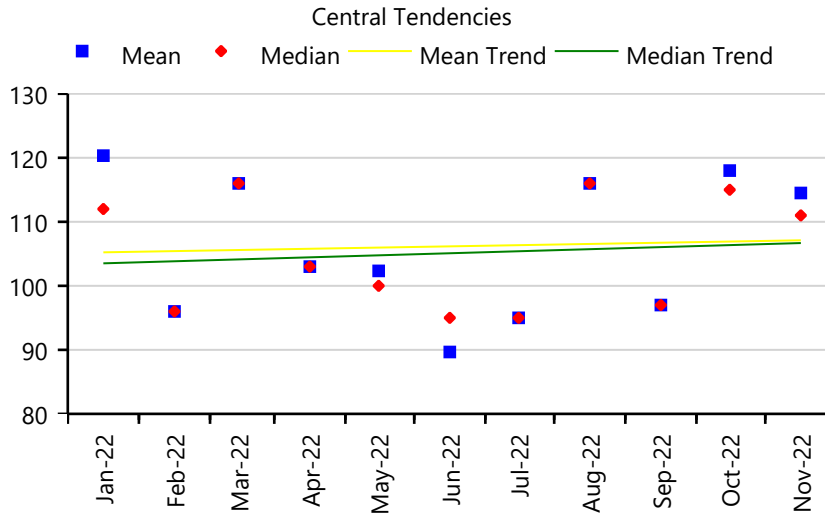
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	108	101
AAD	11.70	10.85
COD	10.84	10.74
Mean	107	100
SD	15.71	14.65
COV	14.66	14.62
Wtd Mean	107	100
GeoMean	106	99
PRD	1.00	1.01
95% Confidence	5.93	5.53

Number Of Sales 27



Month	Mean	Median	Sales
Jan-22	120	112	3
Feb-22	96	96	2
Mar-22	116	116	2
Apr-22	103	103	1
May-22	102	100	3
Jun-22	90	95	3
Jul-22	95	95	2
Aug-22	116	116	1
Sep-22	97	97	2
Oct-22	118	115	4
Nov-22	115	111	4

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	10	000	101	141	30B	10082770	391E14CD 04000	2365 MORADA LN ASHLAND OR 97520	2022-21223	0.57	374,630	158,000	532,630	683,500	Jun-22	1	78
2	10	000	101	141	30B	10591419	391E23BB 00559	2340 RANCH RD ASHLAND OR 97520	2022-6245	0.21	279,000	224,360	503,360	600,000	Feb-22	2	84
2	10	000	101	131	30B	10082617	391E14CD 05700	2334 BLACK OAK WAY ASHLAND OR 97520	2022-28676	0.29	303,720	212,040	515,760	615,000	Sep-22	3	84
2	10	000	101	143	33	10578671	391E23BB 00536	1680 GREENMEADOWS WAY ASHLAND OR 9	2022-23284	0.24	305,740	327,730	633,470	680,000	Jul-22	4	93
2	10	000	101	152	30A	10927977	391E14CD 04801	2340 MORADA LN ASHLAND OR 97520	2022-19310	0.30	309,060	637,260	946,320	995,000	Jun-22	5	95
2	10	000	101	152	30A	10815108	391E13CB 07800	1110 BARRINGTON CIR ASHLAND OR 97520	2022-20073	0.19	272,310	449,830	722,140	750,000	Jun-22	6	96
2	10	000	101	141	30A	10565035	391E23BB 00509	2250 RANCH RD ASHLAND OR 97520	2022-24991	0.19	278,180	193,930	472,110	487,000	Jul-22	7	97
2	10	000	101	131	30A	10117091	391E14AA 00200	550 OAK KNOLL DR ASHLAND OR	2022-16350	0.28	302,380	128,250	430,630	440,000	May-22	8	98
2	10	000	101	131	30A	10118011	391E14AD 03500	852 OAK KNOLL DR ASHLAND OR	2022-33980	0.14	220,430	104,470	324,900	330,000	Nov-22	9	98
2	10	000	101	141	30A	10720687	391E14AD 06210	760 PEBBLE BEACH DR W ASHLAND OR	2022-15519	0.15	228,770	336,910	565,680	565,000	May-22	10	100
2	10	000	101	141	30A	10116299	391E13BB 01400	535 OAK HILL CIR ASHLAND OR 97520	2022-8691	0.19	242,150	239,850	482,000	468,000	Mar-22	11	103
2	10	000	101	152	30A	10791432	391E13CB 05700	875 CYPRESS POINT LOOP ASHLAND OR 975	2022-14114	0.18	278,970	450,080	729,050	705,000	Apr-22	12	103
2	10	000	101	141	30A	10960104	391E13CB 09400	740 SALISHAN CT ASHLAND OR 97520	2022-30308	0.14	218,430	258,200	476,630	450,000	Oct-22	13	106
2	10	000	101	133	30B	10117368	391E14AA 03000	719 OAK KNOLL DR ASHLAND OR	2022-5730	0.19	262,740	173,080	435,820	405,000	Feb-22	14	108
2	10	000	101	141	33	10564868	391E14CC 02000	2310 MORADA LN ASHLAND OR	2022-31471	0.37	331,920	314,640	646,560	600,000	Oct-22	15	108
2	10	000	101	141	33	10885782	391E13CB 08700	798 ST ANDREWS CIR ASHLAND OR 97520	2022-32539	0.16	227,110	259,280	486,390	450,000	Nov-22	16	108
2	10	000	101	132	30B	10083166	391E14CD 01400	1330 TOLMAN CR RD ASHLAND OR 97520	2022-17511	0.94	550,960	185,940	736,900	674,000	May-22	17	109
2	10	000	101	141	33	10791116	391E13CB 02000	1084 OAK KNOLL DR ASHLAND OR 97520	2022-2668	0.16	297,440	271,560	569,000	515,000	Jan-22	18	110
2	10	000	101	162	30A	10787570	391E23BA 00202	1355 TOLMAN CR RD ASHLAND OR 97520	2022-27967	1.46	810,890	1,221,090	2,031,980	1,850,000	Sep-22	19	110
2	10	000	101	141	33	10763391	391E13BB 01700	565 OAK HILL CIR ASHLAND OR 97520	2022-3228	0.21	279,000	269,130	548,130	490,000	Jan-22	20	112
2	10	000	101	143	30B	10810175	391E14AA 06003	661 SPRING CR DR ASHLAND OR	2022-32524	0.34	305,930	327,610	633,540	555,000	Nov-22	21	114
2	10	000	101	152	30A	10965999	391E11DD 02100	535 SUTTON PLACE ASHLAND OR	2022-24527	0.13	258,130	549,870	808,000	695,000	Aug-22	22	116
2	10	000	101	141	30B	10720695	391E14AD 06211	740 PEBBLE BEACH DR W ASHLAND OR	2022-32304	0.17	216,750	254,380	471,130	387,000	Oct-22	23	122
2	10	000	101	152	30B	10790971	391E13BC 01400	888 CYPRESS POINT LOOP ASHLAND OR 975	2022-9070	0.18	280,700	504,170	784,870	608,000	Mar-22	24	129
2	10	000	101	153	33	10810191	391E14AA 06005	641 SPRING CR DR ASHLAND OR	2022-30580	0.30	308,370	430,000	738,370	542,350	Oct-22	25	136
2	10	000	101	143	30B	10791043	391E13CB 01300	852 CYPRESS POINT LP ASHLAND OR 97520	2022-33642	0.21	277,000	488,200	765,200	555,000	Nov-22	26	138
2	10	000	101	154	30B	10791027	391E13BC 01000	864 CYPRESS POINT LP ASHLAND OR 97520	2022-1668	0.20	280,660	569,880	850,540	611,000	Jan-22	27	139

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	06	000	2023		COLLEGE DISTRICT	100	2	11	000	2023		UPPER COLLEGE
100	2	12	000	2023		LOWER COLLEGE	101	2	06	000	2023	27	COLLEGE DISTRICT
101	2	11	000	2023	30	UPPER COLLEGE	101	2	12	000	2023	22	LOWER COLLEGE

Adjustment Calculation Summary

Sample - Number of Sales	79
Population - Number of Accounts	1503
Sales as a percentage of the Population	5.26%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	498,318,390	53.25%	503,301,574
OSD RMV	100,311,560	10.72%	100,311,560
Improvement RMV	337,148,910	36.03%	340,520,399
Farm Improvement RMV	0	0.00%	0

Selected Ratio From Sales	99
RMV Adjustment	100
Before Ratio	99
Overall Adjustment Factor	101
Land Adjustment Factor	101
OSD Adjustment Factor	100
Improvement Adjustment Factor	101
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

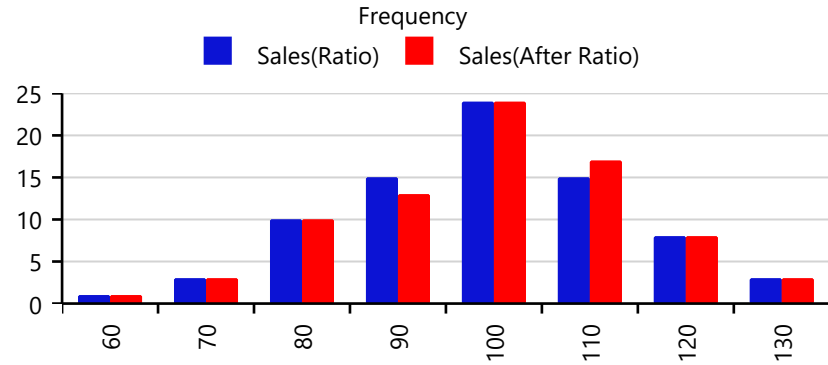
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	11.73	-	-	-	-
PRD	1.01	-	-	-	-

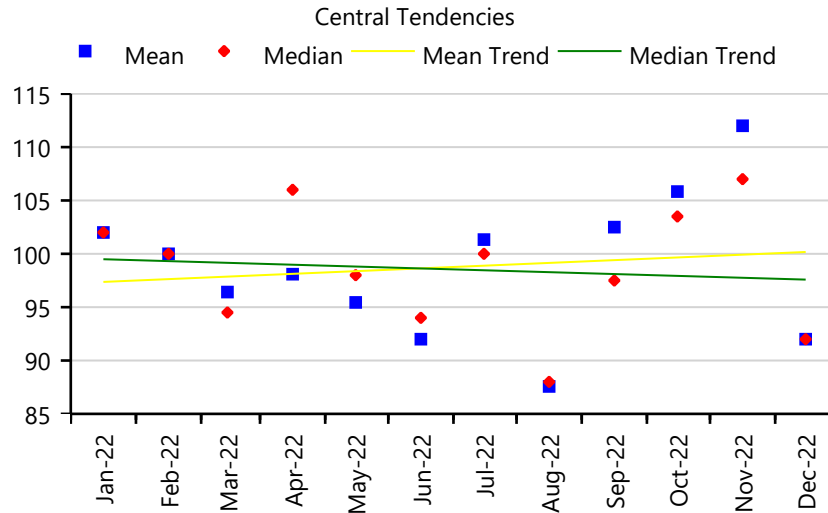
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	99	100
AAD	11.63	11.73
COD	11.75	11.73
Mean	98	99
SD	14.83	14.97
COV	15.11	15.11
Wtd Mean	97	98
GeoMean	97	98
PRD	1.01	1.01
95% Confidence	3.27	3.30

Number Of Sales 79



Month	Mean	Median	Sales
Jan-22	102	102	1
Feb-22	100	100	8
Mar-22	96	95	12
Apr-22	98	106	11
May-22	95	98	9
Jun-22	92	94	5
Jul-22	101	100	9
Aug-22	88	88	7
Sep-22	103	98	6
Oct-22	106	104	6
Nov-22	112	107	3
Dec-22	92	92	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	11	000	101	143	33	10069810	391E09CA 06200	291 GRESHAM ST ASHLAND OR 97520	2022-25858	0.35	453,340	492,170	945,510	1,500,000	Aug-22	1	63
2	06	000	101	131	30B	10075546	391E09DD 02800	440 LIBERTY ST ASHLAND OR 97520	2022-13710	0.23	335,680	88,840	424,520	630,000	Apr-22	2	67

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	06	000	101	131	30B	10094573	391E16AD 05601	813 BEACH ST ASHLAND OR 97520	2022-14980	0.23	330,680	62,630	393,310	590,000	May-22	3	67
2	11	000	101	133	30B	10075091	391E09DC 10700	430 MORTON ST ASHLAND OR 97520	2022-35617	0.21	394,380	101,130	495,510	675,000	Dec-22	4	73
2	06	000	101	142	33	10075384	391E09DD 01200	399 BEACH ST ASHLAND OR 97520	2022-24309	0.23	330,680	280,940	611,620	811,100	Aug-22	5	75
2	12	000	101	131	30B	10087048	391E15AD 03100	918 BESWICK WAY ASHLAND OR 97520	2022-14165	0.35	357,130	165,920	523,050	685,000	Apr-22	6	76
2	11	000	101	132	30B	10073600	391E09DB 11300	788 IOWA ST ASHLAND OR 97520	2022-20288	0.18	389,830	135,670	525,500	681,000	Jun-22	7	77
2	11	000	101	133	30B	10073983	391E09DC 02800	345 HARRISON ST ASHLAND OR 97520	2022-28737	0.37	451,090	144,270	595,360	775,000	Sep-22	8	77
2	06	000	101	131	30B	10094354	391E16AD 03904	802 BEACH ST ASHLAND OR 97520	2022-6335	0.33	391,260	92,530	483,790	617,000	Feb-22	9	78
2	06	000	101	138	30B	10095421	391E17AA 01400	516 GRANITE ST ASHLAND OR 97520	2022-13669	0.38	392,000	220,390	612,390	785,000	Apr-22	10	78
2	12	000	101	131	30B	10091720	391E15DA 02500	1044 PARK ST ASHLAND OR 97520	2022-15361	0.26	326,900	109,460	436,360	560,000	May-22	11	78
2	12	000	101	131	30B	10086927	391E15AD 02304	940 HILLVIEW DR ASHLAND OR 97520	2022-23244	0.24	320,190	99,610	419,800	519,900	Jul-22	12	81
2	06	000	101	143	30B	10089201	391E16AA 09500	698 MOUNTAIN AVE S ASHLAND OR 97520	2022-25892	0.29	379,840	275,100	654,940	810,000	Aug-22	13	81
2	12	000	101	142	30B	10101895	391E15DB 01600	1603 PEACHEY RD ASHLAND OR 97520	2022-8251	0.24	320,190	311,860	632,050	775,000	Mar-22	14	82
2	12	000	101	131	33	10082958	391E14CD 02200	970 BELLVIEW AVE ASHLAND OR 97520	2022-8192	0.25	321,530	84,320	405,850	475,000	Mar-22	15	85
2	12	000	101	141	30A	10669950	391E15AC 00106	780 OAKWAY CIR ASHLAND OR 97520	2022-10813	0.21	315,100	258,990	574,090	655,000	Mar-22	16	88
2	11	000	101	143	33	10094905	391E16BA 00400	595 TAYLOR ST ASHLAND OR 97520	2022-17180	0.26	409,680	290,760	700,440	800,000	May-22	17	88
2	11	000	101	143	30A	10069633	391E09CA 04600	450 IOWA ST ASHLAND OR 97520	2022-25631	0.23	418,970	190,630	609,600	690,000	Aug-22	18	88
2	11	000	101	241	30A	10071577	391E09CD 03200	481 HERBERT ST ASHLAND OR 97520	2022-8523	0.28	424,820	173,410	598,230	670,000	Mar-22	19	89
2	11	000	101	134	33	10069510	391E09CA 03400	158 UNION ST ASHLAND OR 97520	2022-14769	0.23	430,300	226,580	656,880	735,000	Apr-22	20	89
2	12	000	101	133	30A	10091219	391E15DA 00502	1070 TERRA AVE ASHLAND OR 97520	2022-17467	0.23	334,500	170,460	504,960	565,000	May-22	21	89
2	06	000	101	131	33	10085996	391E15AC 04000	903 HARMONY LN ASHLAND OR 97520	2022-20802	0.17	305,390	69,850	375,240	420,000	Jun-22	22	89
2	12	000	101	131	30A	10082488	391E14CA 07800	2300 SISKIYOU BLVD ASHLAND OR	2022-5268	0.58	400,840	249,560	650,400	719,000	Feb-22	23	90
2	06	000	101	133	30A	10088669	391E15BD 08900	760 INDIANA ST ASHLAND OR 97520	2022-26286	0.22	319,640	70,850	390,490	435,000	Aug-22	24	90
2	06	000	101	141	30A	10088034	391E15BD 06600	1440 WOODLAND DR ASHLAND OR 97520	2022-8030	0.30	391,220	149,280	540,500	595,000	Mar-22	25	91
2	06	000	101	141	33	10087672	391E15BD 02600	1551 WOODLAND DR ASHLAND OR 97520	2022-8955	0.24	359,080	237,360	596,440	648,000	Mar-22	26	92
2	12	000	101	131	30A	10085653	391E15AC 00700	893 HILLVIEW DR ASHLAND OR 97520	2022-29617	0.44	355,110	147,680	502,790	540,000	Sep-22	27	93
2	12	000	101	141	30A	10665794	391E15AC 00101	730 OAKWAY CIR ASHLAND OR 97520	2022-18473	0.21	297,430	313,630	611,060	650,000	Jun-22	28	94
2	06	000	101	133	33	10089268	391E15BB 05700	680 ELKADER ST ASHLAND OR 97520	2022-23583	0.26	352,250	212,220	564,470	599,000	Jul-22	29	94
2	06	000	101	144	33	10075643	391E09DD 03800	485 BEACH ST ASHLAND OR 97520	2022-23835	0.23	344,530	513,050	857,580	899,000	Jul-22	30	95
2	06	000	101	143	30A	10089965	391E15BC 01800	767 ROCA ST ASHLAND OR 97520	2022-27550	0.29	368,820	248,320	617,140	650,000	Sep-22	31	95
2	06	000	101	131	30B	10088539	391E15BA 05800	1530 OREGON ST ASHLAND OR 97520	2022-30395	0.23	339,530	459,970	799,500	839,000	Oct-22	32	95
2	06	000	101	152	30A	10090212	391E15BC 03009	945 PENNY DR ASHLAND OR 97520	2022-12833	0.26	368,780	328,660	697,440	725,000	Apr-22	33	96
2	11	000	101	144	30B	10070092	391E09CA 09100	168 MEADE ST ASHLAND OR 97520	2022-18574	0.63	535,990	563,210	1,099,200	1,150,000	Jun-22	34	96

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	12	000	101	133	33	10572629	391E15DA 03904	1178 HILLVIEW DR ASHLAND OR 97520	2022-9422	0.21	306,150	308,040	614,190	635,000	Mar-22	35	97
2	11	000	101	143	30A	10094662	391E16BA 00101	551 TAYLOR ST ASHLAND OR 97520	2022-23626	0.22	394,850	213,120	607,970	625,000	Jul-22	36	97
2	11	000	101	143	30A	10094735	391E16BA 00108	550 TAYLOR ST ASHLAND OR 97520	2022-30070	0.28	413,780	411,270	825,050	850,000	Oct-22	37	97
2	12	000	101	131	30A	10087054	391E15AD 03101	888 BESWICK WAY ASHLAND OR 97520	2022-17233	0.28	333,610	221,730	555,340	565,000	May-22	38	98
2	11	000	191	148	33	10069958	391E09CA 07600	183 GRESHAM ST ASHLAND OR	2022-6375	0.20	396,750	456,300	853,050	865,000	Feb-22	39	99
2	06	000	101	141	33	10987585	391E09DD 00101	333 S MOUNTAIN AVE ASHLAND OR 97520	2022-8263	0.13	236,020	258,140	494,160	500,000	Mar-22	40	99
2	06	000	101	143	33	10089868	391E15BC 01100	775 LEONARD ST ASHLAND OR 97520	2022-33753	0.22	331,340	251,880	583,220	590,000	Nov-22	41	99
2	12	000	101	131	30B	10085670	391E15AC 00900	897 HILLVIEW DR ASHLAND OR 97520	2022-4457	0.36	357,110	43,330	400,440	400,000	Feb-22	42	100
2	11	000	101	148	33	10070416	391E09CA 12400	261 MEADE ST ASHLAND OR 97520	2022-5909	0.18	396,450	218,630	615,080	615,000	Feb-22	43	100
2	12	000	101	131	30A	10083010	391E14CA 05500	924 BELLVIEW AVE ASHLAND OR	2022-23058	0.35	357,130	200,060	557,190	555,000	Jul-22	44	100
2	11	000	101	142	33	10068871	391E09BD 08200	477 ALLISON ST ASHLAND OR 97520	2022-27576	0.23	398,740	400,420	799,160	798,500	Sep-22	45	100
2	11	000	191	143	33	10069704	391E09CA 05200	289 IDAHO ST ASHLAND OR 97520	2022-23237	0.24	409,550	382,510	792,060	785,000	Jul-22	46	101
2	12	000	101	142	33	10091365	391E15DA 01700	1070 PLAZA AVE ASHLAND OR 97520	2022-1442	0.18	301,860	318,180	620,040	610,000	Jan-22	47	102
2	11	000	101	131	30A	10070994	391E09CD 00200	357 TAYLOR ST ASHLAND OR 97520	2022-6876	0.39	424,290	186,870	611,160	592,000	Feb-22	48	103
2	11	000	101	142	30A	10074566	391E09DC 06700	532 ALTAMONT ST ASHLAND OR 97520	2022-9391	0.20	407,420	280,530	687,950	666,659	Mar-22	49	103
2	06	000	101	143	33	10086368	391E15AC 07700	965 GARDEN WAY ASHLAND OR 97520	2022-24897	0.43	430,750	265,970	696,720	675,000	Aug-22	50	103
2	06	000	101	153	33	10087526	391E15BD 01300	1523 LILAC CIR ASHLAND OR	2022-31149	0.23	325,810	557,100	882,910	853,499	Oct-22	51	103
2	12	000	101	151	33	10091795	391E15AD 05000	931 BESWICK WAY ASHLAND OR 97520	2022-19771	0.24	325,190	327,090	652,280	625,000	Jun-22	52	104
2	11	000	101	134	33	10073789	391E09DC 00900	339 MORTON ST ASHLAND OR 97520	2022-30476	0.23	413,910	331,530	745,440	720,000	Oct-22	53	104
2	11	000	101	133	33	10074225	391E09DC 04900	356 IDAHO ST ASHLAND OR 97520	2022-11016	0.21	407,610	298,250	705,860	670,000	Mar-22	54	105
2	11	000	101	143	30A	10094921	391E16BA 00600	565 TAYLOR ST ASHLAND OR 97520	2022-13208	0.22	394,850	308,860	703,710	665,000	Apr-22	55	106
2	11	000	101	232	33	10069641	391E09CA 04700	278 GRESHAM ST ASHLAND OR 97520	2022-16951	0.24	430,950	176,720	607,670	575,000	May-22	56	106
2	12	000	101	153	30B	10091576	391E15DA 01820	1165 LINDA AVE ASHLAND OR 97520	2022-21869	0.35	379,370	343,640	723,010	685,000	Jul-22	57	106
2	11	000	101	152	33	10769555	391E09CD 01010	425 MERRILL CIR ASHLAND OR 97520	2022-11676	0.24	406,370	472,990	879,360	820,000	Mar-22	58	107
2	06	000	101	133	33	10087445	391E15BD 00600	1520 WINDSOR ST ASHLAND OR 97520	2022-22867	0.28	363,470	214,730	578,200	539,000	Jul-22	59	107
2	11	000	101	131	33	10071625	391E09CD 03401	492 HERBERT ST ASHLAND OR 97520	2022-34162	0.15	381,280	128,710	509,990	475,000	Nov-22	60	107
2	12	000	101	133	30B	10091461	391E15DA 01809	1981 MOHAWK ST ASHLAND OR 97520	2022-16153	0.21	311,150	274,490	585,640	540,000	May-22	61	108
2	12	000	101	133	30A	10092272	391E15DA 06000	1119 BESWICK WAY ASHLAND OR 97520	2022-12326	0.23	318,810	285,260	604,070	555,000	Apr-22	62	109
2	11	000	101	143	30B	10071617	391E09CD 03400	480 HERBERT ST ASHLAND OR 97520	2022-17883	0.15	355,260	189,930	545,190	495,000	May-22	63	110
2	11	000	101	133	30A	10071099	391E09CD 00604	477 FRIENDSHIP ST ASHLAND OR	2022-36398	0.25	409,720	158,670	568,390	512,000	Dec-22	64	111
2	11	000	191	163	30B	10566439	391E16BA 00301	615 TAYLOR ST ASHLAND OR 97520	2022-12147	0.99	841,050	758,900	1,599,950	1,425,000	Apr-22	65	112
2	12	000	101	141	33	10669927	391E15AC 00103	750 OAKWAY CIR ASHLAND OR 97520	2022-6843	0.24	307,520	242,490	550,010	485,000	Feb-22	66	113

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	06	000	101	138	33	10075343	391E09DD 00800	381 MOUNTAIN AVE S ASHLAND OR 97520	2022-13054	0.27	347,100	36,120	383,220	340,000	Apr-22	67	113
2	06	000	101	141	30B	10610013	391E09DD 05202	508 BEACH ST ASHLAND OR 97520	2022-24054	0.19	314,250	239,170	553,420	490,000	Aug-22	68	113
2	06	000	101	141	30B	10075350	391E09DD 00900	391 MOUNTAIN AVE S ASHLAND OR 97520	2022-14075	0.29	369,800	62,840	432,640	375,000	Apr-22	69	115
2	11	000	101	121	30B	10074322	391E09DC 05700	333 IDAHO ST ASHLAND OR 97520	2022-16291	0.12	376,730	23,200	399,930	349,000	May-22	70	115
2	11	000	101	153	30B	10071139	391E09CD 00700	510 GUTHRIE ST ASHLAND OR 97520	2022-6121	0.25	423,340	521,600	944,940	805,000	Feb-22	71	117
2	12	000	101	143	33	10091924	391E15DA 03700	1100 BESWICK WAY ASHLAND OR 97520	2022-31812	0.30	340,710	325,670	666,380	569,000	Oct-22	72	117
2	11	000	101	143	30B	10094857	391E16BA 00121	571 HENLEY WAY ASHLAND OR 97520	2022-13301	0.26	405,550	303,380	708,930	599,000	Apr-22	73	118
2	12	000	101	143	30B	10091250	391E15DA 00600	2000 NEZLA ST ASHLAND OR 97520	2022-28168	0.34	353,610	327,430	681,040	575,000	Sep-22	74	118
2	11	000	101	143	30B	10094971	391E16BA 01100	390 ASHLAND ST ASHLAND OR 97520	2022-10815	0.98	660,070	350,110	1,010,180	850,000	Mar-22	75	119
2	06	000	101	142	30B	10087591	391E15BD 02000	1538 LILAC CIR ASHLAND OR 97520	2022-31370	0.23	347,720	278,260	625,980	525,000	Oct-22	76	119
2	06	000	101	133	33	10095148	391E16BB 00800	200 ASHLAND LOOP RD ASHLAND OR 97520	2022-34166	0.67	515,920	217,120	733,040	565,000	Nov-22	77	130
2	06	000	101	152	30B	10979532	391E15BA 04901	729 WALKER AVE ASHLAND OR 97520	2022-21819	0.34	355,260	511,830	867,090	662,500	Jul-22	78	131
2	06	000	101	153	33	10087575	391E15BD 02200	1566 LILAC CIR ASHLAND OR 97520	2022-29429	0.24	353,060	317,660	670,720	506,700	Sep-22	79	132

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	2	05	000	2023		NORTHWEST RIDGE	100	2	08	000	2023	1	RIDGE PROPERTY
100	2	13	000	2023		MIDDLE RIDGE	101	2	05	000	2023	12	NORTHWEST RIDGE
101	2	08	000	2023	20	RIDGE PROPERTY	101	2	13	000	2023	9	MIDDLE RIDGE

Adjustment Calculation Summary

Sample - Number of Sales	42
Population - Number of Accounts	891
Sales as a percentage of the Population	4.71%

Prior Year Population Values

	RMV	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	404,338,440	55.03%	392,208,287	54.93%
OSD RMV	46,699,040	6.36%	46,699,040	6.54%
Improvement RMV	283,659,680	38.61%	275,149,890	38.53%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	103
RMV Adjustment	100
Before Ratio	103
Overall Adjustment Factor	97
Land Adjustment Factor	97
OSD Adjustment Factor	100
Improvement Adjustment Factor	97
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

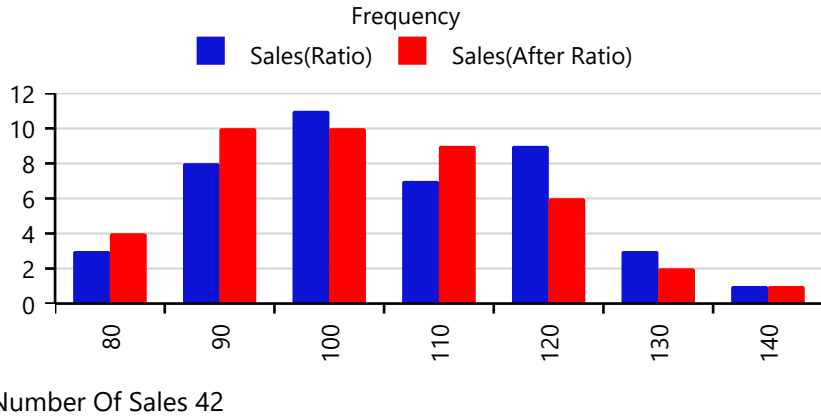
JACKSON County 2023 Ratio Study

Performance History

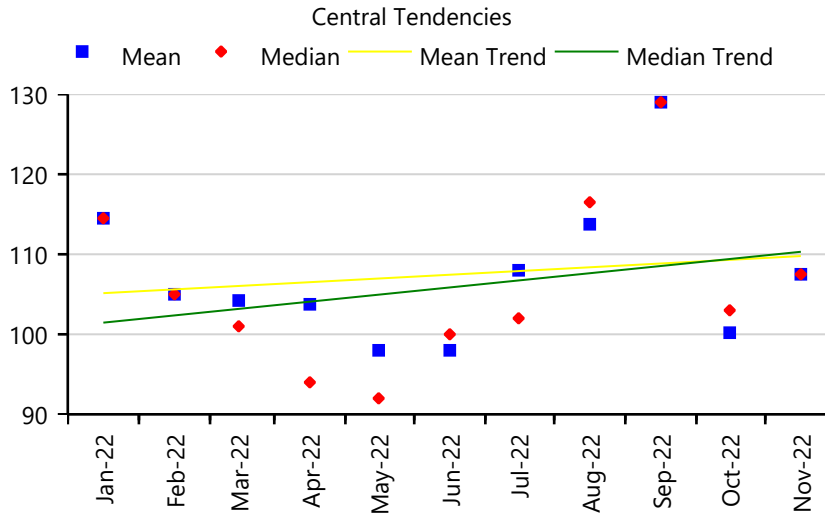
	2023	2022	2021	2020	2019
COD	12.01	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	103	100
AAD	12.45	11.95
COD	12.15	12.01
Mean	105	102
SD	15.14	14.54
COV	14.35	14.20
Wtd Mean	105	102
GeoMean	104	101
PRD	1.00	1.00
95% Confidence	4.58	4.40



Month	Mean	Median	Sales
Jan-22	115	115	2
Feb-22	105	105	1
Mar-22	104	101	9
Apr-22	104	94	4
May-22	98	92	3
Jun-22	98	100	4
Jul-22	108	102	7
Aug-22	114	117	4
Sep-22	129	129	1
Oct-22	100	103	5
Nov-22	108	108	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	154	30B	10640811	391E05CA 00507	357 WIMER ST ASHLAND OR 97520	2022-18349	0.53	432,320	579,750	1,012,070	1,265,000	Jun-22	1	80
2	05	000	101	143	30B	10055181	391E05CA 00911	593 PRIM ST ASHLAND OR 97520	2022-8581	0.29	377,450	322,200	699,650	860,000	Mar-22	2	81
2	13	000	101	142	30B	10823305	391E16BD 00206	724 TERRACE ST ASHLAND OR 97520	2022-10294	0.49	349,890	329,000	678,890	815,000	Mar-22	3	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	13	000	101	141	33	10093625	391E16AB 02300	682 FOREST ST ASHLAND OR 97520	2022-13169	0.20	369,060	236,720	605,780	709,000	Apr-22	4	85
2	05	000	101	133	30B	10054607	391E05BD 00704	420 SHERIDAN ST ASHLAND OR 97520	2022-17522	0.34	411,600	317,390	728,990	834,000	May-22	5	87
2	05	000	101	143	33	10054583	391E05BD 00702	400 SHERIDAN ST ASHLAND OR 97520	2022-30041	0.31	416,600	457,030	873,630	998,000	Oct-22	6	88
2	05	000	101	152	30A	10720952	391E05CA 00122	535 DOGWOOD WAY ASHLAND OR 97520	2022-19216	0.16	358,430	310,000	668,430	739,000	Jun-22	7	90
2	05	000	101	153	33	10628274	391E05CD 00804	354 WRIGHTS CR DR ASHLAND OR 97520	2022-22460	0.43	408,080	312,620	720,700	800,000	Jul-22	8	90
2	05	000	101	153	30B	10979482	391E05BD 02208	715 PRIM ST ASHLAND OR 97520	2022-11683	0.34	446,510	535,280	981,790	1,075,000	Apr-22	9	91
2	13	000	101	148	33	10093753	391E16AB 03300	660 MORTON ST ASHLAND OR 97520	2022-16449	0.38	363,710	198,620	562,330	611,000	May-22	10	92
2	08	000	101	143	30B	10090715	391E15CA 00214	1340 PONDEROSA DR ASHLAND OR	2022-30885	0.37	469,260	270,880	740,140	800,000	Oct-22	11	93
2	13	000	101	154	30B	10823330	391E16BD 00209	752 TERRACE ST ASHLAND OR 97520	2022-10992	0.30	320,390	490,170	810,560	850,000	Mar-22	12	95
2	13	000	101	153	33	10731516	391E16BD 00400	1010 MORTON ST ASHLAND OR 97520	2022-12820	0.23	367,930	501,040	868,970	900,000	Apr-22	13	97
2	05	000	101	143	30A	10720920	391E05CA 00119	530 DOGWOOD WAY ASHLAND OR 97520	2022-23616	0.16	353,430	250,020	603,450	625,000	Jul-22	14	97
2	08	000	101	152	33	10977268	391E08AC 00501	360 STRAWBERRY LN ASHLAND OR 97520	2022-22691	0.70	578,650	591,140	1,169,790	1,197,500	Jul-22	15	98
2	08	000	100		30A	10924361	391E16AD 05108	935 IVY LN ASHLAND OR 97520	2022-8864	0.63	75,000	0	75,000	75,000	Mar-22	16	100
2	08	000	101	153	33	10071836	391E09CD 05300	520 TERRACE ST ASHLAND OR 97520	2022-1416	0.30	455,040	605,060	1,060,100	1,050,000	Jan-22	17	101
2	08	000	101	153	30A	10977262	391E08AC 00206	141 BIRDSONG LN ASHLAND OR 97520	2022-7427	0.48	574,220	711,380	1,285,600	1,275,000	Mar-22	18	101
2	13	000	101	152	30A	10725423	391E16AB 02210	743 MORTON ST ASHLAND OR 97520	2022-25166	0.40	411,700	699,600	1,111,300	1,100,000	Aug-22	19	101
2	08	000	101	131	33	10070386	391E09CA 12000	235 HILLCREST ST ASHLAND OR 97520	2022-34851	0.18	438,760	88,930	527,690	520,000	Nov-22	20	101
2	08	000	101	143	33	10090847	391E15CA 00227	1065 PINECREST TERR ASHLAND OR	2022-22495	0.27	426,890	314,610	741,500	725,000	Jul-22	21	102
2	05	000	101	141	30B	10770234	391E05BD 00706	699 WALNUT ST ASHLAND OR 97520	2022-31290	0.17	433,520	330,010	763,530	738,750	Oct-22	22	103
2	13	000	101	144	30A	10823273	391E16BD 00203	702 TERRACE ST ASHLAND OR 97520	2022-5105	0.24	351,880	346,080	697,960	665,000	Feb-22	23	105
2	08	000	101	162	30A	10714158	391E08AD 05303	29 SCENIC AVE ASHLAND OR	2022-30013	1.01	680,870	812,230	1,493,100	1,425,000	Oct-22	24	105
2	08	000	101	143	33	10091146	391E15D0 01415	1750 CRESTVIEW DR ASHLAND OR 97520	2022-20858	0.19	425,540	332,960	758,500	690,000	Jun-22	25	110
2	05	000	101	154	33	10705902	391E05CA 00704	450 THORNTON WAY ASHLAND OR 97520	2022-20739	0.42	430,690	501,910	932,600	829,000	Jun-22	26	112
2	08	000	101	141	30B	10707890	391E09CC 00402	325 TERRACE ST ASHLAND OR 97520	2022-31700	0.24	461,240	259,440	720,680	645,000	Oct-22	27	112
2	13	000	101	143	33	10725199	391E16AC 00404	825 WATERLINE RD ASHLAND OR 97520	2022-24116	0.41	352,170	300,940	653,110	580,000	Jul-22	28	113
2	08	000	101	143	30B	10092483	391E15DD 00218	1950 TAMARACK PL ASHLAND OR 97520	2022-32444	0.33	471,700	271,360	743,060	650,000	Nov-22	29	114
2	08	000	101	162	33	10909952	391E08BA 00908	121 WESTWOOD ST ASHLAND OR 97520	2022-18007	0.51	497,140	767,870	1,265,010	1,100,000	May-22	30	115
2	13	000	101	153	33	10725393	391E16AB 02207	685 MORTON ST ASHLAND OR 97520	2022-24570	0.27	373,930	400,410	774,340	675,000	Aug-22	31	115
2	08	000	101	154	33	10820341	391E08AA 06917	198 LOGAN DR ASHLAND OR	2022-10107	0.27	439,880	597,450	1,037,330	896,000	Mar-22	32	116
2	08	000	101	154	30B	10735234	391E16AD 07100	1133 EMMA ST ASHLAND OR 97520	2022-9278	0.43	513,290	487,750	1,001,040	850,000	Mar-22	33	118
2	05	000	101	143	30B	10775354	391E05CA 00925	555 PRIM ST ASHLAND OR 97520	2022-26326	0.29	351,430	274,510	625,940	530,000	Aug-22	34	118
2	08	000	101	153	30B	10092491	391E15DD 00219	1192 PARK ST ASHLAND OR 97520	2022-25628	0.27	451,860	575,620	1,027,480	850,000	Aug-22	35	121

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	05	000	101	163	30A	10054575	391E05BD 00701	722 PRIM ST ASHLAND OR 97520	2022-10221	0.34	432,420	906,460	1,338,880	1,100,000	Mar-22	36	122
2	08	000	101	141	33	10755955	391E16AD 01601	1062 IVY LN ASHLAND OR	2022-11024	0.23	429,920	330,480	760,400	625,000	Mar-22	37	122
2	08	000	101	142	33	10781111	391E15BD 07407	951 PINECREST TERR ASHLAND OR 97520	2022-23275	0.31	481,630	433,080	914,710	749,000	Jul-22	38	122
2	08	000	101	152	33	10060681	391E08DA 00700	234 STRAWBERRY LN ASHLAND OR 97520	2022-3026	1.68	1,065,350	663,990	1,729,340	1,350,000	Jan-22	39	128
2	08	000	101	143	30B	10090504	391E15CA 00123	1536 PINECREST TERR ASHLAND OR 97520	2022-27881	0.29	402,020	339,050	741,070	575,000	Sep-22	40	129
2	08	000	101	152	30B	10088075	391E15BD 06900	900 WEISSENBACK WAY ASHLAND OR 97520	2022-22355	0.86	658,100	476,750	1,134,850	850,000	Jul-22	41	134
2	08	000	101	153	33	10781089	391E15BD 07404	941 PINECREST TERR ASHLAND OR 97520	2022-13098	0.70	570,550	605,020	1,175,570	825,000	Apr-22	42	142

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
100	2	01	000	2023		NEW/MOD HOUSING	100	2	14	000	2023		MOUNTAIN MEADOWS PUD
101	2	01	000	2023	19	NEW/MOD HOUSING	101	2	14	000	2023	3	MOUNTAIN MEADOWS PUD

Adjustment Calculation Summary

Sample - Number of Sales	22
Population - Number of Accounts	514
Sales as a percentage of the Population	4.28%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	159,528,240	55.21%	151,551,828	55.14%
OSD RMV	27,419,090	9.49%	27,419,090	9.98%
Improvement RMV	101,960,310	35.29%	95,842,691	34.87%
Farm Improvement RMV	21,430	0.01%	21,430	0.01%

Selected Ratio From Sales	105
RMV Adjustment	100

Before Ratio	105
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Overall Adjustment Factor	95
Land Adjustment Factor	95
OSD Adjustment Factor	100
Improvement Adjustment Factor	94
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

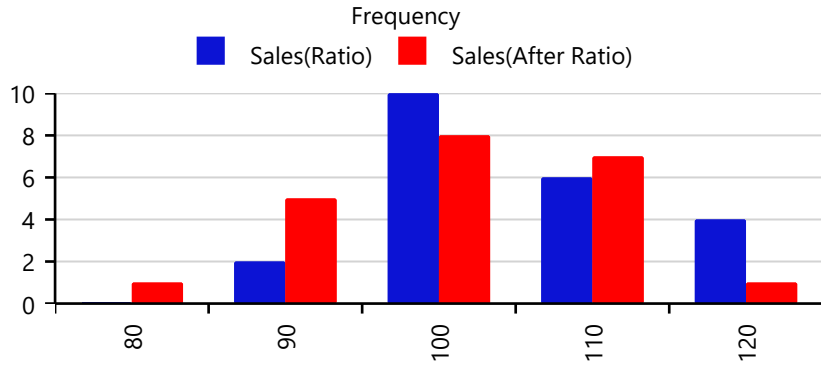
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	7.24	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

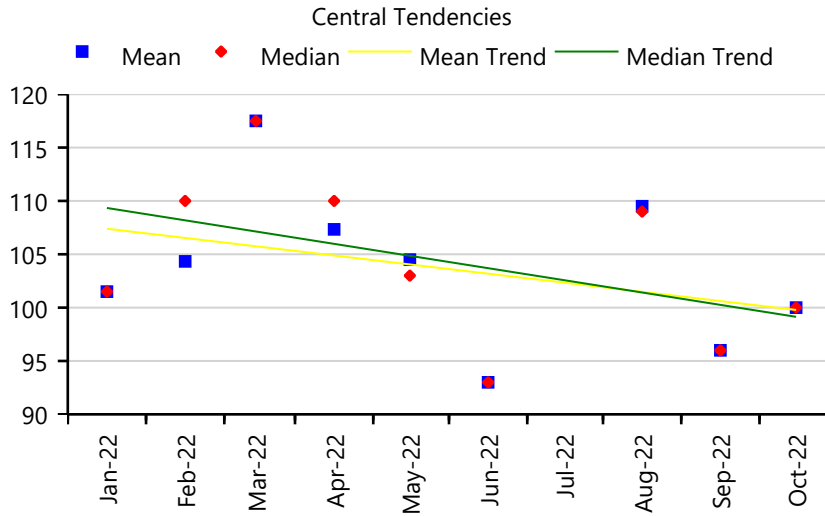
JACKSON County 2023 Ratio Study



80	0	1
90	2	5
100	10	8
110	6	7
120	4	1

	Sales (Ratio)	Sales (After Ratio)
Median	104	98
AAD	7.68	7.09
COD	7.42	7.24
Mean	105	100
SD	9.44	8.81
COV	8.99	8.84
Wtd Mean	105	100
GeoMean	105	99
PRD	1.00	1.00
95% Confidence	3.94	3.68

Number Of Sales 22



Month	Mean	Median	Sales
Jan-22	102	102	2
Feb-22	104	110	3
Mar-22	118	118	2
Apr-22	107	110	3
May-22	105	103	4
Jun-22	93	93	2
Aug-22	110	109	4
Sep-22	96	96	1
Oct-22	100	100	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	01	000	101	131	30B	10051229	391E04DD 00800	495 E HERSEY ST ASHLAND OR 97520	2022-20116	0.14	310,890	115,270	426,160	490,000	Jun-22	1	87
2	01	000	101	142	33	10050871	391E04DC 01600	350 PHELPS ST ASHLAND OR	2022-4070	0.17	348,620	275,720	624,340	695,000	Feb-22	2	90
2	01	000	101	133	33	10669335	391E04DC 00110	361 PATTERSON ST ASHLAND OR 97520	2022-17626	0.14	320,870	198,770	519,640	545,000	May-22	3	95
2	01	000	101	141	33	11002318	391E04CD 00308	183 E HERSEY ST ASHLAND OR 97520	2022-12647	0.19	337,450	357,730	695,180	725,000	Apr-22	4	96
2	01	000	101	131	33	10981109	391E04DC 00601	235 E HERSEY ST ASHLAND OR 97520	2022-27032	0.17	326,830	33,120	359,950	375,000	Sep-22	5	96
2	01	000	101	142	30A	10776561	391E14BD 04706	2920 NOVA DR ASHLAND OR 97520	2022-20130	0.14	317,890	303,730	621,620	630,000	Jun-22	6	99
2	01	000	101	121	30A	10050979	391E04DC 02100	351 E HERSEY ST ASHLAND OR 97520	2022-29571	0.26	374,660	38,700	413,360	415,000	Oct-22	7	100
2	14	000	101	141	33	10885952	391E04AD 00210	860 MOUNTAIN MEADOWS DR ASHLAND OR	2022-3050	0.13	345,460	272,560	618,020	612,000	Jan-22	8	101
2	01	000	101	131	30B	10082147	391E14BD 03300	2938 DIANE ST ASHLAND OR 97520	2022-4016	0.16	321,510	38,920	360,430	355,000	Jan-22	9	102
2	01	000	101	152	33	10976308	391E04DC 03800	407 CLINTON ST ASHLAND OR 97520	2022-16012	0.13	307,570	408,990	716,560	700,000	May-22	10	102
2	01	000	101	152	33	10860574	391E14BD 04514	776 CAPELLA CIR ASHLAND OR 97520	2022-24989	0.16	251,330	403,750	655,080	634,500	Aug-22	11	103
2	01	000	101	142	30B	11009918	391E04DD 01304	471 E HERSEY ST ASHLAND OR	2022-15599	0.22	353,410	397,090	750,500	722,000	May-22	12	104
2	01	000	101	131	30A	10916075	391E14BD 00805	942 SPRING WAY ASHLAND OR 97520	2022-26152	0.19	344,540	228,310	572,850	535,000	Aug-22	13	107
2	01	000	101	141	33	10976279	391E04DD 02000	563 MOUNTAIN AVE N ASHLAND OR 97520	2022-6501	0.12	300,260	304,460	604,720	550,000	Feb-22	14	110
2	14	000	101	141	30A	10879069	391E04DA 00114	735 MEADOWLARK WAY ASHLAND OR 97520	2022-13856	0.17	349,680	257,970	607,650	551,000	Apr-22	15	110
2	01	000	101	141	30A	10976332	391E04DD 01633	521 MOUNTAIN AVE N ASHLAND OR 97520	2022-9266	0.10	289,630	283,400	573,030	515,000	Mar-22	16	111
2	01	000	101	141	33	10776521	391E14BD 04702	2961 NOVA DR ASHLAND OR 97520	2022-25889	0.16	323,510	223,970	547,480	493,500	Aug-22	17	111
2	01	000	101	152	33	10980062	391E14BD 00603	2532 OLD MILL WAY ASHLAND OR 97520	2022-4456	0.15	318,190	483,660	801,850	710,000	Feb-22	18	113
2	01	000	101	141	30B	10758774	391E14BD 04919	2921 GRIZZLY DR ASHLAND OR 97520	2022-11763	0.11	296,940	217,210	514,150	445,000	Apr-22	19	116
2	01	000	101	142	30B	10654528	391E14BD 04504	775 TOLMAN CR RD ASHLAND OR 97520	2022-16985	0.25	341,000	248,770	589,770	506,000	May-22	20	117
2	01	000	101	152	33	10976292	391E04DB 00522	411 BRISCOE PL ASHLAND OR 97520	2022-24532	0.16	380,200	556,710	936,910	802,027	Aug-22	21	117
2	14	000	101	144	33	10941088	391E04AD 07500	863 PLUM RIDGE DR ASHLAND OR 97520	2022-9436	0.11	345,460	369,670	715,130	575,000	Mar-22	22	124

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUMS
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUM

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

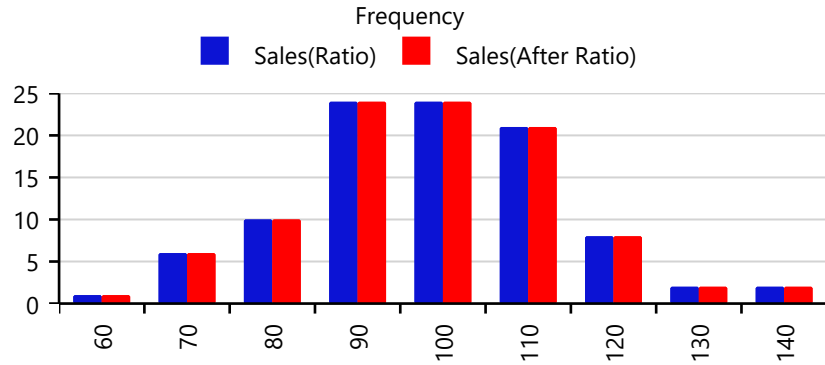
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

(* Indicates years may not reflect after ratio values)

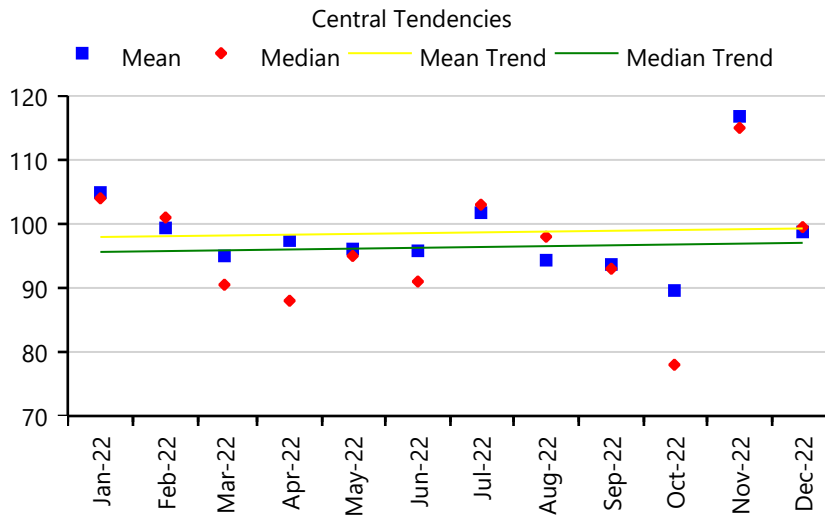
JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2

Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	0	138,740	138,740	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	0	341,110	341,110	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	2	21	000	2023	3	ASHLAND SUBURBAN	400	2	22	000	2023	1	RURAL WEST EMIGRANT
400	2	23	000	2023		RURAL COLESTINE	400	2	24	000	2023	1	ARTERIAL GREENSPRING
400	2	25	000	2023	1	ARTERIAL PINEHURST A	400	2	26	000	2023		VERY RURAL SOUTHEAST
400	2	28	000	2023	1	ARTERIAL DEAD INDIAN	400	2	29	000	2023		VERY RURAL NORTHEAST
401	2	21	000	2023	38	ASHLAND SUBURBAN	401	2	22	000	2023	5	RURAL WEST EMIGRANT
401	2	23	000	2023	2	RURAL COLESTINE	401	2	24	000	2023	3	ARTERIAL GREENSPRING
401	2	25	000	2023	3	ARTERIAL PINEHURST A	401	2	26	000	2023		VERY RURAL SOUTHEAST
401	2	28	000	2023	7	ARTERIAL DEAD INDIAN	401	2	29	000	2023	6	VERY RURAL NORTHEAST

Adjustment Calculation Summary

Sample - Number of Sales	71
Population - Number of Accounts	3403
Sales as a percentage of the Population	2.09%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	1,073,000,396	1,083,730,400	59.68%
OSD RMV	138,094,160	138,094,160	7.61%
Improvement RMV	574,395,580	580,139,536	31.95%
Farm Improvement RMV	13,834,800	13,834,800	0.76%

Selected Ratio From Sales	99
Time Trend Adjustment	-4

Before Ratio	99
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Overall Adjustment Factor	101
Land Adjustment Factor	101
OSD Adjustment Factor	100
Improvement Adjustment Factor	101
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

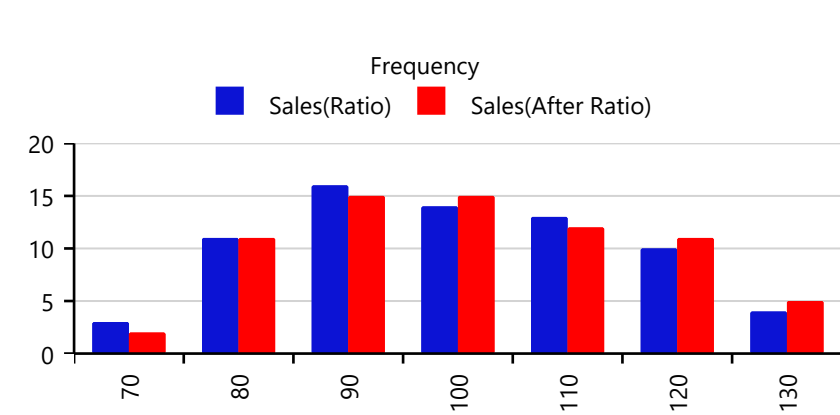
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	13.58	13.75	8.50*	15.18*	9.38*
PRD	1.01	0.98	1.01*	1.02*	1.02*

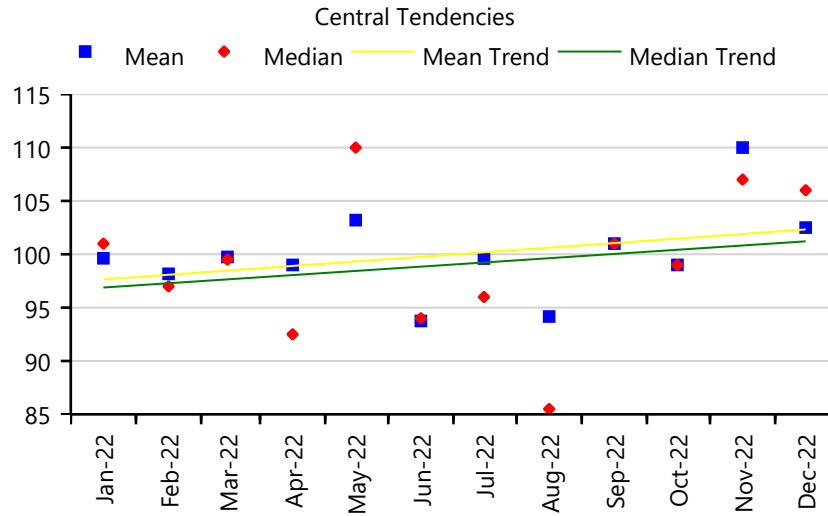
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	97	98
AAD	13.14	13.31
COD	13.55	13.58
Mean	99	100
SD	15.73	15.93
COV	15.89	15.93
Wtd Mean	98	99
GeoMean	98	99
PRD	1.01	1.01
95% Confidence	3.66	3.70

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	100	101	8
Feb-22	98	97	6
Mar-22	100	100	8
Apr-22	99	93	6
May-22	103	110	5
Jun-22	94	94	12
Jul-22	100	96	5
Aug-22	94	86	6
Sep-22	101	101	2
Oct-22	99	99	2
Nov-22	110	107	3
Dec-22	103	106	8

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	21	000	401	131	30A	10120280	392E1800 00400	1000 EMIGRANT CR RD ASHLAND/COUNTY O	2022-15363	1.52	396,200	260,850	657,050	936,699	May-22	1	70
2	28	000	401	121	17	10098089	383E0000 03807	DEAD INDIAN MEM RD ASHLAND/COUNTY O	2022-4504	51.64	318,700	65,750	384,450	539,280	Jan-22	2	71

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	29	000	801	148	33	10542673	393E1100 00800	6706 EAST HYATT LAKE RD PINEHURST/COUN	2022-4434		0	324,030	324,030	438,666	Feb-22	3	74
2	29	000	601	300	22	10104390	392E1300 00500	BURNT CR RANCH RD ASHLAND/COUNTY OR	2022-35976	160.40	222,810	940	223,750	299,580	Dec-22	4	75
2	28	000	401	132	30A	10750161	382E2600 00401	8550 DEAD INDIAN MEM RD ASHLAND/COU	2022-7349	22.92	402,050	265,470	667,520	883,757	Feb-22	5	76
2	21	000	551	151	17	10976893	381E2800 00118	2025 BUTLER CREEK RD ASHLAND/COUNTY O	2022-24705	32.52	544,060	492,040	1,036,100	1,327,455	Aug-22	6	78
2	28	000	550		17	11011053	382E2600 00108	DEAD INDIAN MEM RD ASHLAND/COUNTY O	2022-18777	10.30	131,850	0	131,850	166,078	Jun-22	7	79
2	29	000	401	134	30A	10592644	382E3400 00900	1881 COVE RD ASHLAND/COUNTY OR 97520	2022-10205	22.73	209,750	198,440	408,190	511,526	Mar-22	8	80
2	29	000	401	142	30B	10666458	393E1000 00900	7420 TABLE MOUNTAIN RD ASHLAND/COUN	2022-2003	3.53	199,560	152,040	351,600	432,450	Jan-22	9	81
2	21	000	551	152	17	10102826	391E2400 00101	4224 HWY 66 ASHLAND/COUNTY OR 97520	2022-14279	250.74	1,227,350	544,360	1,771,710	2,188,350	Apr-22	10	81
2	21	000	551	132	17	10125221	381E2900 04600	148 E VALLEY VIEW RD ASHLAND/COUNTY O	2022-11666	9.97	477,080	424,590	901,670	1,096,439	Apr-22	11	82
2	25	000	400		33	10111680	403E0300 00400	CHINQUAPIN MTN RD PINEHURST/COUNTY	2022-18342	3.00	60,240	0	60,240	73,282	Jun-22	12	82
2	21	000	551	300	17	10115641	391E1200 00330	908 DEAD INDIAN MEM RD ASHLAND/COUN	2022-34524	5.93	201,260	66,390	267,650	323,895	Dec-22	13	83
2	28	000	401	131	30B	10772154	383E0000 03815	12584 DEAD INDIAN MEM RD ASHLAND/COU	2022-18782	22.80	255,870	239,130	495,000	586,080	Jun-22	14	84
2	21	000	551	172	17	10120263	392E1800 00301	1067 EMIGRANT CR RD ASHLAND/COUNTY O	2022-8536	13.69	563,420	2,079,250	2,642,670	3,120,188	Mar-22	15	85
2	24	000	601	121	22	10575965	403E0500 00801	8416 HWY 66 ASHLAND/COUNTY OR 97520	2022-24020	19.59	223,610	52,660	276,270	324,456	Aug-22	16	85
2	21	000	600		22	10849877	391E15D0 01600	1137 PARADISE LN ASHLAND/COUNTY OR 9	2022-25140	10.00	399,020	0	399,020	467,590	Aug-22	17	85
2	21	000	401	152	33	10695423	391E2300 03506	157 MORNINGLIGHT DR ASHLAND/COUNTY	2022-14264	5.05	476,420	604,860	1,081,280	1,264,510	Apr-22	18	86
2	25	000	601	128	17	10577455	403E0300 01302	12267 HWY 66 PINEHURST/COUNTY OR 9752	2022-26037	6.11	203,830	104,130	307,960	359,525	Aug-22	19	86
2	21	000	401	131	30A	10116475	391E13C0 01500	376 CROWSON RD ASHLAND/COUNTY OR 9	2022-18101	4.13	458,640	155,350	613,990	703,296	Jun-22	20	87
2	21	000	601	154	22	10970094	391E1500 00303	1171 HIGHWOOD DR ASHLAND/COUNTY OR	2022-17083	5.03	734,240	698,200	1,432,440	1,618,832	May-22	21	88
2	21	000	600		22	10102267	391E1600 00700	ASHLAND LOOP RD ASHLAND/COUNTY OR	2022-29074	10.06	121,300	0	121,300	138,530	Sep-22	22	88
2	24	000	601	142	22	10111047	403E0000 04000	2000 SODA MOUNTAIN RD ASHLAND/COUN	2022-23273	166.26	601,270	452,610	1,053,880	1,178,400	Jul-22	23	89
2	21	000	401	134	30A	10127370	381E3300 01700	1840 EAGLE MILL RD ASHLAND/COUNTY OR	2022-3267	0.39	193,350	150,010	343,360	380,188	Jan-22	24	90
2	21	000	401	133	30A	10126120	381E3000 02200	585 VALLEY VIEW RD ASHLAND/COUNTY OR	2022-23220	0.76	362,020	166,530	528,550	579,439	Jul-22	25	91
2	21	000	401	152	33	10563181	381E3200 02700	726 ASHLAND LN E ASHLAND/COUNTY OR	2022-6620	9.50	508,160	983,250	1,491,410	1,617,715	Feb-22	26	92
2	21	000	401	121	30A	10118435	391E14D0 00600	647 CROWSON RD ASHLAND/COUNTY OR 9	2022-18523	0.52	333,590	33,550	367,140	400,611	Jun-22	27	92
2	21	000	551	300	17	10985414	381E2900 04601	184 E VALLEY VIEW RD ASHLAND/COUNTY O	2022-9956	9.96	199,350	5,680	205,030	217,868	Mar-22	28	94
2	21	000	401	131	30A	10120603	392E1900 01701	4860 HWY 66 ASHLAND/COUNTY OR 97520	2022-18917	2.96	421,810	163,280	585,090	625,536	Jun-22	29	94
2	29	000	601	152	22	10096809	382E1600 00100	7517 SHALE CITY RD ASHLAND/COUNTY OR	2022-21778	140.45	258,290	492,190	750,480	798,374	Jun-22	30	94
2	21	000	401	158	33	10905730	391E1200 00111	995 DEAD INDIAN MEM RD ASHLAND/COUN	2022-20084	5.02	433,360	718,500	1,151,860	1,217,984	Jun-22	31	95
2	25	000	601	144	22	10543781	403E1200 00201	14949 HWY 66 PINEHURST/COUNTY OR 9752	2022-35108	16.57	243,800	315,100	558,900	588,407	Dec-22	32	95
2	21	000	401	142	30B	10100767	391E0600 01200	2032 ASHLAND MINE RD ASHLAND/COUNTY	2022-4461	5.30	355,930	483,790	839,720	871,063	Jan-22	33	96
2	22	000	541	142	17	10106341	392E3200 01700	1121 OLD HWY 99 ASHLAND/COUNTY OR	2022-22199	10.04	663,150	373,270	1,036,420	1,082,423	Jul-22	34	96

JACKSON County 2023 Ratio Study

Included Sales

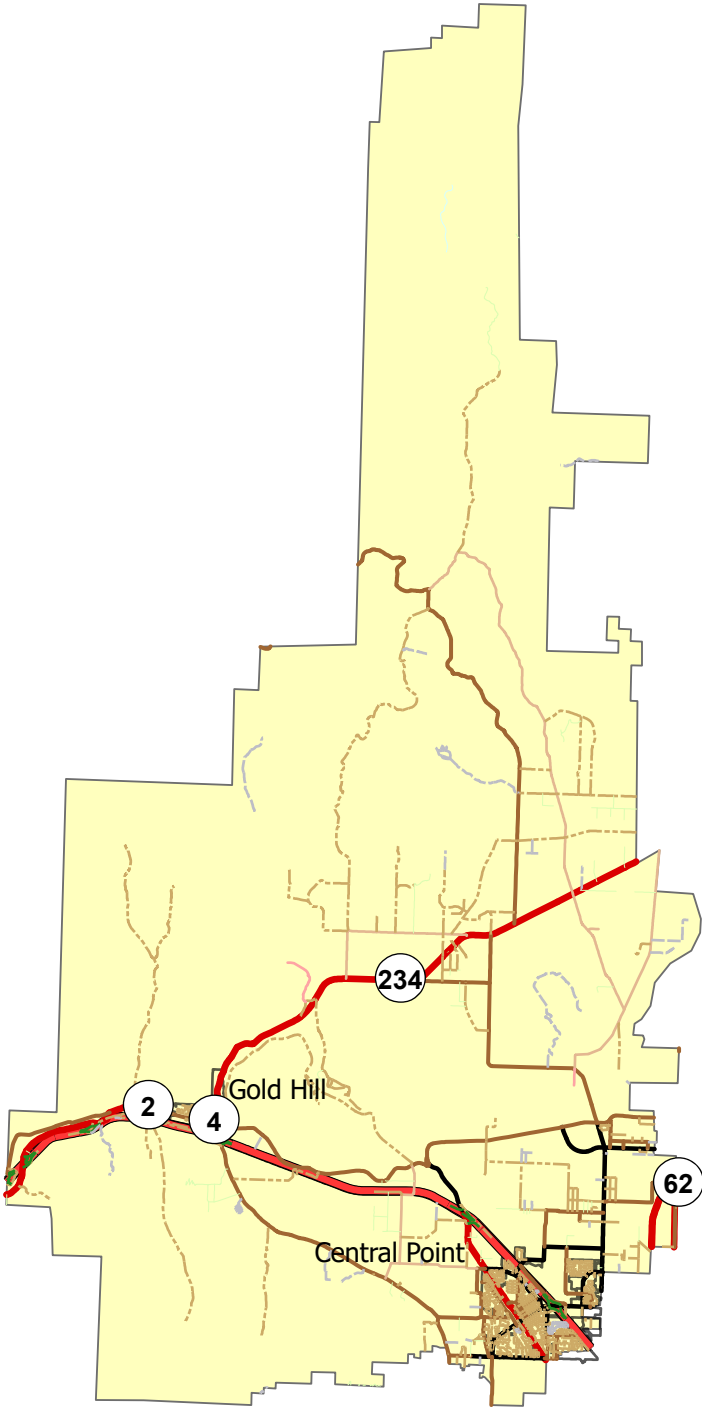
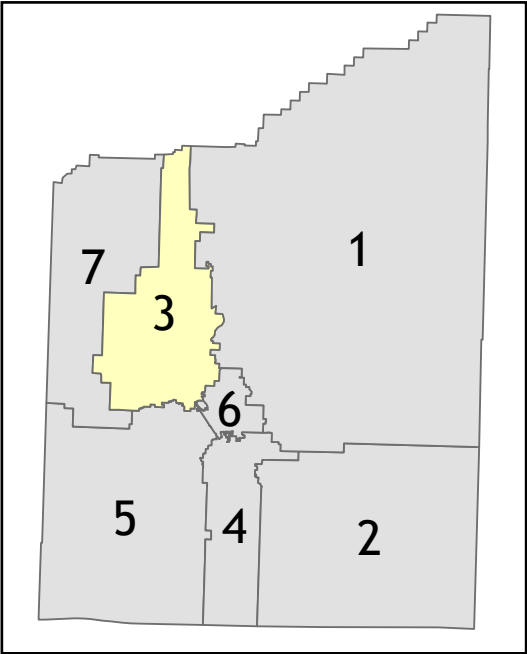
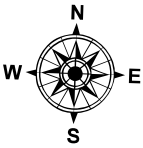
MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	25	000	601	132	22	10543554	403E0200 01400	13395 HWY 66 PINEHURST/COUNTY OR 9752	2022-18837	9.48	244,310	228,930	473,240	488,650	Jun-22	35	97
2	21	000	401	133	33	10119351	391E2500 00110	194 TIMBERLAKE DR ASHLAND/COUNTY OR	2022-31261	0.65	325,470	208,970	534,440	549,783	Oct-22	36	97
2	21	000	401	153	30A	10125042	381E2900 03601	460 WILSON RD ASHLAND/COUNTY OR 9752	2022-7600	1.00	383,790	327,450	711,240	715,284	Mar-22	37	99
2	21	000	401	152	30A	10121229	392E3000 01208	101 MOWETZA DR ASHLAND/COUNTY OR 97	2022-13945	2.55	406,350	840,540	1,246,890	1,264,250	Apr-22	38	99
2	21	000	401	131	30A	10115006	391E11CB 00800	140 CLAY ST ASHLAND/COUNTY OR 97520	2022-9412	0.34	429,720	105,210	534,930	537,296	Mar-22	39	100
2	22	000	401	142	33	10667721	402E2100 00101	5485 OLD HWY 99 ASHLAND/COUNTY OR	2022-29917	5.11	328,930	279,080	608,010	603,032	Oct-22	40	101
2	23	000	401	133	30B	10110659	402E2900 00103	11250 MT ASHLAND SKI RD ASHLAND/COUN	2022-32259	1.50	238,690	205,860	444,550	439,580	Nov-22	41	101
2	22	000	400		30A	10109963	402E2100 01700	418 STEINMAN DR ASHLAND/COUNTY OR 9	2022-8332	5.10	227,040	0	227,040	221,835	Feb-22	42	102
2	21	000	401	131	30A	10119247	391E2400 00800	4400 HWY 66 ASHLAND/COUNTY OR 97520	2022-35354	2.50	417,230	110,110	527,340	511,615	Dec-22	43	103
2	28	000	601	148	22	10098030	383E0000 03802	12001 DEAD INDIAN MEM RD ASHLAND/COU	2022-20389	16.10	341,600	449,180	790,780	758,183	Jun-22	44	104
2	28	000	549	951	17	10885298	382E2600 01104	8698 DEAD INDIAN MEM RD ASHLAND/COU	2022-8164	7.17	212,610	30,850	243,460	232,008	Mar-22	45	105
2	21	000	401	143	33	10976014	391E10DD 00800	300 NORMAL AVE ASHLAND/COUNTY OR 97	2022-1932	0.70	441,970	251,070	693,040	653,004	Jan-22	46	106
2	22	000	401	132	30A	10109817	402E1600 01800	525 CONIFER WAY ASHLAND/COUNTY OR 97	2022-19270	5.04	403,220	194,690	597,910	562,293	Jun-22	47	106
2	21	000	401	154	33	10102999	391E2500 00111	835 TIMBERLAKE DR ASHLAND/COUNTY OR	2022-32521	5.38	444,030	437,980	882,010	824,688	Nov-22	48	107
2	21	000	401	141	30A	10884161	392E1900 01816	4878 HWY 66 ASHLAND/COUNTY OR 97520	2022-23223	7.74	451,480	251,230	702,710	651,567	Jul-22	49	108
2	21	000	551	143	17	10125969	381E3000 01000	1209 VALLEY VIEW RD N ASHLAND/COUNTY	2022-35466	8.83	465,540	317,990	783,530	720,051	Dec-22	50	109
2	21	000	401	121	30A	10121016	392E3000 00300	88 NEIL CR RD ASHLAND/COUNTY OR 97520	2022-36391	1.84	392,950	134,920	527,870	484,758	Dec-22	51	109
2	21	000	401	154	30B	10099871	391E0200 00216	853 POMPADOUR DR ASHLAND/COUNTY OR	2022-15174	8.91	580,960	369,660	950,620	860,662	May-22	52	110
2	21	000	551	141	17	10115495	391E1200 00314	1000 DEAD INDIAN MEM RD ASHLAND/COU	2022-26614	25.02	760,620	298,700	1,059,320	965,790	Aug-22	53	110
2	21	000	401	154	33	10104835	392E1900 00119	11444 CORP RANCH RD ASHLAND/COUNTY	2022-9073	10.37	684,110	904,780	1,588,890	1,432,492	Mar-22	54	111
2	21	000	409	142	16A	10102859	391E2400 00603	3708 HWY 99 ASHLAND/COUNTY OR	2022-18236	10.23	395,280	621,740	1,017,020	917,008	Jun-22	55	111
2	22	000	401	153	33	10695570	392E3200 01415	1050 OLD HWY 99 ASHLAND/COUNTY OR	2022-24417	5.75	549,300	675,530	1,224,830	1,074,609	Jul-22	56	114
2	29	000	689	951	22	10099352	384E0000 04201	3255 KENO ACCESS RD ASHLAND/COUNTY O	2022-28235	40.00	187,640	37,380	225,020	197,660	Sep-22	57	114
2	21	000	401	152	30A	10114093	391E1000 02200	144 NORMAL AVE ASHLAND/COUNTY OR 97	2022-5215	1.00	502,930	682,740	1,185,670	1,032,015	Feb-22	58	115
2	21	000	551	141	17	10119253	391E2400 00900	4424 HWY 66 ASHLAND/COUNTY OR 97520	2022-14315	5.18	466,070	137,970	604,040	525,258	Apr-22	59	115
2	22	000	401	141	30A	10109493	402E0800 01300	2262 OLD SISKIYOU HWY ASHLAND/COUNTY	2022-3545	8.33	458,240	350,570	808,810	697,958	Jan-22	60	116
2	21	000	551	121	17	10126063	381E3000 01802	300 STAPLES LN ASHLAND/COUNTY OR 9752	2022-35934	13.33	583,350	84,090	667,440	574,694	Dec-22	61	116
2	28	000	401	142	30A	10806417	383E0000 03817	12626 DEAD INDIAN MEM RD ASHLAND/COU	2022-771	8.46	284,280	312,750	597,030	504,263	Jan-22	62	118
2	24	000	601	300	22	10637021	403E0500 00115	1195 TYLER CREEK RD ASHLAND/COUNTY OR	2022-15845	6.96	239,590	920	240,510	204,624	May-22	63	118
2	23	000	559	132	17	10872339	411E0000 00925	2245 COLESTIN RD ASHLAND/COUNTY OR	2022-3106	45.25	700,180	287,800	987,980	832,736	Jan-22	64	119
2	21	000	409	952	16B	10125301	381E3000 07400	115 BUTLER LN E ASHLAND/COUNTY OR 975	2022-25045	0.91	349,050	73,270	422,320	348,230	Aug-22	65	121
2	28	000	601	141	22	10564761	383E0000 03812	12015 DEAD INDIAN MEM RD ASHLAND/COU	2022-33914	8.68	348,310	258,650	606,960	497,800	Nov-22	66	122

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	21	000	550		17	10097092	382E0000 08200	DEAD INDIAN MEM RD ASHLAND/COUNTY O	2022-7649	131.25	419,320	0	419,320	338,345	Mar-22	67	124
2	21	000	401	152	30B	10622687	391E2400 01500	534 CROWSON RD ASHLAND/COUNTY OR 9	2022-5494	5.09	354,370	687,890	1,042,260	798,937	Feb-22	68	130
2	24	000	550	300	17	10111021	403E0000 03800	1075 BALDY CR RD ASHLAND/COUNTY OR 9	2022-15260	131.82	417,370	26,000	443,370	340,760	May-22	69	130
2	21	000	401	143	33	10102234	391E1600 00503	1090 ELKADER ST ASHLAND/COUNTY OR 97	2022-36481	1.96	547,270	243,670	790,940	606,393	Dec-22	70	130
2	21	000	401	141	33	10104787	392E1900 00114	11340 CORP RANCH RD ASHLAND/COUNTY	2022-14598	10.10	661,220	517,890	1,179,110	899,933	Apr-22	71	131

Maintenance Area 3



MA 3 STUDY AREA DESCRIPTIONS

MA 3 SA 1 – CENTRAL POINT CORE

This study area represents the core of Central Point that has Improvements ranging in age from pre-1900 to infill occurring today. This study area is situated between I-5 and Hwy 99 and, roughly, from Hazel Street to Freeman and Hopkins Roads. The lot sizes in this study are relatively similar in size and consist of a lot & block development pattern. The major quality of construction is Class 3's with some 1's and 2's intermixed. **NONHOMOGENEOUS**

MA 3 SA 2 – FAIR

This study area consists of older subdivisions surrounding the core of Central Point. These subdivisions were completed during the 1960's and 1970's and consist mainly of Stat Class 3 quality homes with some Class 4 construction intermixed. **NONHOMOGENEOUS**

MA 3 SA 3 – AVERAGE

This study area consists of relatively newer subdivisions built in the 1980's to 2000's and the majority of them are quality classed in the 4's with some Class 3's intermixed. **NONHOMOGENEOUS**

MA 3 SA 4 – ABOVE AVERAGE

This study area consists of newer subdivisions developed in the 1990's to present day; the majority of these homes are in the Class 4 quality class with some Class 5's intermixed. **NONHOMOGENEOUS**

MA 3 SA 5 – TWIN CREEKS

This study area contains all developed lots in the Twin Creek Subdivision. The Twin Creeks Subdivision began in 2001 and planning consists of 4 separate residential development stages of which, as of January 1st, 2011, 3 phases have been completed. Twin Creeks also includes 2 retirement communities, numerous parks and will include future commercial development. The last residential neighborhood is named The North Village at Twin Creeks and has not yet been started. The parcels that will eventually be scraped for this phase are in Study Area 10 – Potentially Developable land. **HOMOGENEOUS**

MA 3 SA 6 - PLEX USE

This study area lies throughout Central Point. All Duplex, Tri-plex and Four-plex residential use shall be placed in this study area. **NONHOMOGENEOUS**

MA 3 SA 7 – HIGH DENSITY

This study area lies throughout Central Point. All parcels in this study area are either common wall SFR's, townhomes or any other type of residential construction that requires the homes to be built in close proximity of one another. Lot sizes are typically .10 acre or less. **NONHOMOGENEOUS**

MA 3 SA 8 – CONDOMINIUMS

All Condominiums in MA 3 shall be placed in this study area. **HOMOGENEOUS**

MA 3 STUDY AREA DESCRIPTIONS

MA 3 SA 9 – POTENTIAL DEVELOPABLE LAND

This study area lies throughout Central Point. A parcel is to be placed in this study area if there is potential for and the likelihood of being subdivided in the future. **NONHOMOGENEOUS**

MA 3 SA 10 – THE MEADOWS

The Meadows Manufactured Structure Subdivision consists of 266 lots developed with owner-occupied manufactured structures. The development was built in two stages beginning in the early 1980's. Homes are mostly on permanent concrete foundations. They are well maintained with double-wide homes in the 6 and 7 quality class range. **MH SUBDIVISION.**

MA 3 SA 15 – GOLD HILL

This study area contains all residential accounts within the city limits of Gold Hill. Gold Hill is a small community on the banks of the Rogue River that experienced its heyday during the mid to late 1800's with the discovery of gold in 1860 and the arrival of the railroad in 1883. After the city of Medford became the county seat, Gold Hill lost its prominence and, now, has roughly the same size population as it did at the turn of the 20th century. The improvements in Gold Hill range from Class 1's to a handful of CLASS 5'S. The lot sizes in this study area are relatively similar with the majority of the layout consisting of lot and block form dating back to the original plat of Gold Hill filed in 1884. The majority of the town is developed with some infill occurring infrequently. During the housing boom, Gold hill was poised to begin developing the foothills areas north of 7th Street but the bursting of the housing bubble grinded any progress beyond the Jacoby Court Subdivision to a halt. **NONHOMOGENEOUS**

MA 3 SA 20 – GOLD REY SUBDIVISION

This study area includes all properties within the Gold Rey Subdivision. **RURAL**

MA 3 SA 21 – BEALL, HANLEY, OLD STAGE, SCENIC & UPPER RIVER ROAD (NON-RIVER FRONTAGE) AREAS

This study area stretches from the city limits of Central Point through the Old Stage Road corridor onto Upper River Road and the Gold Rey Dam site. This study area has a little bit of everything: From farmland to below-average soil; mobile homes to Stat Class 7 homes; flat topography to steep topography; no views to View 5's, etc. Some of the properties located along Upper River Road have relatively unusable slices of land with river frontage lying across the street from the main portion of the property. These properties should not have a River Adjustment applied to them. **RURAL**

MA 3 SA 22 – SARDINE, KANE & GALLS CREEK ROAD AREAS

This study area includes all properties located along these roads and also includes all non-river frontage properties stretching from the city of Gold Hill to the western MA 3 boundary. Some of the properties located along Hwy 99 have relatively unusable slices of land with river frontage lying across the street from the main portion of the property. These properties should not have a River Adjustment applied to them. **RURAL**

MA 3 SA 23 – SAMS VALLEY

This study area includes all properties within the area of Sams Valley. It stretches from the city of Gold Hill along Hwy 234 to the Dodge Bridge area and from the properties located just off the Rogue River to the foothill areas along Jones Road, Shiloh Road, Eagle Drive, Ramsey Road, Holcomb Springs Road, etc. Water can be an issue in this area and the soil ranges greatly from good to poor. **RURAL**

MA 3 STUDY AREA DESCRIPTIONS

MA 3 SA 24 – EVANS CREEK AREA

This area contains all properties north of the foothill areas of Sams Valley that continues along Meadows Road, Antioch Road and Ramsey Road connecting to the East Evans Creek area and onto the North and Western Boundary of MA 3. **RURAL**

MA 3 SA 25 - GIBBON, TOLO ROAD AREA

This area lies from the eastern boundary of MA 1: Roughly, Hwy 62 stretching westerly to Blackwell Road, ending about 1 mile before the city limits of Gold Hill. The southerly boundary is approximately the city of Central Point's northern boundary and Willow Springs Road as it heads into the Tolo Road area. The Northern boundary is approximately Kirtland and the northern section of Tolo Road. Depending on the neighborhood located in this SA, the size of the individual properties range from ½ acre to hundreds of acres. Water can be an issue in this area and the soil quality is predominantly below average. The Improvements in the area range from mobile homes to a handful of Class 5's. **RURAL**

MA 3 SA 26 – TOLO ENTERPRISE ZONE

This study area contains properties in and bordering the Tolo Enterprise Zone. The majority of this study area is still in transition with the predominant use being SFR's, the highest and best use being Industrial. **RURAL**

MA 3 SA 27 – POTENTIALLY CENTRAL POINT ANNEXED PROPERTIES

This study area comprises properties abutting the western edge of Central Point city limits along Grant Road and the northern boundary of Central Point city limits along Scenic Avenue. These properties range from 1 acre to over 10 acres and are in prime location for eventual annexation into Central Point. The Improvements that exist on these properties are older with the highest and best use of these properties being absorbed into Central Point for subdivision development. **RURAL**

MA 3 SA 28 – RIVER FRONT PROPERTIES – Broken into 4 Neighborhoods. **RURAL**

NBH 281 – UPPER RIVER FRONTAGE: MA 3 BOUNDARY TO GOLD REY DAM SITE:

This area represents some of the best sites for Rogue River frontage in the County. The land best suited for a BS/HS is flat to gently sloping and offers spectacular frontage with few to no impediments.

NBH 282 – MIDDLE RIVER FRONTAGE: GOLD REY DAM SITE TO GOLD HILL BRIDGE:

This area represents above average Rogue River frontage. The land best suited for a BS/HS is flat to gently sloping and offers spectacular frontage with few impediments.

NBH 283 – LOWER RIVER FRONTAGE: GOLD HILL BRIDGE TO MA 3 WESTERN BOUNDARY:

This area represents average Rogue River frontage. The land best suited for a BS/HS typically lies at a higher elevation than the river and these sites have topography issues when having to access the river. These parcels may have great views of the river but accessing the river is the main impediment.

NBH 284 – RIVER FRONTAGE: OTHER USE THAN SFR, UNUSABLE PARCELS:

This neighborhood stretches the entire length of the river in MA 3. The use of these parcels is something other than SFR use, where the river does not have a major influence on the use of that parcel. Uses could include large farms, government owned parcels and parcels that are too small to have any practical use.

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 3

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	3	01	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>
2023	100/101	3	02	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>
2023	100/101	3	03	000	111.	100.	112.	111.	14.75	.99	<input type="checkbox"/>
2023	100/101	3	04	000	101.	100.	102.	101.	9.77	1.00	<input type="checkbox"/>
2023	100/101	3	05	000	95.	100.	95.	95.	7.11	1.01	<input type="checkbox"/>
2023	101	3	06	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	100/101	3	07	000	112.	100.	114.	112.	8.03	1.00	<input type="checkbox"/>
2023	102	3	08	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	100/101	3	09	000	105.	100.	107.	105.	9.67	.98	<input type="checkbox"/>
2023	100/101	3	10	000	93.	100.	92.	93.	5.53	1.00	<input type="checkbox"/>
2023	100/101/106	3	15	000	110.	100.	111.	110.	16.77	.99	<input type="checkbox"/>
2023	400	3	20	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	401	3	20	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	21	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	22	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	23	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	24	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	25	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	400/401	3	26	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	401	3	27	000	110.	100.	112.	110.	14.12	1.00	<input type="checkbox"/>
2023	406	3	28	281	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	406	3	28	282	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	406	3	28	283	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	406	3	28	284	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	01	000	2023		CP CORE	100	3	02	000	2023		CP FAIR
100	3	03	000	2023	1	CP AVERAGE	101	3	01	000	2023	16	CP CORE
101	3	02	000	2023	73	CP FAIR	101	3	03	000	2023	77	CP AVERAGE

Adjustment Calculation Summary

Sample - Number of Sales	167			
Population - Number of Accounts	3737			
Sales as a percentage of the Population	4.47%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	377,316,580	27.81%	418,821,404	27.74%
OSD RMV	52,815,210	3.89%	52,815,210	3.50%
Improvement RMV	926,785,460	68.30%	1,037,999,715	68.76%
Farm Improvement RMV	49,100	0.00%	49,100	0.00%
Selected Ratio From Sales	90			
RMV Adjustment	100			
Before Ratio	90			
Overall Adjustment Factor	111			
Land Adjustment Factor	111			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	112			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

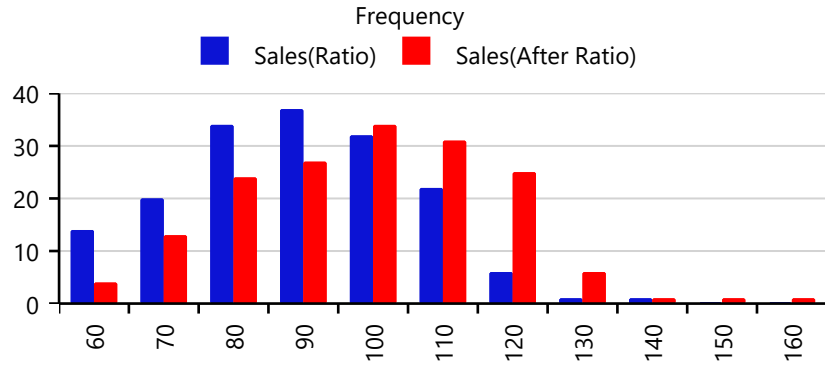
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.75	-	-	-	-
PRD	0.99	-	-	-	-

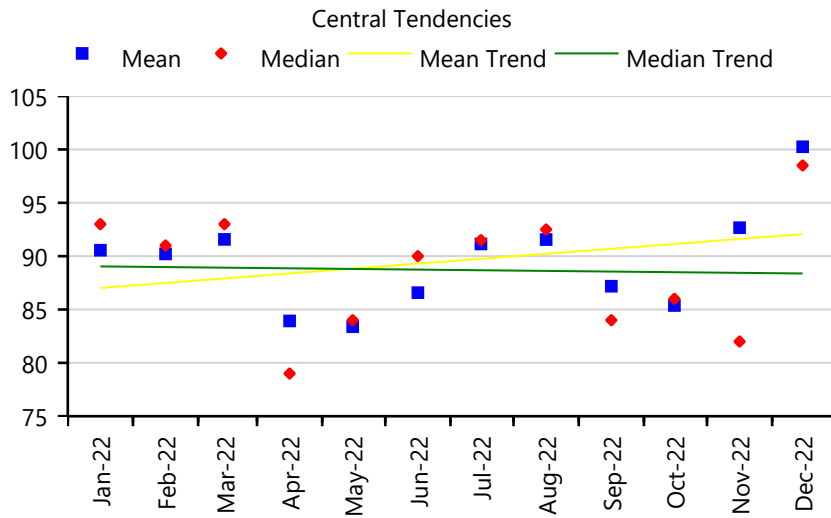
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	14	4
70	20	13
80	34	24
90	37	27
100	32	34
110	22	31
120	6	25
130	1	6
140	1	1
150	0	1
160	0	1
Median	90	100
AAD	13.14	14.75
COD	14.60	14.75
Mean	89	98
SD	16.22	18.17
COV	18.26	18.48
Wtd Mean	90	99
GeoMean	87	97
PRD	.99	.99
95% Confidence	2.46	2.76

Number Of Sales 167



Month	Mean	Median	Sales
Jan-22	91	93	18
Feb-22	90	91	19
Mar-22	92	93	21
Apr-22	84	79	14
May-22	83	84	18
Jun-22	87	90	19
Jul-22	91	92	14
Aug-22	92	93	18
Sep-22	87	84	11
Oct-22	85	86	8
Nov-22	93	82	3
Dec-22	100	99	4

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	01	000	101	138	30B	10132731	372W02CB 03000	846 MAPLE ST CENTRAL POINT OR	2022-6822	0.18	139,450	39,140	178,590	315,000	Feb-22	1	57
3	02	000	101	131	30B	10138604	372W03DA 01700	595 FIFTH ST N CENTRAL POINT OR	2022-17380	0.17	127,920	63,700	191,620	335,000	May-22	2	57
3	01	000	101	131	30B	10137721	372W03AD 07000	829 HAZEL ST CENTRAL POINT OR	2022-30266	0.17	139,450	55,870	195,320	339,000	Oct-22	3	58
3	02	000	101	131	30B	10142954	372W10AC 02000	102 CORCORAN LN CENTRAL POINT OR	2022-479	0.21	129,690	65,130	194,820	333,000	Jan-22	4	59
3	02	000	101	131	30B	10179391	372W11CA 04500	845 FIFTH ST S CENTRAL POINT OR	2022-17388	0.20	129,920	87,860	217,780	360,000	May-22	5	60
3	01	000	101	131	30B	10146867	372W11BD 01500	489 GRAND AVE CENTRAL POINT OR	2022-17417	0.14	139,450	52,720	192,170	320,000	May-22	6	60
3	02	000	101	131	30B	10137634	372W03AD 06200	890 THIRD ST N CENTRAL POINT OR	2022-3988	0.54	170,100	45,130	215,230	350,000	Jan-22	7	61
3	01	000	101	121	30B	10146834	372W11BD 01200	459 GRAND AVE CENTRAL POINT OR	2023-379	0.15	139,450	28,250	167,700	277,000	Dec-22	8	61
3	01	000	101	131	30A	10134994	372W02CD 05700	160 BIGHAM DR CENTRAL POINT OR	2022-8540	0.19	137,450	71,730	209,180	339,100	Mar-22	9	62
3	02	000	101	131	30A	10135826	372W03AC 00116	210 VICTORIA WAY CENTRAL POINT OR	2022-20673	0.25	129,920	98,190	228,110	369,900	Jun-22	10	62
3	01	000	101	131	30B	10134902	372W02CD 04800	157 SEVENTH ST S CENTRAL POINT OR	2022-8159	0.18	142,470	44,810	187,280	299,000	Feb-22	11	63
3	02	000	101	131	30B	10142565	372W10AB 06000	112 GLENN WAY CENTRAL POINT OR	2022-9197	0.18	129,920	101,830	231,750	370,000	Mar-22	12	63
3	01	000	101	138	30A	10132610	372W02CB 01900	360 SEVENTH ST N CENTRAL POINT OR	2022-17996	0.18	137,450	54,380	191,830	305,000	Jun-22	13	63
3	02	000	101	131	30A	10136733	372W03AC 07300	1009 COMET AVE CENTRAL POINT OR	2022-5567	0.23	129,920	70,910	200,830	314,000	Feb-22	14	64
3	02	000	101	131	30B	10142727	372W10AC 01500	355 PINE ST W CENTRAL POINT OR	2022-7615	0.32	66,950	141,130	208,080	319,000	Mar-22	15	65
3	01	000	101	131	30B	10134360	372W02CC 10900	646 OAK ST CENTRAL POINT OR	2022-27021	0.18	139,450	52,730	192,180	295,000	Sep-22	16	65
3	02	000	101	131	30B	10137121	372W03AD 01300	1155 FIFTH ST N CENTRAL POINT OR	2022-19165	0.20	126,920	118,690	245,610	370,000	Jun-22	17	66
3	02	000	101	131	30B	10135402	372W03AA 01500	1141 VISTA DR CENTRAL POINT OR	2022-13414	0.18	129,920	93,920	223,840	330,000	Apr-22	18	68
3	01	000	101	131	30A	10144866	372W11BA 00600	765 ASH ST CENTRAL POINT OR	2022-5056	0.11	139,450	52,540	191,990	280,000	Feb-22	19	69
3	02	000	101	131	33	10614066	372W10AB 02800	561 PALO VERDE WAY CENTRAL POINT OR	2022-12332	0.21	129,920	133,080	263,000	380,000	Apr-22	20	69
3	02	000	101	131	30A	10613947	372W10BA 01000	631 PALO VERDE WAY CENTRAL POINT OR	2022-23774	0.26	129,310	138,550	267,860	386,000	Jul-22	21	69
3	02	000	101	131	33	10615701	372W10DA 02600	532 GLENN WAY CENTRAL POINT OR	2022-30485	0.20	129,920	126,000	255,920	373,000	Oct-22	22	69
3	02	000	101	131	30A	10138491	372W03DA 00800	568 SIXTH ST N CENTRAL POINT OR	2022-2450	0.15	127,920	58,280	186,200	266,000	Jan-22	23	70
3	02	000	101	131	30A	10691081	372W11CB 01500	1410 TIMOTHY ST CENTRAL POINT OR	2022-3270	0.22	116,060	132,570	248,630	349,000	Jan-22	24	71
3	02	000	101	131	30B	10691300	372W11CB 03200	650 FARNSWORTH DR CENTRAL POINT OR	2022-13500	0.19	127,920	130,310	258,230	362,500	Apr-22	25	71
3	02	000	101	131	30A	10136620	372W03AC 06200	107 KINGS WAY CENTRAL POINT OR	2022-24391	0.25	129,920	65,800	195,720	275,000	Aug-22	26	71
3	01	000	101	131	30A	10145384	372W11BA 03301	575 BUSH ST CENTRAL POINT OR	2022-25982	0.15	137,450	103,680	241,130	339,900	Aug-22	27	71
3	03	000	101	131	30B	10555023	372W03AB 03000	4065 CRESTWOOD CIR CENTRAL POINT OR	2022-14600	0.21	120,210	122,430	242,640	335,000	Apr-22	28	72
3	02	000	101	131	30A	10136379	372W03AC 03700	1010 CROWN AVE CENTRAL POINT OR	2022-17547	0.25	129,920	146,770	276,690	385,000	May-22	29	72
3	01	000	101	131	30A	10134611	372W02CD 01800	1015 OAK ST CENTRAL POINT OR	2022-26716	0.14	137,450	76,910	214,360	297,330	Aug-22	30	72
3	02	000	101	131	30A	10136506	372W03AC 05000	204 WINDSOR WAY CENTRAL POINT OR	2022-28518	0.24	127,920	100,290	228,210	315,000	Sep-22	31	72
3	02	000	101	131	30B	10613996	372W10AB 02000	601 PALO VERDE WAY CENTRAL POINT OR	2022-6658	0.25	129,920	167,420	297,340	405,000	Feb-22	32	73

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Included Sales

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3	01	000	101	131	33	10141023	372W03DD 07900	347 MANZANITA ST CENTRAL POINT OR	2022-5619	0.13	137,450	106,370	243,820	329,000	Feb-22	33	74
3	02	000	101	131	30A	10143811	372W10BD 02500	496 PINE ST W CENTRAL POINT OR	2022-30075	0.23	116,060	162,200	278,260	377,900	Oct-22	34	74
3	02	000	101	131	30A	10137090	372W03AD 01000	96 VICTORIA WAY CENTRAL POINT OR	2022-6917	0.20	129,920	128,960	258,880	345,000	Feb-22	35	75
3	02	000	101	131	30A	10615443	372W11CC 10200	1480 BEALL LN CENTRAL POINT OR	2022-21863	0.18	118,060	167,020	285,080	379,000	Jul-22	36	75
3	01	000	101	131	30A	10567135	372W11BA 00703	715 ASH ST CENTRAL POINT OR	2022-26844	0.16	136,450	132,890	269,340	360,000	Aug-22	37	75
3	02	000	101	131	30A	10553924	372W11CA 06300	1000 ROSE VALLEY DR CENTRAL POINT OR	2022-17500	0.21	131,920	152,470	284,390	375,000	May-22	38	76
3	02	000	101	131	30A	10205150	372W11BD 06500	710 FREEMAN RD CENTRAL POINT OR	2022-18721	0.23	131,920	152,750	284,670	376,000	May-22	39	76
3	02	000	101	131	30B	10800488	372W10DA 08000	1736 TARA CIR CENTRAL POINT OR	2022-17539	0.19	127,920	162,240	290,160	382,000	May-22	40	76
3	02	000	101	131	30A	10132131	372W02BC 00112	1120 TEMPLE DR CENTRAL POINT OR	2022-29303	0.17	129,920	150,560	280,480	370,000	Sep-22	41	76
3	02	000	101	131	30A	10774463	372W10DB 01300	326 JOSEPH ST CENTRAL POINT OR	2022-13408	0.18	127,920	162,480	290,400	375,000	Apr-22	42	77
3	02	000	101	131	30A	10137245	372W03AD 02500	1115 FIFTH ST N CENTRAL POINT OR	2022-14914	0.20	127,920	123,550	251,470	325,000	Apr-22	43	77
3	02	000	101	131	30A	10578630	372W11AC 06100	736 HEMLOCK AVE CENTRAL POINT OR	2022-14905	0.18	132,690	169,870	302,560	393,000	May-22	44	77
3	02	000	101	141	33	10138272	372W02BC 02100	1130 ARROYO DR CENTRAL POINT OR	2022-19251	0.19	131,920	179,530	311,450	405,000	Jun-22	45	77
3	02	000	101	131	30A	10614343	372W10BA 01800	630 PALO VERDE WAY CENTRAL POINT OR	2022-817	0.20	129,920	183,570	313,490	404,000	Jan-22	46	78
3	02	000	101	131	33	10132075	372W02BC 00106	711 HERMOSA DR CENTRAL POINT OR	2022-14001	0.17	127,920	145,180	273,100	350,000	Apr-22	47	78
3	02	000	101	131	30A	10615079	372W10AD 01900	317 GLENN WAY CENTRAL POINT OR 97525	2022-22750	0.20	129,920	146,130	276,050	352,200	Jul-22	48	78
3	02	000	101	131	30A	10613921	372W10BA 00800	643 PALO VERDE WAY CENTRAL POINT OR	2022-27897	0.20	127,920	149,190	277,110	355,000	Sep-22	49	78
3	02	000	101	131	33	10613881	372W10BA 00400	2051 TAYLOR RD CENTRAL POINT OR	2022-20447	0.21	131,920	147,900	279,820	355,000	Jun-22	50	79
3	02	000	101	131	30A	10137245	372W03AD 02500	1115 FIFTH ST N CENTRAL POINT OR	2022-24140	0.20	127,920	123,550	251,470	320,000	Aug-22	51	79
3	02	000	101	132	33	10555391	372W11CA 02800	1115 ROSE VALLEY DR CENTRAL POINT OR	2022-28104	0.19	129,920	206,170	336,090	425,000	Sep-22	52	79
3	02	000	101	131	30B	10144671	372W10BD 08700	108 VINCENT AVE CENTRAL POINT OR	2022-33434	0.22	129,920	145,470	275,390	350,000	Nov-22	53	79
3	03	000	101	131	30B	10706139	372W11AC 08000	880 JUANITA WAY CENTRAL POINT OR	2022-3236	0.14	120,210	162,520	282,730	355,000	Jan-22	54	80
3	02	000	101	131	30A	10613872	372W10BA 00300	2041 TAYLOR RD CENTRAL POINT OR	2022-6370	0.21	131,920	125,680	257,600	322,000	Feb-22	55	80
3	03	000	101	131	30B	10853189	372W11AD 06808	931 FAIRFIELD CIR CENTRAL POINT OR	2022-13347	0.21	120,210	167,930	288,140	360,000	Apr-22	56	80
3	03	000	101	131	30B	10915468	372W03AA 04107	1420 VISTA DR CENTRAL POINT OR	2022-22501	0.14	82,520	194,140	276,660	345,000	Jul-22	57	80
3	03	000	101	131	30B	10624361	372W03BA 01808	1814 MARYS WAY CENTRAL POINT OR	2022-9820	0.18	142,330	141,690	284,020	350,000	Mar-22	58	81
3	02	000	101	141	30B	10578541	372W11AC 05200	655 ROSE VALLEY CT CENTRAL POINT OR	2022-19381	0.24	129,920	204,560	334,480	415,000	Jun-22	59	81
3	02	000	101	131	30A	10137065	372W03AD 00700	1207 TENTH ST N CENTRAL POINT OR	2022-25081	0.18	129,920	132,630	262,550	320,000	Aug-22	60	82
3	02	000	101	131	30B	10813431	372W10DA 09400	1775 JESSICA CIR CENTRAL POINT OR	2022-32470	0.21	127,920	182,570	310,490	379,000	Oct-22	61	82
3	02	000	101	131	30B	10795442	372W10DA 04800	522 DANIEL ST CENTRAL POINT OR	2022-32240	0.14	129,920	156,740	286,660	350,000	Nov-22	62	82
3	03	000	101	131	30B	10887185	372W11DA 00147	1132 COACHMAN DR CENTRAL POINT OR 97	2022-21755	0.17	120,210	187,920	308,130	369,900	Jul-22	63	83
3	03	000	101	131	30B	10845565	372W12BC 00400	1107 JUANITA WAY CENTRAL POINT OR	2022-26790	0.18	122,210	173,610	295,820	354,900	Aug-22	64	83

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3	02	000	101	131	30A	10142905	372W10AC 05700	203 CORCORAN LN CENTRAL POINT OR	2022-17433	0.22	132,690	167,980	300,670	360,000	May-22	65	84
3	01	000	101	131	33	10140597	372W03DD 03800	331 LAUREL ST CENTRAL POINT OR	2022-17028	0.18	137,450	98,290	235,740	280,000	May-22	66	84
3	03	000	101	131	30B	10813601	372W10DD 01100	733 GLENN WAY CENTRAL POINT OR	2022-19537	0.20	118,210	182,860	301,070	360,000	Jun-22	67	84
3	01	000	101	138	33	10132799	372W02CB 03600	712 MAPLE ST CENTRAL POINT OR	2022-27030	0.18	141,450	192,670	334,120	399,000	Sep-22	68	84
3	03	000	101	131	30B	10984400	372W03AC 00144	120 AURORA LN CENTRAL POINT OR 97502	2022-22583	0.14	120,210	241,700	361,910	422,800	Jul-22	69	86
3	03	000	101	141	30A	10921867	372W01BB 00600	1310 HAWTHORNE WAY CENTRAL POINT OR	2022-8507	0.20	122,210	209,870	332,080	380,000	Mar-22	70	87
3	01	000	101	121	30A	10145546	372W11BB 01500	121 THIRD ST S CENTRAL POINT OR	2022-10387	0.09	139,450	79,170	218,620	250,000	Mar-22	71	87
3	03	000	101	131	30B	10943178	372W10DA 00503	1215 LINDSEY CT CENTRAL POINT OR	2022-26692	0.18	120,210	206,550	326,760	375,000	Aug-22	72	87
3	03	000	101	131	30B	10875983	372W12BC 01238	1138 WHITE CHAPEL DR CENTRAL POINT OR	2022-2197	0.28	123,980	204,870	328,850	375,000	Jan-22	73	88
3	03	000	101	141	33	10836495	372W12CB 05400	1183 GLENGROVE AVE CENTRAL POINT OR	2022-8150	0.18	122,210	190,380	312,590	355,000	Mar-22	74	88
3	03	000	101	131	30B	10853405	372W11DA 00207	934 PITVIEW AVE E CENTRAL POINT OR 975	2022-14682	0.17	120,210	196,680	316,890	361,000	Apr-22	75	88
3	03	000	101	131	33	10853413	372W11DA 00208	1121 MARILEE ST CENTRAL POINT OR 97501	2022-4010	0.15	120,210	206,320	326,530	368,900	Jan-22	76	89
3	02	000	101	231	30B	10142003	372W10AA 07000	160 S HASKELL ST CENTRAL POINT OR 97502	2022-8808	0.39	188,120	434,690	622,810	700,000	Mar-22	77	89
3	02	000	101	131	30A	10951499	372W02AA 03700	1142 HAWK DR CENTRAL POINT OR	2022-10176	0.15	129,920	190,250	320,170	360,000	Mar-22	78	89
3	03	000	101	142	30A	10191986	362W34D0 00217	5267 TERESA WAY CENTRAL POINT OR	2022-18855	0.51	167,430	470,270	637,700	715,000	Jun-22	79	89
3	03	000	101	141	30A	10862666	372W11DA 00239	865 FOREST GLEN DR CENTRAL POINT OR 97	2022-20099	0.17	122,210	256,110	378,320	425,000	Jun-22	80	89
3	02	000	101	141	30A	10939550	372W10BA 09901	159 NOEL CIR CENTRAL POINT OR	2022-16318	0.19	131,920	265,150	397,070	440,000	May-22	81	90
3	03	000	101	141	30A	10853618	372W11DA 00228	1132 MARILEE ST CENTRAL POINT OR 97501	2022-17415	0.16	120,210	221,840	342,050	382,000	May-22	82	90
3	03	000	101	141	30A	10920114	372W03BA 06200	1848 NORTHWOOD DR CENTRAL POINT OR	2022-18254	0.14	122,210	247,160	369,370	410,000	Jun-22	83	90
3	03	000	101	148	30A	10960761	372W01BC 05500	646 MEADOWBROOK DR CENTRAL POINT OR	2022-20395	0.21	122,210	441,900	564,110	625,000	Jun-22	84	90
3	02	000	101	131	30B	10920350	372W11DB 05100	853 GREENLEAF LN CENTRAL POINT OR 9750	2022-30210	0.21	131,920	215,310	347,230	384,000	Oct-22	85	90
3	03	000	101	141	30A	10952868	372W01CA 00913	209 ORCHARDVIEW CIR CENTRAL POINT OR	2022-6486	0.18	122,210	331,660	453,870	500,000	Feb-22	86	91
3	02	000	101	131	30A	10951344	372W02AA 05200	1107 PHEASANT WAY CENTRAL POINT OR	2022-6870	0.15	131,920	205,780	337,700	370,000	Feb-22	87	91
3	03	000	101	141	33	10920082	372W03BA 05900	1858 NORTHWOOD DR CENTRAL POINT OR	2022-7592	0.15	122,210	260,940	383,150	419,000	Mar-22	88	91
3	03	000	101	141	30A	10923235	372W01BC 00800	2403 BEEBE RD CENTRAL POINT OR	2022-15385	0.19	97,090	272,030	369,120	405,000	May-22	89	91
3	02	000	101	131	30A	10578362	372W11AC 03400	660 HOPKINS RD CENTRAL POINT OR	2022-23968	0.19	118,060	209,100	327,160	360,000	Jul-22	90	91
3	02	000	101	131	30B	10614017	372W10AB 02200	591 PALO VERDE WAY CENTRAL POINT OR	2022-1720	0.22	129,920	131,990	261,910	286,000	Jan-22	91	92
3	02	000	101	131	33	10951610	362W35DD 03800	1907 GREEN VALLEY WAY CENTRAL POINT OR	2022-19242	0.14	129,920	191,010	320,930	348,000	Jun-22	92	92
3	03	000	101	141	30B	10844561	372W10DB 08201	3439 SNOWY BUTTE LN CENTRAL POINT OR	2022-22517	0.27	124,720	308,190	432,910	472,000	Jul-22	93	92
3	03	000	101	131	30A	10941193	372W03BB 03409	120 WILLOW BEND WAY CENTRAL POINT OR	2022-26528	0.18	122,210	208,530	330,740	360,000	Aug-22	94	92
3	03	000	101	141	33	10947771	362W36CC 00126	2307 JEREMY ST CENTRAL POINT OR	2022-34837	0.18	122,210	288,510	410,720	447,500	Dec-22	95	92
3	03	000	101	141	30A	10920091	372W03BA 06000	1856 NORTHWOOD DR CENTRAL POINT OR	2022-9264	0.15	122,210	262,880	385,090	416,000	Mar-22	96	93

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3	03	000	101	141	33	10984407	372W03AC 00151	234 AURORA LN CENTRAL POINT OR 97502	2022-24759	0.14	122,210	281,620	403,830	435,000	Aug-22	97	93
3	03	000	101	131	30B	10695091	372W11AC 06409	3561 BURSELL RD CENTRAL POINT OR	2022-891	0.19	122,210	210,030	332,240	355,000	Jan-22	98	94
3	02	000	101	131	30A	10945876	372W01BB 04300	2327 NEW HAVEN DR CENTRAL POINT OR	2022-6392	0.10	129,920	180,020	309,940	328,000	Feb-22	99	94
3	03	000	101	141	33	10921575	362W36CC 02200	2632 ST JAMES WAY CENTRAL POINT OR	2022-8544	0.19	122,210	317,110	439,320	465,000	Mar-22	100	94
3	03	000	101	141	30A	10968459	362W36CC 03902	2578 RABUN WAY CENTRAL POINT OR	2022-9357	0.18	122,210	329,270	451,480	479,000	Mar-22	101	94
3	03	000	101	141	30A	10875675	372W12BC 01208	1015 FAIRFIELD AVE CENTRAL POINT OR	2022-22114	0.19	122,210	261,580	383,790	408,900	Jul-22	102	94
3	03	000	101	131	30A	10875845	372W12BC 01224	1153 WHITE CHAPEL DR CENTRAL POINT OR	2022-25501	0.30	126,490	242,170	368,660	393,000	Aug-22	103	94
3	03	000	101	141	33	10921500	362W36CC 01500	2593 ST JAMES WAY CENTRAL POINT OR	2022-26074	0.18	118,210	269,670	387,880	412,250	Aug-22	104	94
3	02	000	101	131	30A	10950997	372W02AA 08700	2114 LARA LN CENTRAL POINT OR 97502	2022-29367	0.13	129,920	178,370	308,290	328,500	Sep-22	105	94
3	03	000	101	142	33	10977600	372W11CC 09504	713 ISHERWOOD DR CENTRAL POINT OR 975	2022-13836	0.11	120,210	300,350	420,560	445,000	Apr-22	106	95
3	02	000	101	142	30B	10142348	372W10AB 01700	1957 TAYLOR RD CENTRAL POINT OR 97502	2022-18755	0.24	131,920	339,030	470,950	495,000	Jun-22	107	95
3	03	000	101	141	33	10845824	372W11AD 05900	916 JUANITA WAY CENTRAL POINT OR	2022-19137	0.19	122,210	252,180	374,390	395,840	Jun-22	108	95
3	02	000	101	131	30A	10945916	372W01BB 03900	2343 NEW HAVEN DR CENTRAL POINT OR	2022-3976	0.10	129,920	186,300	316,220	330,000	Feb-22	109	96
3	03	000	101	141	30A	10976602	372W11CC 03400	858 S HASKELL ST CENTRAL POINT OR 97502	2022-18817	0.11	122,210	248,030	370,240	385,000	Jun-22	110	96
3	03	000	101	141	30A	10943283	372W10DA 00514	1224 ROCHELLE CT CENTRAL POINT OR	2022-484	0.16	109,650	243,390	353,040	363,000	Jan-22	111	97
3	03	000	101	141	33	10953027	372W01CA 00929	2902 BROOKDALE DR CENTRAL POINT OR	2022-13287	0.17	122,210	293,280	415,490	428,000	Apr-22	112	97
3	02	000	101	131	30B	10138175	372W03AD 09222	1010 TENTH ST N CENTRAL POINT OR	2022-13897	0.18	129,920	138,060	267,980	277,000	Apr-22	113	97
3	03	000	101	141	30A	10853260	372W11AD 06816	1004 FAIRFIELD CIR CENTRAL POINT OR	2022-15219	0.16	120,210	243,450	363,660	375,000	May-22	114	97
3	03	000	101	151	30A	10709671	362W34C0 03802	5247 DOBROT WAY CENTRAL POINT OR	2022-18021	0.94	206,340	417,670	624,010	645,000	Jun-22	115	97
3	03	000	101	141	30A	10624483	372W03BA 01820	1810 NANCY AVE CENTRAL POINT OR	2022-27856	0.23	142,330	216,860	359,190	370,000	Sep-22	116	97
3	02	000	109	952	16B	10945641	372W01BB 06600	2310 LARA LN CENTRAL POINT OR	2022-29919	0.13	129,920	183,780	313,700	323,000	Sep-22	117	97
3	02	000	101	141	33	10555658	372W11CA 07500	1210 FREEMAN RD CENTRAL POINT OR	2022-2374	0.23	157,630	194,390	352,020	360,000	Jan-22	118	98
3	02	000	101	141	33	10555658	372W11CA 07500	1210 FREEMAN RD CENTRAL POINT OR	2022-9093	0.23	157,630	194,390	352,020	360,000	Mar-22	119	98
3	03	000	101	141	30A	10976661	372W11CC 09300	170 ALTA LN CENTRAL POINT OR 97502	2022-17348	0.13	120,210	251,530	371,740	380,000	May-22	120	98
3	03	000	101	141	33	10978558	372W01CB 00409	2517 BROOKDALE DR CENTRAL POINT OR 97	2022-17677	0.09	118,210	259,100	377,310	385,000	May-22	121	98
3	03	000	101	141	33	10882308	372W12CB 07900	1140 MAYFAIR PL CENTRAL POINT OR	2022-19708	0.35	139,770	385,230	525,000	535,000	Jun-22	122	98
3	03	000	101	141	33	10862788	372W11DB 03100	848 FOREST GLEN DR CENTRAL POINT OR 97	2022-21842	0.25	122,210	359,010	481,220	490,000	Jul-22	123	98
3	03	000	191	132	33	10913175	372W01BB 00900	4957 HAMRICK RD CENTRAL POINT OR	2022-8804	0.64	169,200	276,620	445,820	450,000	Mar-22	124	99
3	03	000	101	141	30A	10923276	372W01BC 01200	2610 BEEBE RD CENTRAL POINT OR	2022-11739	0.23	104,290	476,720	581,010	585,000	Apr-22	125	99
3	02	000	101	131	33	10774538	372W10DB 00600	340 JOSEPH ST CENTRAL POINT OR	2022-21036	0.14	129,920	181,920	311,840	314,900	Jun-22	126	99
3	02	000	101	141	30B	11009257	372W10AB 05101	166 NADINE LN CENTRAL POINT OR	2022-2919	0.27	134,690	309,310	444,000	445,000	Jan-22	127	100
3	03	000	101	141	30A	10977615	372W11CC 09519	834 ISHERWOOD DR CENTRAL POINT OR 975	2022-9384	0.11	120,210	257,530	377,740	375,000	Mar-22	128	101

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	02	000	109	963	16A	10142389	372W10AB 04900	446 PINE ST W CENTRAL POINT OR	2022-23140	0.41	157,630	354,510	512,140	505,000	Jul-22	129	101
3	03	000	101	142	30A	10918329	372W12CB 07119	1199 WEDGEWOOD DR CENTRAL POINT OR	2022-26287	0.19	122,210	327,550	449,760	447,000	Aug-22	130	101
3	02	000	109	952	16B	10945616	372W01BB 06900	2322 LARA LN CENTRAL POINT OR	2022-30412	0.13	129,920	168,650	298,570	294,000	Oct-22	131	102
3	03	000	101	141	30B	10998461	372W01BA 00516	207 SINGING GRASS DR CENTRAL POINT OR	2022-30505	0.15	122,210	318,420	440,630	432,500	Oct-22	132	102
3	03	000	101	141	30A	10918416	372W12BC 01406	1151 WEDGEWOOD DR CENTRAL POINT OR	2022-8202	0.18	122,210	249,030	371,240	360,000	Feb-22	133	103
3	03	000	101	142	33	10983155	372W11DB 06511	974 COVINGTON CT CENTRAL POINT OR 975	2022-19019	0.15	122,210	400,240	522,450	505,000	Jun-22	134	103
3	02	000	101	141	30B	10578313	372W11AC 02900	732 SANDRA LN CENTRAL POINT OR	2022-8356	0.18	131,920	215,720	347,640	335,000	Mar-22	135	104
3	03	000	101	141	30A	10915997	372W03AA 04004	1024 LATHROP DR CENTRAL POINT OR	2022-14704	0.35	132,770	310,650	443,420	425,000	May-22	136	104
3	03	000	101	141	30A	10998450	372W01BA 00505	214 SINGING GRASS DR CENTRAL POINT OR	2022-22215	0.14	122,210	318,420	440,630	425,000	Jul-22	137	104
3	03	000	101	141	30A	10976593	372W11CC 02500	744 IVERN DR CENTRAL POINT OR 97502	2022-4050	0.11	120,210	252,910	373,120	356,000	Jan-22	138	105
3	03	000	101	142	30A	10980119	372W11AD 06504	1078 CATHEDRAL WAY CENTRAL POINT OR	2022-10152	0.09	120,210	352,720	472,930	450,000	Mar-22	139	105
3	02	000	101	132	30A	10907416	372W11AA 06000	541 BRITNI LN CENTRAL POINT OR	2022-36077	0.13	129,920	204,620	334,540	320,000	Dec-22	140	105
3	03	000	101	141	30A	10977605	372W11CC 09509	823 ISHERWOOD DR CENTRAL POINT OR 975	2022-5078	0.11	120,210	252,070	372,280	350,000	Feb-22	141	106
3	03	000	101	141	33	11010547	372W11AC 00106	949 HEMLOCK AVE CENTRAL POINT OR	2022-24645	0.14	122,210	353,230	475,440	450,000	Aug-22	142	106
3	02	000	101	131	30B	10945703	372W01BB 06000	2217 LARA LN CENTRAL POINT OR	2022-28424	0.10	129,920	186,840	316,760	300,000	Sep-22	143	106
3	03	000	101	131	30B	10624353	372W03BA 01807	1826 MARYS WAY CENTRAL POINT OR	2022-31234	0.19	142,330	202,430	344,760	325,000	Oct-22	144	106
3	03	000	101	141	33	10976589	372W11CC 02100	739 S HASKELL ST CENTRAL POINT OR 97502	2022-3443	0.11	120,210	258,980	379,190	353,000	Jan-22	145	107
3	03	000	101	141	30A	10976582	372W11CC 01400	732 IVERN DR CENTRAL POINT OR 97502	2022-4245	0.11	120,210	252,910	373,120	350,000	Feb-22	146	107
3	03	000	101	131	30A	10853189	372W11AD 06808	931 FAIRFIELD CIR CENTRAL POINT OR	2022-5701	0.21	120,210	167,930	288,140	270,000	Feb-22	147	107
3	03	000	101	142	33	11009549	372W11CB 03806	1171 LINDSEY CT CENTRAL POINT OR	2022-9523	0.09	122,210	388,130	510,340	474,900	Mar-22	148	107
3	03	000	101	141	30B	10964951	362W36CC 00172	2625 DEVONSHIRE PL CENTRAL POINT OR	2022-11283	0.19	122,210	274,790	397,000	370,000	Apr-22	149	107
3	02	000	101	141	30B	10984391	372W03AD 03005	958 CREST DR CENTRAL POINT OR 97502	2022-22971	0.15	129,920	275,390	405,310	378,000	Jul-22	150	107
3	03	000	101	141	30B	10695156	372W11AC 06415	3497 EDELLA ST CENTRAL POINT OR	2022-25188	0.19	120,210	246,390	366,600	335,000	Aug-22	151	109
3	03	000	101	142	33	10976978	372W11AC 00406	1037 KENSINGTON CT CENTRAL POINT OR 9	2022-25516	0.18	122,210	431,060	553,270	508,000	Aug-22	152	109
3	03	000	101	141	30A	11009540	372W11CB 03708	1186 LINDSEY CT CENTRAL POINT OR	2022-3258	0.10	122,210	344,700	466,910	424,045	Jan-22	153	110
3	03	000	101	151	33	11010544	372W11AC 00103	767 SYDNEY CT CENTRAL POINT OR	2022-8921	0.17	122,210	363,250	485,460	440,000	Feb-22	154	110
3	03	000	101	141	30B	10845484	372W11AD 05000	944 JUANITA WAY CENTRAL POINT OR	2022-26134	0.17	122,210	210,570	332,780	303,000	Aug-22	155	110
3	03	000	101	141	30B	10977609	372W11CC 09513	831 ISHERWOOD DR CENTRAL POINT OR 975	2022-15757	0.11	120,210	245,080	365,290	330,000	May-22	156	111
3	02	000	109	952	16A	10945746	372W01BB 05600	2315 LARA LN CENTRAL POINT OR	2022-27173	0.10	127,920	187,360	315,280	285,000	Sep-22	157	111
3	03	000	101	142	30B	10922871	372W01CA 03500	307 MEADOWBROOK DR CENTRAL POINT OR	2022-8486	0.34	133,510	479,740	613,250	550,000	Mar-22	158	112
3	03	000	100		30B	10813644	372W10DB 09400	884 HOLLEY WAY CENTRAL POINT OR	2022-12768	0.27	96,720	0	96,720	85,000	Mar-22	159	114
3	02	000	109	963	16A	10946304	372W02AA 01700	2122 LARA LN CENTRAL POINT OR	2022-2386	0.13	127,920	243,640	371,560	322,500	Jan-22	160	115

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	03	000	101	141	33	10976586	372W11CC 01800	735 S HASKELL ST CENTRAL POINT OR 97502	2022-874	0.11	122,210	285,920	408,130	353,000	Jan-22	161	116
3	03	000	101	151	30B	10813644	372W10DB 09400	884 HOLLEY WAY CENTRAL POINT OR	2022-33669	0.27	124,720	417,260	541,980	465,000	Nov-22	162	117
3	03	000	101	142	33	11009551	372W11CB 03808	555 S HASKELL ST CENTRAL POINT OR	2022-23838	0.09	122,210	350,540	472,750	400,000	Jul-22	163	118
3	02	000	109	962	16A	10946037	372W01BB 02700	2253 EVAN WAY CENTRAL POINT OR	2022-24159	0.12	129,920	176,040	305,960	255,000	Aug-22	164	120
3	02	000	101	132	30B	10985220	372W11DB 06302	3286 BURSELL RD CENTRAL POINT OR 97502	2022-4454	0.10	126,920	229,750	356,670	288,000	Feb-22	165	124
3	03	000	101	151	30B	11010551	372W11AC 00110	901 HEMLOCK AVE CENTRAL POINT OR	2022-7566	0.18	122,210	398,260	520,470	400,000	Feb-22	166	130
3	03	000	101	141	30A	10202754	372W11DA 06900	721 PITTVIEW AVE CENTRAL POINT OR	2022-35204	0.89	506,590	207,990	714,580	500,000	Dec-22	167	143

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	04	000	2023		CP ABOVE AVER	101	3	04	000	2023	42	CP ABOVE AVER

Adjustment Calculation Summary

Sample - Number of Sales	42
Population - Number of Accounts	671
Sales as a percentage of the Population	6.26%
<i>Prior Year Population Values</i>	
Land Rmv	69,518,500
OSD RMV	11,620,990
Improvement RMV	264,245,380
Farm Improvement RMV	0
Selected Ratio From Sales	99
RMV Adjustment	100
Before Ratio	99
Overall Adjustment Factor	101
Land Adjustment Factor	101
OSD Adjustment Factor	100
Improvement Adjustment Factor	102
Farm Improvement Factor	100
After Ratio	100

Explanation

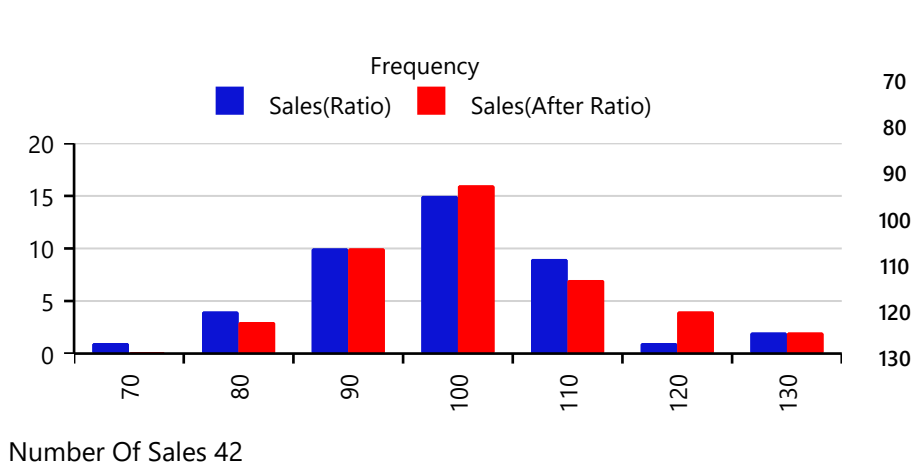
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

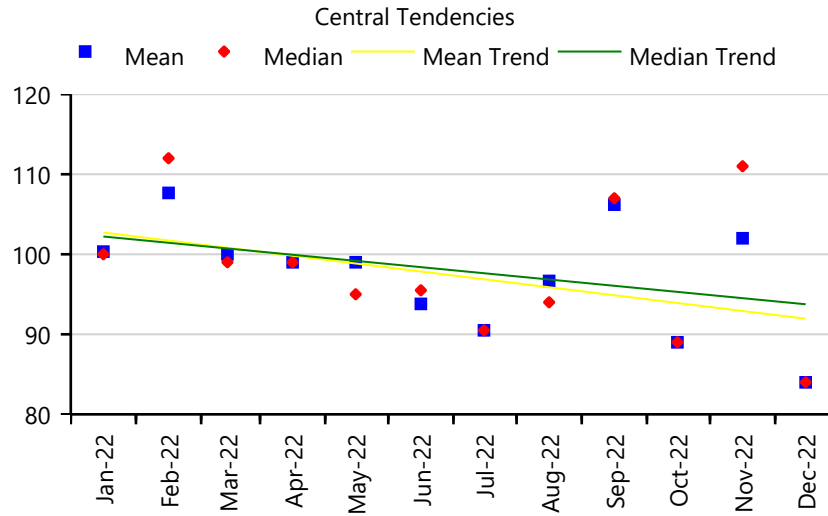
	2023	2022	2021	2020	2019
COD	9.77	5.63	5.97*	7.59*	9.23*
PRD	1.00	1.00	0.99*	1.00*	0.99*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	97	98
AAD	9.36	9.57
COD	9.70	9.77
Mean	99	100
SD	12.34	12.52
COV	12.53	12.51
Wtd Mean	99	101
GeoMean	98	99
PRD	1.00	1.00
95% Confidence	3.73	3.79



Month	Mean	Median	Sales
Jan-22	100	100	3
Feb-22	108	112	3
Mar-22	100	99	5
Apr-22	99	99	2
May-22	99	95	4
Jun-22	94	96	10
Jul-22	91	91	2
Aug-22	97	94	3
Sep-22	106	107	5
Oct-22	89	89	1
Nov-22	102	111	3
Dec-22	84	84	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	04	000	101	131	30B	10201425	372W10BC 02300	3634 GRANT RD CENTRAL POINT/COUNTY O	2022-7907	0.33	133,820	147,040	280,860	380,000	Mar-22	1	74
3	04	000	101	141	33	10813936	372W10DB 04200	124 JUSTIN CT CENTRAL POINT OR	2022-20530	0.18	125,780	307,140	432,920	565,000	Jun-22	2	77

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	04	000	101	141	33	10932447	372W10BC 02003	573 BLUE HERON DR CENTRAL POINT OR	2022-32302	0.23	125,780	303,490	429,270	540,000	Nov-22	3	79
3	04	000	101	142	30B	10824472	372W10DB 09508	814 BRANDON ST CENTRAL POINT OR	2022-18843	0.19	123,780	314,190	437,970	520,000	Jun-22	4	84
3	04	000	101	141	33	10814063	372W10DB 05600	656 BRANDON ST CENTRAL POINT OR	2022-35376	0.25	125,780	328,550	454,330	540,000	Dec-22	5	84
3	04	000	101	141	30B	10908867	372W10BB 00501	582 MITCHELL'S WAY CENTRAL POINT OR	2022-18655	0.23	123,780	281,970	405,750	465,000	Jun-22	6	87
3	04	000	101	141	30B	10814243	372W10DB 07900	258 TIFFANY AVE CENTRAL POINT OR	2022-24423	0.29	127,000	348,820	475,820	545,000	Aug-22	7	87
3	04	000	101	141	33	10918554	372W10CB 01600	768 JEAN LOUISE CIR CENTRAL POINT OR	2022-10688	0.23	125,780	300,160	425,940	486,000	Mar-22	8	88
3	04	000	101	141	30B	10875421	372W10CA 08100	811 ANNALEE DR CENTRAL POINT OR	2022-22579	0.18	125,780	295,880	421,660	480,000	Jul-22	9	88
3	04	000	101	152	30B	10977738	372W10CB 02210	542 QUAIL CT CENTRAL POINT OR 97502	2022-27138	0.23	125,780	501,560	627,340	715,000	Sep-22	10	88
3	04	000	101	141	33	10843475	372W10DC 00420	930 AMANDA WAY CENTRAL POINT OR	2022-30544	0.20	121,780	293,680	415,460	469,000	Oct-22	11	89
3	04	000	101	141	33	10769174	372W10CA 02100	462 CREEKSIDE CIR CENTRAL POINT OR	2022-17464	0.20	125,780	287,860	413,640	445,800	May-22	12	93
3	04	000	101	152	30A	10977740	372W10CB 02212	562 QUAIL CT CENTRAL POINT OR 97502	2022-21202	0.26	125,080	529,100	654,180	705,000	Jul-22	13	93
3	04	000	101	142	33	10889818	372W10CD 01700	741 LYNN LN CENTRAL POINT OR	2022-20087	0.19	125,780	318,800	444,580	475,000	Jun-22	14	94
3	04	000	101	141	33	10769231	372W10CA 02700	317 BRANDON ST CENTRAL POINT OR	2022-26856	0.20	123,780	319,390	443,170	469,000	Aug-22	15	94
3	04	000	101	151	33	10814195	372W10DB 07400	213 TIFFANY AVE CENTRAL POINT OR	2022-15421	0.21	125,780	324,400	450,180	472,000	May-22	16	95
3	04	000	101	141	30A	10966466	372W01BD 07200	991 MOUNTAIN AVE N CENTRAL POINT OR	2022-17591	0.20	125,780	329,100	454,880	480,000	May-22	17	95
3	04	000	101	152	30A	10977731	372W10CB 02203	575 GREY HAWK WAY CENTRAL POINT OR 97	2022-22525	0.22	125,780	536,900	662,680	700,000	Jun-22	18	95
3	04	000	101	141	33	10814152	372W10DB 07000	155 TIFFANY AVE CENTRAL POINT OR	2022-18703	0.19	123,780	261,340	385,120	400,000	Jun-22	19	96
3	04	000	101	141	30A	10922379	372W10BC 01902	900 MENDOLIA WAY CENTRAL POINT OR	2022-20358	0.24	125,780	329,580	455,360	475,000	Jun-22	20	96
3	04	000	101	141	33	10923357	372W01BD 01500	500 RIDGEWAY AVE CENTRAL POINT OR	2022-20449	0.23	125,780	392,050	517,830	538,500	Jun-22	21	96
3	04	000	101	141	33	10889737	372W10CD 00900	791 MADISON CT CENTRAL POINT OR	2022-1778	0.18	125,780	330,560	456,340	472,000	Jan-22	22	97
3	04	000	101	142	33	10978735	372W10CA 05923	217 TRENT TERR CENTRAL POINT OR 97502	2022-5710	0.25	123,780	318,900	442,680	455,000	Feb-22	23	97
3	04	000	101	142	30A	10923746	372W01BD 06500	515 RIDGEWAY AVE CENTRAL POINT OR	2022-11527	0.23	138,820	361,570	500,390	515,000	Apr-22	24	97
3	04	000	101	141	30A	10923527	372W01BD 03200	813 WHITE OAK CIR CENTRAL POINT OR	2022-28729	0.25	125,780	402,640	528,420	539,900	Sep-22	25	98
3	04	000	101	142	30A	10889859	372W10CD 02100	746 LYNN LN CENTRAL POINT OR	2022-9888	0.20	125,780	359,750	485,530	491,000	Mar-22	26	99
3	04	000	101	152	30A	10982266	362W35DD 01220	2154 RABUN WAY CENTRAL POINT OR 97502	2022-3038	0.23	125,780	535,520	661,300	659,565	Jan-22	27	100
3	04	000	101	151	33	10918611	372W10CB 01000	765 MENDOLIA WAY CENTRAL POINT OR	2022-14796	0.19	130,780	379,630	510,410	506,000	Apr-22	28	101
3	04	000	101	152	33	10950348	372W10BC 01922	881 MENDOLIA WAY CENTRAL POINT OR	2022-19750	0.23	130,780	606,280	737,060	720,000	Jun-22	29	102
3	04	000	101	141	30A	10950232	372W10BC 01911	884 MENDOLIA WAY CENTRAL POINT OR	2022-3787	0.29	131,000	357,330	488,330	469,000	Jan-22	30	104
3	04	000	101	152	30A	10980237	362W35DD 01368	2193 JEREMY ST CENTRAL POINT OR 97502	2022-28687	0.18	123,780	541,030	664,810	620,000	Sep-22	31	107
3	04	000	101	151	30B	10982255	362W35DD 01209	2035 RABUN WAY CENTRAL POINT OR 97502	2022-28460	0.19	125,780	459,160	584,940	540,000	Sep-22	32	108
3	04	000	101	151	30A	10982250	362W35DD 01204	2165 RABUN WAY CENTRAL POINT OR 97502	2022-24345	0.19	125,780	436,420	562,200	515,900	Aug-22	33	109
3	04	000	101	152	30B	10769361	372W10CA 04900	384 BRANDON ST CENTRAL POINT OR	2022-18191	0.34	137,510	495,010	632,520	569,000	Jun-22	34	111

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	04	000	101	151	33	10843507	372W10DC 00423	830 AMANDA WAY CENTRAL POINT OR	2022-32390	0.19	123,780	335,020	458,800	415,000	Nov-22	35	111
3	04	000	101	141	30A	10875326	372W10CA 07100	701 JACKSON CR DR CENTRAL POINT OR	2022-6860	0.19	125,780	320,690	446,470	400,000	Feb-22	36	112
3	04	000	101	152	30A	10980218	362W35DD 01349	1985 RABUN WAY CENTRAL POINT OR 97502	2022-8171	0.18	125,780	656,990	782,770	692,000	Mar-22	37	113
3	04	000	101	152	30B	10980212	362W35DD 01343	1653 KENTUCKY CT CENTRAL POINT OR 9750	2022-16443	0.18	125,780	604,830	730,610	645,000	May-22	38	113
3	04	000	101	152	30B	10843515	372W10DC 00424	820 AMANDA WAY CENTRAL POINT OR	2022-5924	0.21	123,780	554,200	677,980	595,000	Feb-22	39	114
3	04	000	101	152	33	10980216	362W35DD 01347	1965 RABUN WAY CENTRAL POINT OR 97502	2022-32290	0.18	125,780	482,650	608,430	525,000	Nov-22	40	116
3	04	000	101	152	30B	10889842	372W10CD 02000	754 LYNN LN CENTRAL POINT OR	2022-7388	0.38	142,730	676,380	819,110	650,000	Mar-22	41	126
3	04	000	101	151	33	10923827	372W01BC 09600	875 MOUNTAIN AVE N CENTRAL POINT OR 9	2022-27908	0.30	130,300	545,720	676,020	520,000	Sep-22	42	130

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	05	000	2023	1	CP TWIN CREEKS	101	3	05	000	2023	45	CP TWIN CREEKS

Adjustment Calculation Summary

Sample - Number of Sales	46
Population - Number of Accounts	562
Sales as a percentage of the Population	8.19%
<i>Prior Year Population Values</i>	
Land Rmv	64,575,370
OSD RMV	6,701,940
Improvement RMV	174,960,720
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	26.22%
	61,346,602
	26.19%
	2.72%
	6,701,940
	2.86%
	71.05%
	166,212,684
	70.95%
	0
	0.00%
Selected Ratio From Sales	105
RMV Adjustment	100
Before Ratio	105
Overall Adjustment Factor	95
Land Adjustment Factor	95
OSD Adjustment Factor	100
Improvement Adjustment Factor	95
Farm Improvement Factor	100
After Ratio	100

Explanation

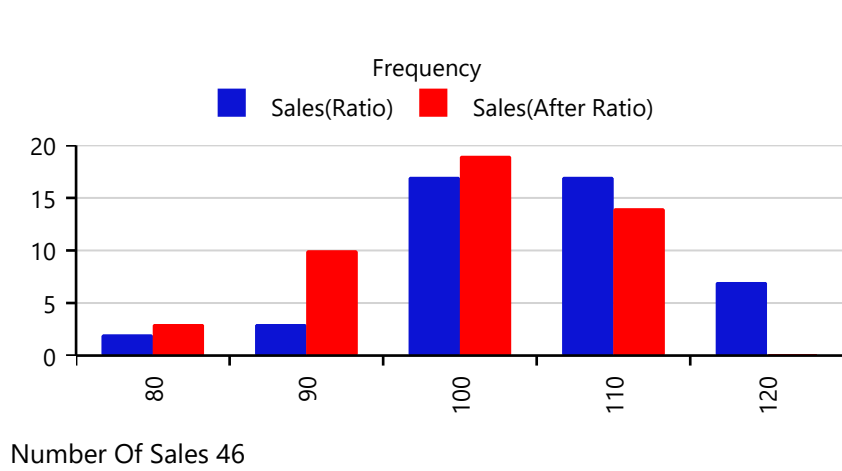
Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

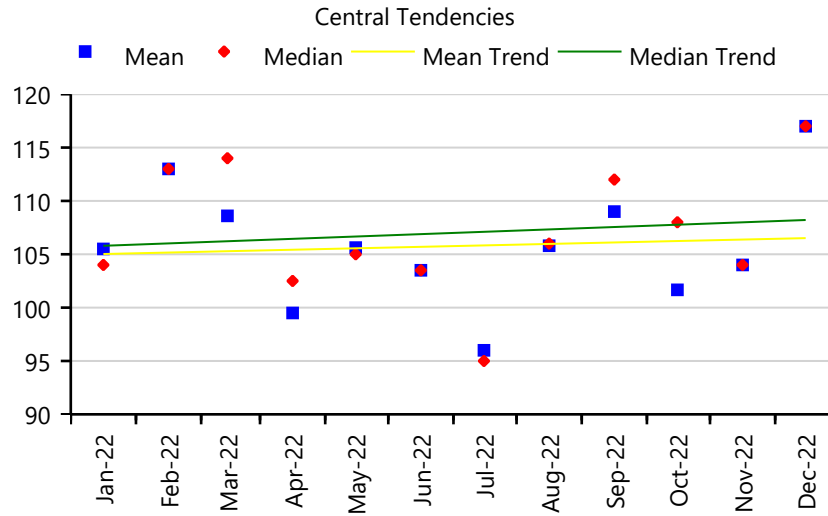
	2023	2022	2021	2020	2019
COD	7.11	6.39	6.91*	6.02*	7.91*
PRD	1.01	1.00	1.00*	1.00*	1.00*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	105	100
AAD	7.46	7.11
COD	7.10	7.11
Mean	104	99
SD	9.33	8.89
COV	8.95	8.94
Wtd Mean	104	99
GeoMean	104	99
PRD	1.01	1.01
95% Confidence	2.70	2.57



Month	Mean	Median	Sales
Jan-22	106	104	4
Feb-22	113	113	2
Mar-22	109	114	5
Apr-22	100	103	4
May-22	106	105	8
Jun-22	104	104	2
Jul-22	96	95	7
Aug-22	106	106	5
Sep-22	109	112	3
Oct-22	102	108	3
Nov-22	104	104	2
Dec-22	117	117	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	05	000	101	142	30A	10962651	372W03CD 00122	655 VALLEY OAK BLVD CENTRAL POINT OR	2022-22627	0.21	157,420	394,970	552,390	675,000	Jul-22	1	82
3	05	000	101	151	30B	11009477	372W03BC 00238	609 STONE POINTE DR CENTRAL POINT OR	2022-11093	0.17	148,010	565,340	713,350	863,572	Apr-22	2	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	05	000	100		33	11007295	372W03BB 03620	1602 RIVER RUN ST CENTRAL POINT OR	2022-23211	0.15	94,830	0	94,830	110,000	Jul-22	3	86
3	05	000	101	151	33	11007330	372W03BB 03655	1625 RIVER RUN ST CENTRAL POINT OR	2022-30496	0.18	125,800	580,120	705,920	789,617	Oct-22	4	89
3	05	000	101	151	33	11007283	372W03BB 03608	1726 RIVER RUN ST CENTRAL POINT OR	2022-22618	0.21	128,760	513,950	642,710	695,000	Jul-22	5	92
3	05	000	101	151	30A	11007300	372W03BB 03625	406 CASTLE ROCK DR CENTRAL POINT OR	2022-11001	0.14	80,900	0	80,900	85,000	Mar-22	6	95
3	05	000	101	141	30B	10633036	372W03BC 00300	1328 N HASKELL RD CENTRAL POINT OR	2022-19059	0.14	140,960	366,190	507,150	532,000	Jun-22	7	95
3	05	000	101	151	33	10981126	372W03CB 05100	1135 SHAKE DR CENTRAL POINT OR 97502	2022-23779	0.16	145,660	377,740	523,400	550,000	Jul-22	8	95
3	05	000	101	151	33	11007295	372W03BB 03620	1602 RIVER RUN ST CENTRAL POINT OR	2022-23212	0.15	122,830	436,900	559,730	575,000	Jul-22	9	97
3	05	000	101	141	30B	10978420	372W03CB 02500	1023 SANDOZ ST CENTRAL POINT OR 97502	2022-33439	0.13	138,610	317,530	456,140	469,000	Nov-22	10	97
3	05	000	101	142	33	10196968	372W03CD 02900	500 VALLEY OAK BLVD CENTRAL POINT OR	2022-15377	0.25	166,830	398,410	565,240	579,000	May-22	11	98
3	05	000	101	152	33	10981135	372W03CC 04900	813 BUCK POINT ST CENTRAL POINT OR 975	2022-26407	0.24	164,480	616,590	781,070	792,000	Aug-22	12	99
3	05	000	101	141	30B	10998386	372W03BC 00315	510 STONE POINTE DR CENTRAL POINT OR	2022-27488	0.15	143,310	344,580	487,890	495,000	Sep-22	13	99
3	05	000	101	151	33	11002058	372W03BC 00214	565 EAGLE ROCK DR CENTRAL POINT OR	2022-10676	0.13	138,610	415,010	553,620	554,000	Mar-22	14	100
3	05	000	101	151	33	11007286	372W03BB 03611	1750 RIVER RUN ST CENTRAL POINT OR	2022-11884	0.26	169,180	491,360	660,540	658,719	Apr-22	15	100
3	05	000	101	151	33	10970281	372W03CD 00311	544 SILVER CR DR CENTRAL POINT OR	2022-21729	0.20	155,070	412,890	567,960	563,000	Jul-22	16	101
3	05	000	101	141	30A	10986426	372W03BC 03000	676 GROUSE RIDGE DR CENTRAL POINT OR 9	2022-1244	0.12	136,250	340,160	476,410	465,000	Jan-22	17	102
3	05	000	101	152	33	10962715	372W03CD 00205	758 GRIFFIN OAKS DR CENTRAL POINT OR 97	2022-17535	0.11	133,900	364,770	498,670	490,000	May-22	18	102
3	05	000	101	142	30A	10981124	372W03CB 04800	924 BUCK POINT ST CENTRAL POINT OR 975	2022-17929	0.16	145,660	412,940	558,600	550,000	May-22	19	102
3	05	000	101	141	30A	10986687	372W03BD 03302	1078 N HASKELL ST CENTRAL POINT OR 9750	2022-742	0.10	131,530	291,520	423,050	409,000	Jan-22	20	103
3	05	000	101	142	30A	10978700	372W03CB 00117	1127 RUSTLER PEAK ST CENTRAL POINT OR 9	2022-16550	0.08	124,830	332,950	457,780	446,000	May-22	21	103
3	05	000	101	151	30B	11007294	372W03BB 03619	1610 RIVER RUN ST CENTRAL POINT OR	2022-24843	0.14	121,840	434,160	556,000	541,500	Aug-22	22	103
3	05	000	101	151	33	11007289	372W03BB 03614	409 SAND POINTE DR CENTRAL POINT OR	2022-2447	0.14	140,960	433,820	574,780	549,000	Jan-22	23	105
3	05	000	101	151	33	11007307	372W03BB 03632	421 CASTLE ROCK DR CENTRAL POINT OR	2022-14986	0.13	138,610	428,150	566,760	537,500	Apr-22	24	105
3	05	000	101	141	33	10970581	372W03CD 00341	407 SILVER CR DR CENTRAL POINT OR	2022-24525	0.16	143,660	267,600	411,260	386,750	Aug-22	25	106
3	05	000	101	152	33	11004284	372W03BC 00114	429 BRIDGE CREEK DR CENTRAL POINT OR	2022-6809	0.14	140,960	436,860	577,820	540,000	Feb-22	26	107
3	05	000	101	142	33	10980819	372W03CD 00234	817 N HASKELL ST CENTRAL POINT OR 97502	2022-15075	0.08	124,830	288,740	413,570	385,000	May-22	27	107
3	05	000	101	141	33	11002042	372W03BC 00103	1420 N HASKELL ST CENTRAL POINT OR	2022-16268	0.10	131,530	296,850	428,380	398,000	May-22	28	108
3	05	000	101	141	33	10980814	372W03CD 00229	541 BLUE MOON DR CENTRAL POINT OR 975	2022-26530	0.09	127,180	257,960	385,140	355,000	Aug-22	29	108
3	05	000	101	141	33	10986420	372W03CB 07100	732 GOLDEN PEAK DR CENTRAL POINT OR 9	2022-30916	0.11	133,900	322,150	456,050	421,000	Oct-22	30	108
3	05	000	101	142	33	10986388	372W03BD 01100	1216 BOULDER RIDGE ST CENTRAL POINT OR	2022-32403	0.13	138,610	364,870	503,480	465,000	Oct-22	31	108
3	05	000	101	151	33	11009479	372W03BC 00240	614 STONE POINTE DR CENTRAL POINT OR	2022-16057	0.18	150,370	434,070	584,440	534,035	May-22	32	109
3	05	000	101	141	33	10986673	372W03CB 06403	663 GROUSE RIDGE DR CENTRAL POINT OR 9	2022-12556	0.09	125,180	287,450	412,630	375,000	Apr-22	33	110
3	05	000	101	141	30A	10980812	372W03CD 00227	653 BLUE MOON DR CENTRAL POINT OR 975	2022-33902	0.07	119,470	246,310	365,780	330,000	Nov-22	34	111

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	05	000	101	141	30A	10986689	372W03CA 00701	676 GOLDEN PEAK DR CENTRAL POINT OR 9	2022-3309	0.08	126,830	269,000	395,830	353,000	Jan-22	35	112
3	05	000	101	151	33	11007300	372W03BB 03625	406 CASTLE ROCK DR CENTRAL POINT OR	2022-20186	0.14	140,960	368,320	509,280	454,500	Jun-22	36	112
3	05	000	101	141	33	10986378	372W03BD 03500	1128 BOULDER RIDGE ST CENTRAL POINT OR	2022-28005	0.09	129,180	316,940	446,120	399,900	Sep-22	37	112
3	05	000	101	151	30A	11007290	372W03BB 03615	413 SAND POINTE DR CENTRAL POINT OR	2022-24524	0.14	140,960	497,990	638,950	565,413	Aug-22	38	113
3	05	000	101	151	33	11009482	372W03BC 00243	629 BRIDGE CREEK DR CENTRAL POINT OR	2022-9155	0.18	150,370	535,050	685,420	600,000	Mar-22	39	114
3	05	000	101	151	30B	11009478	372W03BC 00239	610 STONE POINTE DR CENTRAL POINT OR	2022-11043	0.18	150,370	535,360	685,730	597,500	Mar-22	40	115
3	05	000	101	151	30B	11007288	372W03BB 03613	405 SAND POINTE DR CENTRAL POINT OR	2022-19084	0.14	121,840	407,910	529,750	455,046	May-22	41	116
3	05	000	101	151	33	11007297	372W03BB 03622	418 CASTLE ROCK DR CENTRAL POINT OR	2022-27927	0.11	118,000	404,110	522,110	450,000	Sep-22	42	116
3	05	000	101	142	30A	10962570	372W03CD 00114	638 GRIFFIN OAKS DR CENTRAL POINT OR 97	2022-36291	0.08	126,830	336,740	463,570	396,000	Dec-22	43	117
3	05	000	101	151	30B	11007308	372W03BB 03633	425 CASTLE ROCK DR CENTRAL POINT OR	2022-7536	0.14	140,960	418,980	559,940	471,375	Feb-22	44	119
3	05	000	101	152	30B	10962740	372W03CD 00208	798 SILVER CREEK DR CENTRAL POINT OR 97	2022-7909	0.11	133,900	455,790	589,690	495,000	Mar-22	45	119
3	05	000	101	152	30B	10962740	372W03CD 00208	798 SILVER CREEK DR CENTRAL POINT OR 97	2022-23540	0.11	133,900	455,790	589,690	495,000	Jul-22	46	119

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	1	12	000	2023		MULTI-FAM	100	4	09	000	2023		MULT-FAMILY
100	5	30	104	2023	1	MULTI-FAMILY	101	1	12	000	2023	3	MULTI-FAM
101	3	06	000	2023	9	PLEX USE	101	4	09	000	2023	5	MULT-FAMILY
101	5	05	000	2023		PLEX USE	101	5	30	104	2023	40	MULTI-FAMILY
101	6	30	104	2023	13	MULTI-FAMILY							

Adjustment Calculation Summary

Sample - Number of Sales	71			
Population - Number of Accounts	1204			
Sales as a percentage of the Population	5.90%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	102,846,020	19.68%	122,386,764	19.65%
OSD RMV	69,632,570	13.32%	69,632,570	11.18%
Improvement RMV	350,172,180	67.00%	430,711,781	69.16%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	84			
RMV Adjustment	100			
Before Ratio	84			
Overall Adjustment Factor	119			
Land Adjustment Factor	119			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	123			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

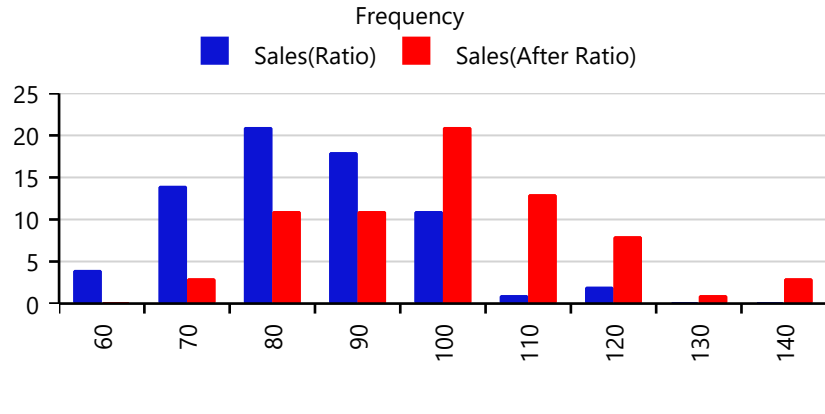
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

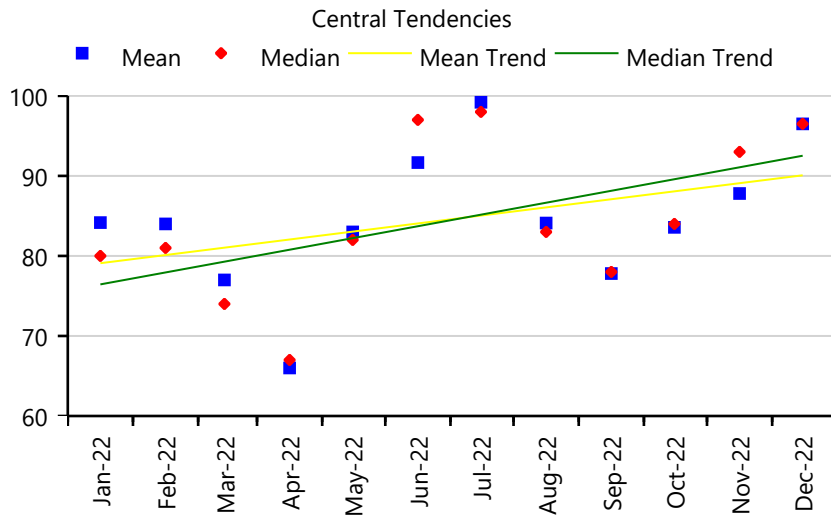
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	07	000	2023		HIGH DENSITY	101	3	07	000	2023	38	HIGH DENSITY

Adjustment Calculation Summary

Sample - Number of Sales	38
Population - Number of Accounts	556
Sales as a percentage of the Population	6.83%
<i>Prior Year Population Values</i>	
Land Rmv	21,891,040
OSD RMV	2,865,340
Improvement RMV	143,269,288
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	13.03%
	24,517,965
	12.86%
	1.71%
	2,865,340
	1.50%
	85.27%
	163,326,988
	85.64%
	0.00%
	0
	0.00%
	0
	0.00%
Selected Ratio From Sales	89
RMV Adjustment	100
Before Ratio	89
Overall Adjustment Factor	112
Land Adjustment Factor	112
OSD Adjustment Factor	100
Improvement Adjustment Factor	114
Farm Improvement Factor	100
After Ratio	100

Explanation

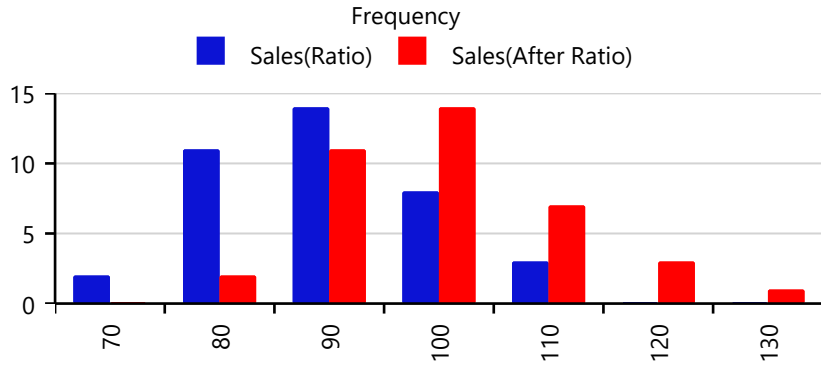
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	8.03	10.68	8.20*	7.70*	7.69*
PRD	1.00	1.01	1.00*	1.00*	1.00*

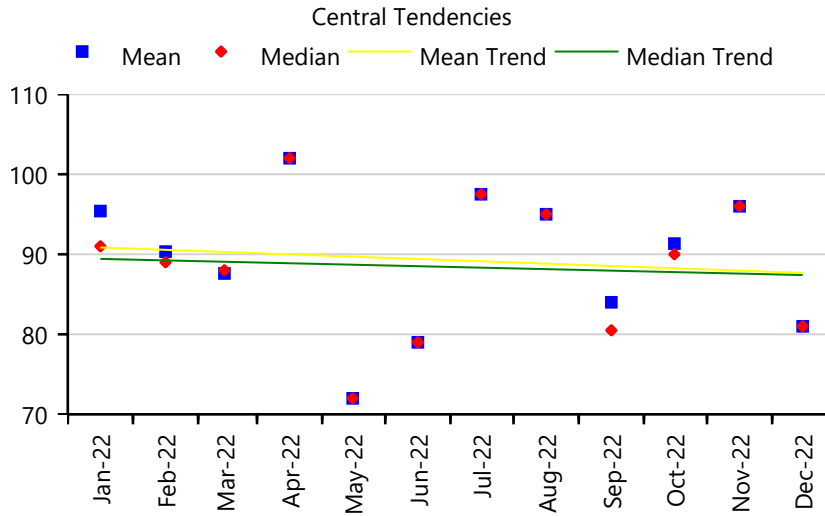
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 38

	Sales (Ratio)	Sales (After Ratio)
Median	89	100
AAD	7.08	8.03
COD	7.95	8.03
Mean	89	100
SD	9.21	10.39
COV	10.33	10.36
Wtd Mean	89	101
GeoMean	89	100
PRD	1.00	1.00
95% Confidence	2.93	3.30



Month	Mean	Median	Sales
Jan-22	95	91	5
Feb-22	90	89	3
Mar-22	88	88	10
Apr-22	102	102	2
May-22	72	72	1
Jun-22	79	79	4
Jul-22	98	98	2
Aug-22	95	95	1
Sep-22	84	81	4
Oct-22	91	90	3
Nov-22	96	96	2
Dec-22	81	81	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	07	000	101	132	30B	10948689	372W11BA 10400	664 SHADOW WAY CENTRAL POINT OR 9750	2022-19073	0.08	66,350	196,810	263,160	370,000	Jun-22	1	71
3	07	000	101	131	30B	10888203	372W11AD 07013	942 GLENGROVE AVE CENTRAL POINT OR	2022-16213	0.12	46,870	162,120	208,990	290,900	May-22	2	72

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	07	000	101	131	30B	10984402	372W03AC 00146	1209 CROWN AVE CENTRAL POINT OR 97502	2022-20241	0.09	68,350	207,500	275,850	365,000	Jun-22	3	76
3	07	000	101	131	30B	10883490	372W12BC 00110	1006 GLENGROVE AVE CENTRAL POINT OR	2022-7551	0.12	48,870	154,230	203,100	265,000	Mar-22	4	77
3	07	000	101	131	30A	10907345	372W11AA 05300	965 BRANDI WAY CENTRAL POINT OR	2022-27860	0.08	66,350	181,970	248,320	310,000	Sep-22	5	80
3	07	000	101	131	30A	10907513	372W11AA 07000	934 BRANDI WAY CENTRAL POINT OR	2022-29135	0.08	66,350	180,790	247,140	309,000	Sep-22	6	80
3	07	000	101	132	33	10976639	372W11CC 07100	887 SILVER FOX DR CENTRAL POINT OR 9750	2022-29128	0.04	64,350	186,050	250,400	310,000	Sep-22	7	81
3	07	000	101	132	30B	10948532	372W11BA 11900	627 SHADOW WAY CENTRAL POINT OR 9750	2022-35025	0.05	66,350	200,480	266,830	330,000	Dec-22	8	81
3	07	000	101	132	30A	10948541	372W11BA 11800	631 SHADOW WAY CENTRAL POINT OR 9750	2022-20830	0.05	66,350	191,660	258,010	315,000	Jun-22	9	82
3	07	000	101	132	30A	10907329	372W11AA 05100	1023 BRANDI WAY CENTRAL POINT OR	2022-2238	0.08	66,350	196,290	262,640	315,000	Jan-22	10	83
3	07	000	101	132	30A	10979849	372W01CB 00326	328 LIVE OAK LP CENTRAL POINT OR 97502	2022-10738	0.05	64,350	202,080	266,430	320,000	Mar-22	11	83
3	07	000	101	132	30A	10979847	372W01CB 00324	324 LIVE OAK LP CENTRAL POINT OR 97502	2022-11112	0.05	64,350	201,830	266,180	320,000	Mar-22	12	83
3	07	000	101	131	30A	10979841	372W01CB 00318	312 LIVE OAK LP CENTRAL POINT OR 97502	2022-8065	0.07	64,350	196,390	260,740	312,000	Mar-22	13	84
3	07	000	101	131	33	10911580	372W11AA 02801	514 MOUNTAIN VIEW DR CENTRAL POINT OR	2022-6661	0.07	66,350	159,630	225,980	264,100	Feb-22	14	86
3	07	000	101	132	33	10979830	372W01CB 00307	343 LIVE OAK LP CENTRAL POINT OR 97502	2022-8558	0.05	64,350	222,110	286,460	330,000	Mar-22	15	87
3	07	000	101	141	33	10942897	372W01BC 03500	2452 PARKWOOD VILLAGE LN CENTRAL POIN	2022-20093	0.11	67,700	246,840	314,540	362,000	Jun-22	16	87
3	07	000	101	132	30A	10948816	372W11BA 12400	607 CEDAR SHADOWS WAY CENTRAL POINT	2022-1464	0.07	66,350	215,150	281,500	315,000	Jan-22	17	89
3	07	000	101	131	33	10907465	372W11AA 06500	908 BRANDI WAY CENTRAL POINT OR	2022-6190	0.08	66,350	179,770	246,120	275,000	Feb-22	18	89
3	07	000	101	132	30A	10912829	372W11AA 04401	921 GLENGROVE AVE CENTRAL POINT OR	2022-7425	0.08	66,350	182,560	248,910	280,000	Mar-22	19	89
3	07	000	101	141	33	10980577	372W01CB 00106	304 LIVE OAK LP CENTRAL POINT OR 97502	2022-22485	0.07	68,350	222,710	291,060	328,000	Jul-22	20	89
3	07	000	101	132	33	10979838	372W01CB 00315	327 LIVE OAK LP CENTRAL POINT OR 97502	2022-31578	0.05	64,350	202,160	266,510	301,000	Oct-22	21	89
3	07	000	101	141	33	10943021	372W01BC 04800	2614 PARKWOOD VILLAGE LN CENTRAL POIN	2022-30676	0.08	68,350	232,430	300,780	333,000	Oct-22	22	90
3	07	000	101	132	30A	10976716	372W11BA 08601	531 FREEMAN RD CENTRAL POINT OR 97502	2022-321	0.07	66,350	233,600	299,950	330,000	Jan-22	23	91
3	07	000	101	141	30A	10988271	372W10AD 00788	456 CHENEY LP CENTRAL POINT OR 97502	2022-8756	0.08	68,350	275,390	343,740	375,000	Mar-22	24	92
3	07	000	101	132	30A	10980597	372W01CB 00126	360 LIVE OAK LP CENTRAL POINT OR 97502	2022-10435	0.03	64,350	209,860	274,210	296,680	Mar-22	25	92
3	07	000	101	132	30A	10979935	372W03BD 00330	329 CASCADE DR CENTRAL POINT OR 97502	2022-10893	0.11	67,700	236,350	304,050	330,000	Mar-22	26	92
3	07	000	101	141	30B	10988271	372W10AD 00788	456 CHENEY LP CENTRAL POINT OR 97502	2022-32824	0.08	68,350	275,390	343,740	375,000	Nov-22	27	92
3	07	000	101	141	33	10988267	372W10AD 00792	448 CHENEY LP CENTRAL POINT OR 97502	2022-25748	0.08	68,350	299,170	367,520	385,000	Aug-22	28	95
3	07	000	101	141	33	10988260	372W11BC 09000	453 S HASKELL ST CENTRAL POINT OR 97502	2022-29353	0.09	68,350	296,030	364,380	385,000	Sep-22	29	95
3	07	000	101	142	33	10981016	372W10AD 00817	273 DAISY CREEK VILLAGE DR CENTRAL POIN	2022-31608	0.04	63,350	183,270	246,620	260,000	Oct-22	30	95
3	07	000	101	131	33	10897610	372W11AA 00200	932 GLENGROVE AVE CENTRAL POINT OR	2022-6550	0.11	47,530	163,530	211,060	220,000	Feb-22	31	96
3	07	000	101	142	30A	10981003	372W10AD 00804	275 TYLER AVE CENTRAL POINT OR 97502	2022-10983	0.05	63,350	211,860	275,210	285,000	Mar-22	32	97
3	07	000	101	141	30B	11011103	372W03BD 00603	368 CASCADE DR CENTRAL POINT OR	2022-12638	0.11	123,500	317,760	441,260	445,000	Apr-22	33	99
3	07	000	101	141	33	10988256	372W10AD 00779	445 S HASKELL ST CENTRAL POINT OR 97502	2022-33633	0.08	68,350	292,580	360,930	362,500	Nov-22	34	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	07	000	101	141	30B	10981569	372W01CB 00164	386 LIVE OAK LP CENTRAL POINT OR 97502	2022-3226	0.07	66,350	295,690	362,040	355,000	Jan-22	35	102
3	07	000	101	141	33	11011101	372W03BD 00601	388 CASCADE DR CENTRAL POINT OR	2022-13961	0.11	121,500	346,720	468,220	445,000	Apr-22	36	105
3	07	000	101	141	33	11011102	372W03BD 00602	378 CASCADE DR CENTRAL POINT OR	2022-23100	0.11	123,500	346,890	470,390	445,000	Jul-22	37	106
3	07	000	101	132	33	10979835	372W01CB 00312	333 LIVE OAK LP CENTRAL POINT OR 97502	2022-359	0.03	64,350	159,190	223,540	200,000	Jan-22	38	112

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUMS
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUM

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

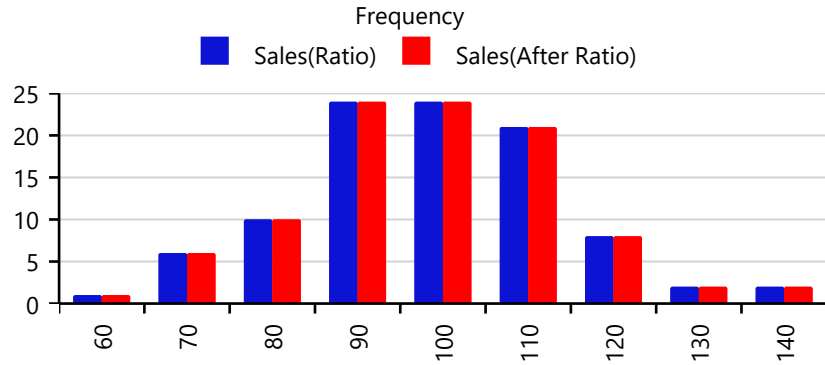
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

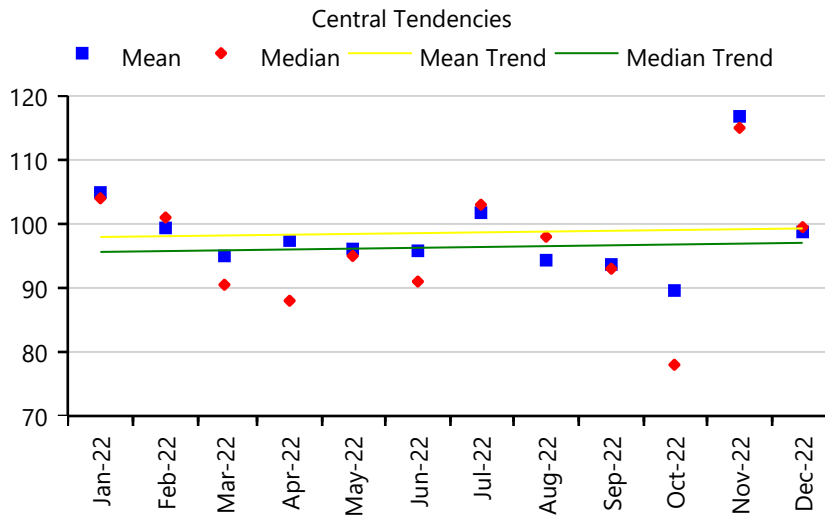
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV						RMV								
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	3	09	000	2023		POTENTIAL DEVELOPMNT	100	5	09	000	2023		POTENTIAL DEVELOPMNT	100	5	09	000	2023		POTENTIAL DEVELOPMNT
100	5	30	105	2023	1	POTENTIAL DEVELOPMNT	100	6	30	105	2023		POTENTIAL DEVELOPMNT	100	6	30	105	2023		POTENTIAL DEVELOPMNT
101	3	09	000	2023		POTENTIAL DEVELOPMNT	101	5	09	000	2023		POTENTIAL DEVELOPMNT	101	5	09	000	2023		POTENTIAL DEVELOPMNT
101	5	30	105	2023	2	POTENTIAL DEVELOPMNT	101	6	30	105	2023		POTENTIAL DEVELOPMNT	101	6	30	105	2023		POTENTIAL DEVELOPMNT

Adjustment Calculation Summary

Sample - Number of Sales	3
Population - Number of Accounts	325
Sales as a percentage of the Population	0.92%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	93,798,860	67.32%	98,488,803	67.25%
OSD RMV	10,637,240	7.63%	10,637,240	7.26%
Improvement RMV	34,783,600	24.97%	37,218,452	25.41%
Farm Improvement RMV	105,590	0.08%	105,590	0.07%

Selected Ratio From Sales	95
RMV Adjustment	100

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	107
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 601

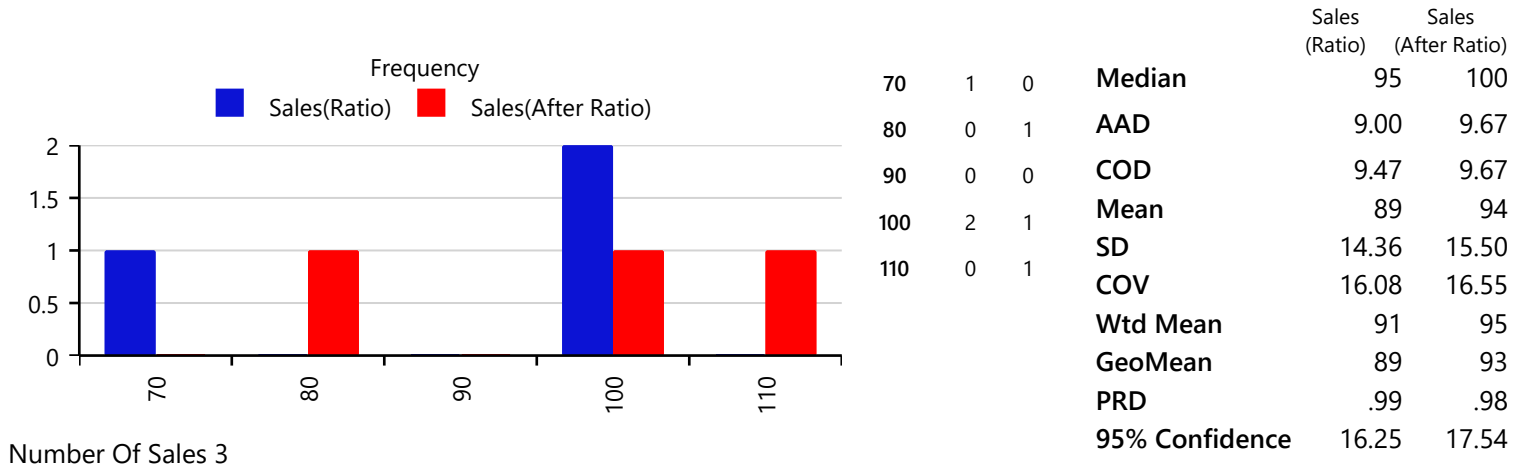
JACKSON County 2023 Ratio Study

Performance History

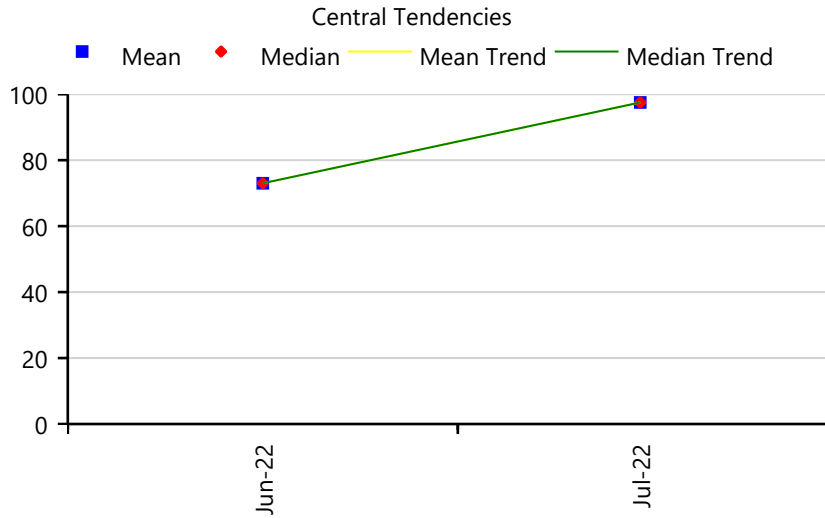
	2023	2022	2021	2020	2019
COD	9.67	-	6.31*	9.44*	20.53*
PRD	0.98	-	1.01*	1.01*	1.01*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 3



Month	Mean	Median	Sales
Jun-22	73	73	1
Jul-22	98	98	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	105	109		30B	10440481	372W35DD 03400	1955 SUNSET DR MEDFORD/COUNTY OR 975	2022-19378	1.49	263,560	0	263,560	363,300	Jun-22	1	73
5	30	105	190		30A	10432204	372W26DB 01200	110 LOZIER LN MEDFORD/COUNTY OR 97501	2022-22494	4.61	859,480	0	859,480	900,000	Jul-22	2	95
5	30	105	191		30A	10451134	372W26AA 00300	SWEET RD MEDFORD OR	2022-21082	1.21	225,720	0	225,720	225,000	Jul-22	3	100

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	10	000	2023		MEADOWS SUBDIVISION	101	3	10	000	2023	15	MEADOWS SUBDIVISION

Adjustment Calculation Summary

Sample - Number of Sales	15
Population - Number of Accounts	267
Sales as a percentage of the Population	5.62%
<i>Prior Year Population Values</i>	
Land Rmv	25,237,650
OSD RMV	3,415,910
Improvement RMV	45,327,450
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	34.11%
	23,471,015
	34.22%
	4.98%
	3,415,910
	60.80%
	41,701,254
	0.00%
	0
	0.00%
Selected Ratio From Sales	107
RMV Adjustment	100
Before Ratio	107
Overall Adjustment Factor	93
Land Adjustment Factor	93
OSD Adjustment Factor	100
Improvement Adjustment Factor	92
Farm Improvement Factor	100
After Ratio	100

Explanation

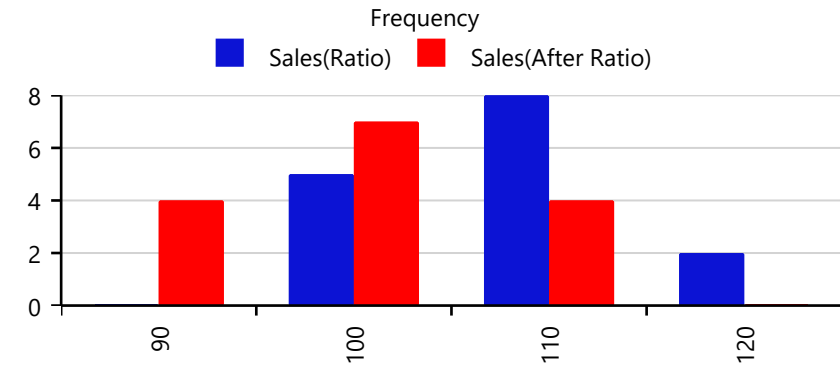
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	5.53	7.09	8.62*	10.60*	6.07*
PRD	1.00	1.01	1.01*	1.01*	1.01*

(* Indicates years may not reflect after ratio values)

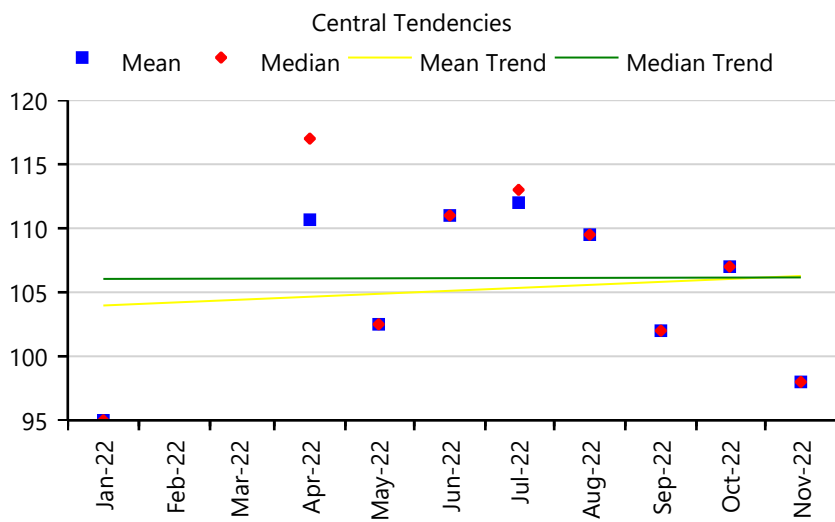
JACKSON County 2023 Ratio Study



90	0	4
100	5	7
110	8	4
120	2	0

	Sales (Ratio)	Sales (After Ratio)
Median	108	100
AAD	5.93	5.53
COD	5.49	5.53
Mean	107	100
SD	7.30	6.89
COV	6.82	6.92
Wtd Mean	107	99
GeoMean	107	99
PRD	1.00	1.00
95% Confidence	3.69	3.48

Number Of Sales 15



Month	Mean	Median	Sales
Jan-22	95	95	1
Apr-22	111	117	3
May-22	103	103	2
Jun-22	111	111	1
Jul-22	112	113	3
Aug-22	110	110	2
Sep-22	102	102	1
Oct-22	107	107	1
Nov-22	98	98	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	10	000	109	962	16B	10739676	372W11BA 08300	555 FREEMAN RD 3 CENTRAL POINT OR	2022-3212	0.10	106,580	164,130	270,710	285,495	Jan-22	1	95
3	10	000	109	962	16B	10737797	372W11A0 04100	555 FREEMAN RD 67 CENTRAL POINT OR	2022-11877	0.11	103,150	186,610	289,760	300,000	Apr-22	2	97
3	10	000	109	962	16B	10753468	372W11A0 12000	555 FREEMAN RD 37 CENTRAL POINT OR	2022-34488	0.11	122,440	174,980	297,420	305,000	Nov-22	3	98
3	10	000	109	962	33	10792072	372W11BA 05400	555 FREEMAN RD 217 CENTRAL POINT OR	2022-17193	0.11	122,440	178,420	300,860	300,000	May-22	4	100
3	10	000	109	962	30A	10739755	372W11BA 07400	555 FREEMAN RD 193 CENTRAL POINT OR	2022-29373	0.12	109,580	170,220	279,800	275,000	Sep-22	5	102
3	10	000	109	962	33	10739601	372W11BA 07600	555 FREEMAN RD 10 CENTRAL POINT OR	2022-17200	0.09	109,580	155,470	265,050	251,575	May-22	6	105
3	10	000	109	962	16B	10792285	372W11BD 10300	555 FREEMAN RD 224 CENTRAL POINT OR	2022-30918	0.12	122,440	195,710	318,150	297,000	Oct-22	7	107
3	10	000	109	972	30A	10792269	372W11BD 10100	555 FREEMAN RD 242 CENTRAL POINT OR	2022-25908	0.13	122,440	206,970	329,410	305,000	Aug-22	8	108
3	10	000	109	972	33	10792099	372W11BA 05200	555 FREEMAN RD 219 CENTRAL POINT OR	2022-23731	0.12	122,440	205,930	328,370	300,000	Jul-22	9	109
3	10	000	109	962	30A	10737851	372W11A0 04700	555 FREEMAN RD 62 CENTRAL POINT OR	2022-19968	0.12	122,440	170,880	293,320	265,000	Jun-22	10	111
3	10	000	109	962	16A	10739643	372W11BA 08000	555 FREEMAN RD 6 CENTRAL POINT OR	2022-26767	0.11	109,580	175,710	285,290	257,500	Aug-22	11	111
3	10	000	109	962	30A	10738556	372W11A0 11700	555 FREEMAN RD 108 CENTRAL POINT OR	2022-22443	0.12	120,440	174,250	294,690	259,900	Jul-22	12	113
3	10	000	109	962	33	10739350	372W11A0 20400	555 FREEMAN RD 96 CENTRAL POINT OR	2022-23847	0.12	122,440	178,220	300,660	264,000	Jul-22	13	114
3	10	000	109	963	33	10739220	372W11A0 19200	555 FREEMAN RD #192 CENTRAL POINT OR	2022-14608	0.10	122,440	199,100	321,540	275,000	Apr-22	14	117
3	10	000	109	962	30A	10738815	372W11A0 14200	555 FREEMAN RD 25 CENTRAL POINT OR	2022-12504	0.09	122,440	172,900	295,340	250,000	Apr-22	15	118

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	15	000	2023		GOLD HILL	100	7	01	000	2023	2	CITY OF ROGUE RIVER
101	3	15	000	2023	21	GOLD HILL	101	7	01	000	2023	35	CITY OF ROGUE RIVER
106	3	15	000	2023		GOLD HILL							

Adjustment Calculation Summary

Sample - Number of Sales	58			
Population - Number of Accounts	1319			
Sales as a percentage of the Population	4.40%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	134,413,115	31.73%	147,854,427	31.80%
OSD RMV	36,022,825	8.50%	36,022,825	7.75%
Improvement RMV	253,177,903	59.77%	281,027,472	60.45%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	91			
RMV Adjustment	100			
Before Ratio	91			
Overall Adjustment Factor	110			
Land Adjustment Factor	110			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	111			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

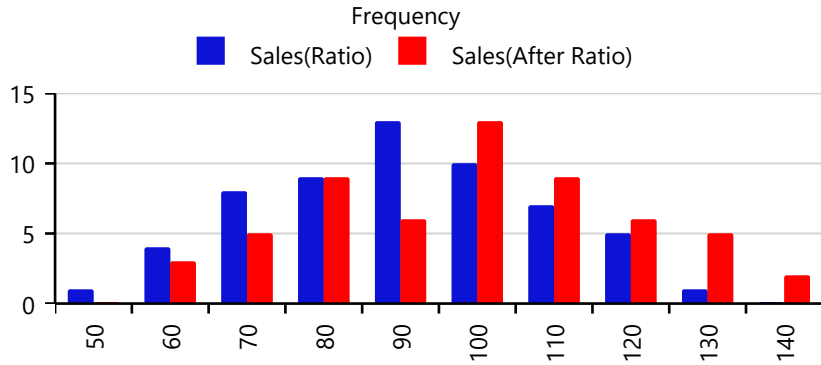
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	16.77	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

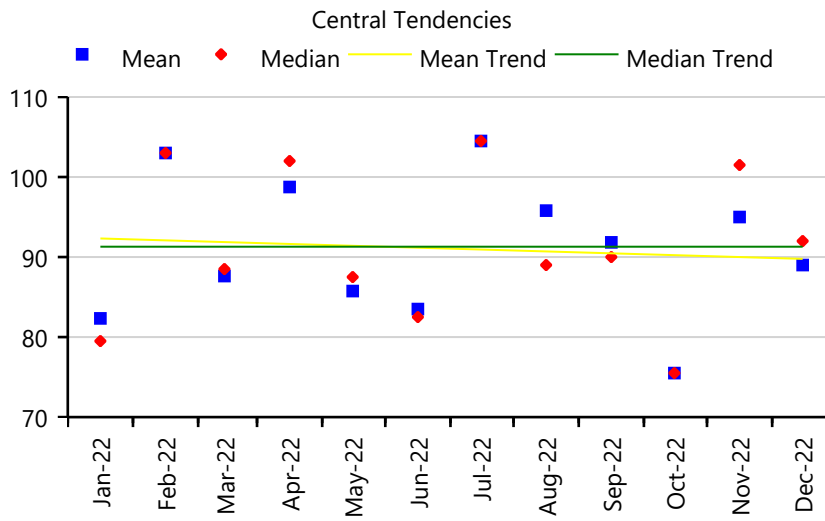
JACKSON County 2023 Ratio Study



50	1	0
60	4	3
70	8	5
80	9	9
90	13	6
100	10	13
110	7	9
120	5	6
130	1	5
140	0	2

	Sales (Ratio)	Sales (After Ratio)
Median	91	100
AAD	14.90	16.69
COD	16.37	16.77
Mean	90	99
SD	18.49	20.64
COV	20.52	20.90
Wtd Mean	91	100
GeoMean	88	97
PRD	.99	.99
95% Confidence	4.76	5.31

Number Of Sales 58



Month	Mean	Median	Sales
Jan-22	82	80	6
Feb-22	103	103	4
Mar-22	88	89	8
Apr-22	99	102	4
May-22	86	88	8
Jun-22	84	83	6
Jul-22	105	105	2
Aug-22	96	89	5
Sep-22	92	90	6
Oct-22	76	76	2
Nov-22	95	102	4
Dec-22	89	92	3

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	15	000	101	132	30B	10795281	363W22BB 03501	603 FIRST AVE N GOLD HILL OR 97525	2022-21731	0.11	108,850	37,900	146,750	276,100	Jun-22	1	53
3	15	000	101	132	30B	10129484	363W16DD 03300	735 FIFTH AVE N GOLD HILL OR	2022-2287	0.27	113,880	124,390	238,270	405,000	Jan-22	2	59
3	15	000	101	134	30B	10129524	363W16DD 03700	784 FIFTH AVE N GOLD HILL OR	2022-31987	0.25	110,850	112,620	223,470	380,000	Oct-22	3	59
3	15	000	101	131	30B	10128104	363W15CC 03900	489 FIFTH AVE N GOLD HILL OR	2022-9818	0.17	102,300	74,960	177,260	294,000	Mar-22	4	60
3	15	000	101	131	30B	10129697	363W16DD 05100	867 FOURTH AVE GOLD HILL OR	2022-28695	0.13	106,850	55,760	162,610	255,000	Sep-22	5	64
7	01	000	109	300	16B	10281618	364W15CB 01800	323 THIRD ST ROGUE RIVER OR	2022-32495	0.19	173,180	29,380	202,560	310,000	Nov-22	6	65
3	15	000	101	131	30B	10131435	363W22BB 03400	635 FIRST AVE N GOLD HILL OR	2022-1972	0.36	117,180	119,650	236,830	359,500	Jan-22	7	66
3	15	000	101	141	30A	10130828	363W22BA 02800	227 FOURTH AVE GOLD HILL OR	2022-3429	0.17	104,930	93,380	198,310	293,000	Jan-22	8	68
3	15	000	101	134	30B	11012306	363W21AB 00101	SECOND AVE N GOLD HILL OR	2022-18399	0.30	114,000	48,340	162,340	233,000	May-22	9	70
7	01	000	101	131	30B	10552433	364W16DD 04300	102 HICKORY DR ROGUE RIVER OR 97537	2022-28967	0.14	98,930	131,290	230,220	325,000	Sep-22	10	71
7	01	000	101	131	30A	10282728	364W15CC 05700	215 BROADWAY ROGUE RIVER OR	2022-20840	0.17	130,020	51,580	181,600	253,000	Jun-22	11	72
7	01	000	101	131	33	10568975	364W15DB 04500	404 NUGGET DR ROGUE RIVER OR 97537	2022-26574	0.18	109,560	107,780	217,340	300,000	Aug-22	12	72
7	01	000	101	121	30A	10281600	364W15CB 01701	416 CEDAR ST ROGUE RIVER OR 97522	2022-28530	0.29	169,350	38,460	207,810	285,000	Sep-22	13	73
7	01	000	101	232	33	11004929	364W16DC 01109	101 DOVE PL ROGUE RIVER OR	2022-11022	0.18	75,430	0	75,430	101,000	Mar-22	14	75
7	01	000	101	232	33	11004928	364W16DC 01108	105 DOVE PL ROGUE RIVER OR	2022-11005	0.18	75,430	0	75,430	101,000	Mar-22	15	75
3	15	000	101	131	30A	10129727	363W16DD 05400	435 HAYS ST GOLD HILL OR 97525	2022-35695	0.11	108,850	65,450	174,300	225,500	Dec-22	16	77
3	15	000	101	131	30B	10127953	363W15CC 02500	736 SIXTH AVE N GOLD HILL OR	2022-16690	0.24	131,850	32,120	163,970	210,000	Apr-22	17	78
3	15	000	101	231	30A	10726063	363W16DC 05006	1190 FOURTH AVE GOLD HILL OR	2022-16836	0.16	123,420	113,770	237,190	305,000	May-22	18	78
7	01	000	101	141	33	10568721	364W15DB 02000	519 GOLD TERR ROGUE RIVER OR 97537	2022-10140	0.18	119,780	201,290	321,070	400,000	Mar-22	19	80
3	15	000	101	131	30B	10661281	363W16CD 00200	225 VIA LINDA CIR GOLD HILL OR	2022-20960	0.21	106,850	201,800	308,650	380,000	Jun-22	20	81
7	01	000	101	131	33	10581024	364W15CD 01114	720 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-17931	0.09	93,310	131,500	224,810	275,000	May-22	21	82
3	15	000	101	131	30A	10735923	363W22BA 01402	455 AMBROSE ST GOLD HILL OR 97525	2022-17911	0.11	106,850	133,490	240,340	285,000	Jun-22	22	84
7	01	000	101	131	30A	10552491	364W16DD 04900	305 FOOTHILL BLVD ROGUE RIVER OR	2022-16992	0.14	96,930	152,430	249,360	290,000	May-22	23	86
7	01	000	101	231	30A	10282428	364W15CC 02300	307 CEDAR ST ROGUE RIVER OR 97522	2022-23044	0.16	126,450	199,540	325,990	375,000	Jul-22	24	87
7	01	000	101	131	33	10581237	364W15CD 01135	717 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-26714	0.07	89,060	118,450	207,510	236,500	Aug-22	25	88
7	01	000	101	131	30A	10283463	364W16DA 00600	607 PINE ST ROGUE RIVER OR 97520	2022-17359	0.38	163,530	117,280	280,810	315,000	May-22	26	89
3	15	000	101	131	30A	10130421	363W21AB 01800	1136 SECOND AVE N GOLD HILL OR 97525	2022-20110	0.21	108,850	229,350	338,200	380,000	Jun-22	27	89
7	01	000	101	131	33	10988730	364W16DC 00806	108 WESTBROOK DR ROGUE RIVER OR 97537	2022-24120	0.10	121,010	211,850	332,860	375,000	Aug-22	28	89
7	01	000	101	131	30B	10581197	364W15CD 01131	718 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-3971	0.08	90,180	127,930	218,110	240,000	Jan-22	29	91
3	15	000	101	131	30A	10130228	363W21AB 00100	1117 SECOND AVE N GOLD HILL OR	2022-11607	0.47	83,798	236,280	320,078	350,000	Apr-22	30	91
7	01	000	109	963	33	10692955	364W15CB 01702	415 THIRD ST ROGUE RIVER OR	2022-16266	0.34	141,860	249,880	391,740	430,000	May-22	31	91
7	01	000	101	132	33	10282809	364W15CC 06500	316 OAK ST ROGUE RIVER OR	2022-6866	0.13	123,730	259,130	382,860	415,000	Feb-22	32	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	01	000	101	131	30A	10859134	364W15CB 01506	110 CEDAR RIDGE TERR ROGUE RIVER OR 97	2022-29984	0.50	190,920	250,080	441,000	479,900	Oct-22	33	92
7	01	000	101	131	30A	10573356	364W15CD 01102	744 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-36225	0.08	115,860	114,930	230,790	250,000	Dec-22	34	92
7	01	000	101	131	30B	10594337	364W15CD 01177	103 ROGUE LN ROGUE RIVER OR 97537	2022-3081	0.08	90,180	123,080	213,260	226,000	Jan-22	35	94
7	01	000	100		33	11012066	364W15CB 03201	505 BROADWAY ST ROGUE RIVER OR	2022-15604	0.27	133,500	0	133,500	140,000	May-22	36	95
7	01	000	101	142	30A	10664505	364W15CA 01700	607 THIRD ST ROGUE RIVER OR	2022-16274	0.43	148,380	405,520	553,900	585,000	May-22	37	95
7	01	000	101	131	30B	11001073	364W16CD 00521	255 WESTBROOK DR ROGUE RIVER OR	2022-32266	0.13	125,730	237,620	363,350	379,000	Nov-22	38	96
7	01	000	101	132	30A	10859215	364W15CB 01514	105 CEDAR RIDGE TERR ROGUE RIVER OR 97	2022-10883	0.24	158,370	291,130	449,500	465,000	Mar-22	39	97
7	01	000	101	131	30A	11001047	364W16DC 00617	233 WESTBROOK DR ROGUE RIVER OR	2022-35347	0.10	119,010	237,620	356,630	365,000	Dec-22	40	98
7	01	000	101	141	30A	10957151	364W15CA 01313	505 CYPRESS AVE ROGUE RIVER OR 97537	2022-25405	0.23	165,310	281,510	446,820	450,000	Aug-22	41	99
3	15	000	101	141	33	10986066	363W16DD 00214	810 JACOBY ST GOLD HILL OR 97525	2022-10925	0.17	108,850	271,770	380,620	380,000	Mar-22	42	100
7	01	000	101	141	30A	11004922	364W16DC 01102	106 DOVE PL ROGUE RIVER OR	2022-5113	0.18	103,430	306,350	409,780	397,000	Feb-22	43	103
7	01	000	101	141	30A	11004921	364W16DC 01101	102 DOVE PL ROGUE RIVER OR	2022-5110	0.18	103,430	306,350	409,780	399,000	Feb-22	44	103
7	01	000	101	142	33	10805729	364W15CA 01001	801 THIRD ST ROGUE RIVER OR	2022-8418	0.24	121,500	292,960	414,460	400,000	Mar-22	45	104
3	15	000	101	142	30B	10986453	363W21AA 02206	186 RIVER'S EDGE DR GOLD HILL OR 97525	2022-27475	0.08	108,850	266,280	375,130	350,000	Sep-22	46	107
3	15	000	101	142	33	10128147	363W15CC 04300	555 FIFTH AVE N GOLD HILL OR	2022-34262	0.11	106,850	322,680	429,530	400,000	Nov-22	47	107
7	01	000	101	141	30B	10283295	364W16AD 00400	935 PINE ST ROGUE RIVER OR 97520	2022-8246	0.32	137,610	345,270	482,880	438,700	Mar-22	48	110
3	15	000	101	142	30B	10986069	363W16DD 00210	1083 SEVENTH AVE GOLD HILL OR 97525	2022-33196	0.18	105,850	335,220	441,070	395,000	Nov-22	49	112
7	01	000	101	132	30B	10984910	364W22BB 02909	201 MADRONE ST ROGUE RIVER OR 97537	2022-15823	0.03	82,560	183,370	265,930	234,900	Apr-22	50	113
7	01	000	101	132	30B	10984909	364W22BB 02908	207 CLASSICK DR ROGUE RIVER OR 97537	2022-14539	0.03	82,560	183,370	265,930	235,900	Apr-22	51	113
7	01	000	109	952	16B	10283635	364W16DA 02100	416 BERGLUND ST ROGUE RIVER OR	2022-7072	0.41	201,290	227,910	429,200	375,000	Feb-22	52	114
7	01	000	101	132	30B	10984914	364W22BB 02913	211 PARK ST ROGUE RIVER OR 97537	2022-3025	0.04	83,690	211,890	295,580	255,000	Jan-22	53	116
7	01	000	101	141	30B	10822668	364W15CB 01202	530 BROADWAY ROGUE RIVER OR	2022-28740	0.20	160,250	273,980	434,230	370,000	Sep-22	54	117
7	01	000	101	131	33	10594297	364W15CD 01173	111 WARDS CR LN ROGUE RIVER OR 97537	2022-27874	0.08	90,180	124,750	214,930	180,000	Sep-22	55	119
3	15	000	101	141	33	10127988	363W15CC 02800	640 N SIXTH ST GOLD HILL OR	2022-23663	0.17	108,850	423,520	532,370	435,000	Jun-22	56	122
7	01	000	100		33	10281991	364W15CB 04400	PINE ST ROGUE RIVER OR 97520	2022-22672	0.60	169,660	0	169,660	139,000	Jul-22	57	122
3	15	000	101	141	30B	11011327	363W21AB 01703	1178 SECOND AVE N GOLD HILL OR	2022-26363	0.19	105,850	262,690	368,540	282,000	Aug-22	58	131

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	3	20	000	2023		MA3 GOLD REY ESTATES	400	3	21	000	2023		BEALL-HANLEY-OLD STA
400	3	22	000	2023		SARDINE-KANE-GALLS C	400	3	23	000	2023	5	SAMS VALLEY
400	3	24	000	2023		EVANS CREEK AREA	400	3	25	000	2023	2	GIBBONS, TOLO ROAD
400	3	26	000	2023		TOLO ENTERPRISE ZONE	401	3	20	000	2023	1	MA3 GOLD REY ESTATES
401	3	21	000	2023	30	BEALL-HANLEY-OLD STA	401	3	22	000	2023	9	SARDINE-KANE-GALLS C
401	3	23	000	2023	42	SAMS VALLEY	401	3	24	000	2023	6	EVANS CREEK AREA
401	3	25	000	2023	22	GIBBONS, TOLO ROAD	401	3	26	000	2023	4	TOLO ENTERPRISE ZONE
401	3	27	000	2023	1	CP POTENTIALLY ANNEX							

Adjustment Calculation Summary

Sample - Number of Sales	122
Population - Number of Accounts	5420
Sales as a percentage of the Population	2.25%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	879,849,330	967,834,263	38.60%
OSD RMV	212,569,940	212,569,940	8.48%
Improvement RMV	1,155,793,069	1,294,488,237	51.65%
Farm Improvement RMV	31,175,940	31,175,940	1.24%

Selected Ratio From Sales	91
Time Trend Adjustment	-4

Before Ratio	91
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Overall Adjustment Factor	110
Land Adjustment Factor	110
OSD Adjustment Factor	100
Improvement Adjustment Factor	112
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

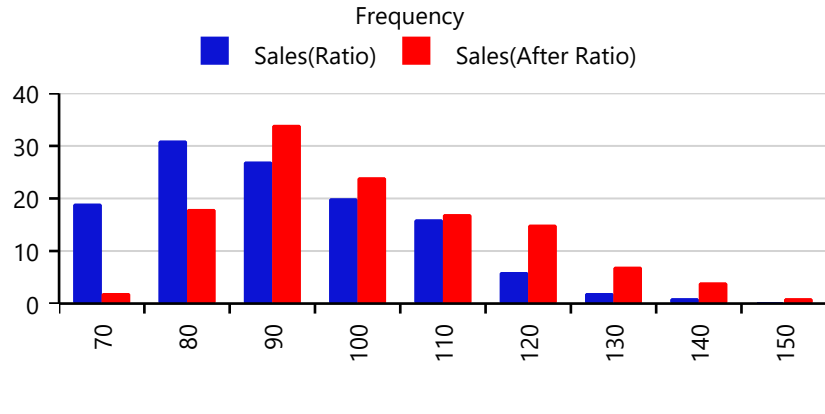
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.12	-	-	-	-
PRD	1.00	-	-	-	-

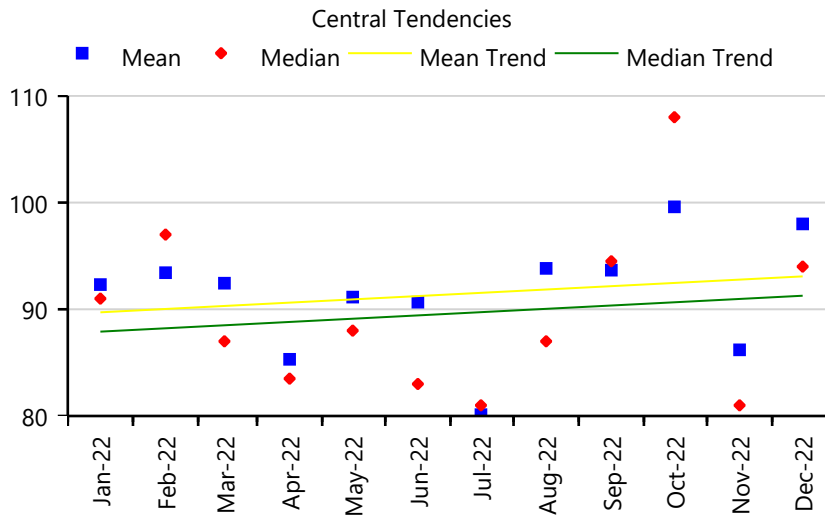
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	89	99
AAD	12.44	13.91
COD	13.98	14.12
Mean	91	100
SD	15.37	17.13
COV	16.94	17.17
Wtd Mean	91	100
GeoMean	90	98
PRD	1.00	1.00
95% Confidence	2.73	3.04

Number Of Sales 122



Month	Mean	Median	Sales
Jan-22	92	91	19
Feb-22	93	97	7
Mar-22	92	87	9
Apr-22	85	84	16
May-22	91	88	14
Jun-22	91	83	9
Jul-22	80	81	8
Aug-22	94	87	12
Sep-22	94	95	6
Oct-22	100	108	5
Nov-22	86	81	10
Dec-22	98	94	7

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	25	000	401	132	30B	10167505	363W2500 04501	5913 FOLEY RD CENTRAL POINT/COUNTY OR	2022-14171	100.48	290,080	396,430	686,510	1,017,549	Apr-22	1	67

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	21	000	401	131	30A	10199308	372W09AD 00500	3642 OAK PINE WAY CENTRAL POINT/COUNT	2022-16188	0.64	176,040	96,160	272,200	399,709	May-22	2	68
3	25	000	401	138	33	10167345	363W25B0 00300	10101 BLACKWELL RD CENTRAL POINT/COUN	2022-17407	1.13	113,510	138,350	251,860	370,842	May-22	3	68
3	21	000	401	131	30B	10201758	372W10C0 00600	2540 BEALL LN CENTRAL POINT/COUNTY OR	2022-10794	2.00	246,540	120,730	367,270	532,840	Mar-22	4	69
3	23	000	551	132	17	10987038	362W1100 02000	9969 TABLE ROCK RD CENTRAL POINT/COUN	2022-13982	61.04	417,670	104,790	522,460	753,843	Apr-22	5	69
3	25	000	409	962	30B	10175168	363W23BD 00400	7537 MAPLE LN CENTRAL POINT/COUNTY OR	2022-14265	0.37	97,770	144,730	242,500	350,208	Apr-22	6	69
3	25	000	401	131	30A	10186954	362W26D0 02000	6280 CHAPPAREL ST CENTRAL POINT/COUNT	2022-21974	0.56	119,530	180,620	300,150	432,935	Jul-22	7	69
3	23	000	401	141	33	10156830	352W2700 00902	10699 MEADOWS RD CENTRAL POINT/COUN	2022-2659	1.50	159,880	138,910	298,790	428,135	Jan-22	8	70
3	25	000	401	131	30B	10192958	362W35D0 02500	5243 GEBHARD RD CENTRAL POINT/COUNTY	2022-12384	1.50	142,860	194,840	337,700	485,300	Apr-22	9	70
3	21	000	401	141	33	10198839	372W0800 00501	3785 OLD MILITARY RD CENTRAL POINT/COU	2022-22455	2.07	236,640	151,470	388,110	555,906	Jul-22	10	70
3	21	000	401	131	30B	10196919	372W03CC 00400	4124 SUNLAND AVE CENTRAL POINT/COUNT	2022-27815	0.46	156,130	169,790	325,920	464,266	Sep-22	11	70
3	23	000	409	952	16B	10155751	352W2300 01307	13360 THREE OAKS DR CENTRAL POINT/COU	2022-31805	2.50	169,680	154,360	324,040	461,606	Oct-22	12	70
3	23	000	401	121	30A	10158395	352W30D0 00201	271 MC DONOUGH RD CENTRAL POINT/COU	2022-32500	7.65	199,500	102,090	301,590	428,927	Nov-22	13	70
3	22	000	401	131	30B	10168907	363W2800 01200	1315 GALLS CR RD CENTRAL POINT/COUNTY	2022-21356	10.60	222,730	44,410	267,140	372,058	Jun-22	14	72
3	25	000	409	952	30B	10185712	362W25C0 11000	267 ORR DR CENTRAL POINT/COUNTY OR	2022-34140	1.42	138,200	112,430	250,630	348,605	Nov-22	15	72
3	23	000	409	132	30B	10156337	352W2400 02800	3975 HWY 234 CENTRAL POINT/COUNTY OR	2022-17635	8.00	190,160	236,220	426,380	585,840	May-22	16	73
3	22	000	581	143	17	10163277	363W0800 01100	819 SARDINE CR RD CENTRAL POINT/COUNT	2022-18957	106.98	310,980	257,580	568,560	782,000	Jun-22	17	73
3	21	000	401	141	33	10196643	372W03CC 04600	2338 TAYLOR RD CENTRAL POINT/COUNTY O	2022-11483	0.41	145,030	117,280	262,310	356,549	Apr-22	18	74
3	23	000	400		30B	10984532	352W0200 00509	115 MCDONALDS WAY CENTRAL POINT/COU	2022-16419	10.05	169,080	0	169,080	229,125	May-22	19	74
3	23	000	401	131	30B	10158352	352W3000 01100	8380 RAMSEY RD CENTRAL POINT/COUNTY O	2022-32082	9.68	207,140	109,640	316,780	422,195	Nov-22	20	75
3	23	000	551	158	17	10155401	352W2200 01801	10984 MEADOWS RD CENTRAL POINT/COUN	2022-1165	91.84	459,110	1,152,210	1,611,320	2,114,200	Jan-22	21	76
3	23	000	401	131	30B	10156165	352W2400 01200	13435 WEOWNA WAY CENTRAL POINT/COUN	2022-23322	9.56	206,620	195,340	401,960	519,531	Jul-22	22	77
3	22	000	401	131	33	10162856	363W0500 00103	2903 SARDINE CR RD CENTRAL POINT/COUN	2022-12582	8.33	188,530	236,930	425,460	548,728	Apr-22	23	78
3	23	000	400		33	10718784	351W3100 00311	1060 JULIET AVE CENTRAL POINT/COUNTY O	2022-35564	13.53	201,210	0	201,210	259,532	Dec-22	24	78
3	23	000	551	131	17	10155622	352W2300 00801	14108 ANTIOCH RD CENTRAL POINT/COUNT	2022-8342	7.27	199,130	128,800	327,930	415,896	Mar-22	25	79
3	23	000	400		33	10561749	352W1200 00419	BEAGLE RD CENTRAL POINT/COUNTY OR 975	2022-10872	19.82	134,330	0	134,330	169,593	Mar-22	26	79
3	23	000	401	141	30A	10152803	352W1300 00115	3923 BEAGLE RD CENTRAL POINT/COUNTY O	2022-14125	4.94	190,890	406,480	597,370	753,378	Apr-22	27	79
3	25	000	409	952	30B	10189813	362W2900 03100	6339 VENTURA LN CENTRAL POINT/COUNTY	2022-17151	2.13	120,050	185,640	305,690	389,025	May-22	28	79
3	23	000	401	141	30A	10622709	352W3000 01202	8474 RAMSEY RD CENTRAL POINT/COUNTY O	2022-18144	5.00	186,250	302,340	488,590	615,321	Jun-22	29	79
3	23	000	401	973	16B	10155274	352W2200 00700	6297 DODGE RD CENTRAL POINT/COUNTY O	2022-22888	4.49	184,210	313,690	497,900	633,261	Jul-22	30	79
3	21	000	401	131	33	10199703	372W09B0 00400	2951 PHILLIPS WAY CENTRAL POINT/COUNTY	2022-2278	2.56	263,410	142,750	406,160	509,913	Jan-22	31	80
3	25	000	400		33	10190070	362W3100 00102	TAMARACK LN CENTRAL POINT/COUNTY OR	2022-3398	5.10	40,650	0	40,650	51,028	Jan-22	32	80
3	25	000	401	131	33	10640502	361W31B0 01400	5805 PEACE LN CENTRAL POINT/COUNTY OR	2022-6694	4.94	152,740	339,880	492,620	618,112	Feb-22	33	80

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	25	000	401	121	33	10188728	362W2800 04800	3218 WILLOW SPRINGS RD CENTRAL POINT/C	2022-17286	1.79	102,700	33,350	136,050	170,783	May-22	34	80
3	20	000	401	141	30A	10174546	363W1300 02900	8832 BISON PL CENTRAL POINT/COUNTY OR	2022-20193	1.49	200,860	154,450	355,310	445,354	Jun-22	35	80
3	25	000	551	830	17	10193036	362W36A0 00400	5708 TABLE ROCK RD CENTRAL POINT/COUN	2022-32707	19.20	230,420	773,230	1,003,650	1,261,872	Nov-22	36	80
3	21	000	401	141	30B	10199843	372W09B0 01400	3765 OLD STAGE RD CENTRAL POINT/COUNT	2022-32575	1.30	200,160	188,300	388,460	486,962	Nov-22	37	80
3	23	000	409	962	16A	10664708	352W1000 00812	6388 BEAGLE RD CENTRAL POINT/COUNTY O	2022-2430	5.08	194,250	155,160	349,410	432,489	Jan-22	38	81
3	25	000	401	131	30B	10184118	362W25A0 09000	6942 TABLE ROCK RD CENTRAL POINT/COUN	2022-4387	0.66	111,140	205,030	316,170	390,461	Feb-22	39	81
3	23	000	409	942	16B	30115773	352W1400 01600	5225 DODGE RD CENTRAL POINT/COUNTY O	2022-10929	17.35	218,040	116,840	334,880	411,110	Mar-22	40	81
3	23	000	551	131	17	10155582	352W2300 00602	14107 ANTIOCH RD CENTRAL POINT/COUNT	2022-24368	8.54	202,280	110,190	312,470	383,487	Aug-22	41	81
3	23	000	409	952	16B	10567371	352W1500 01201	12107 MEADOWS RD CENTRAL POINT/COUN	2022-26304	4.68	178,700	141,060	319,760	394,400	Aug-22	42	81
3	25	000	401	141	30A	10184515	362W25B0 01800	170 GREGORY RD W CENTRAL POINT/COUNT	2022-27666	1.00	136,750	356,200	492,950	601,704	Aug-22	43	82
3	23	000	401	131	30B	10157877	352W2900 01900	824 ROCK CR RD CENTRAL POINT/COUNTY O	2022-32802	4.51	183,320	276,700	460,020	561,384	Nov-22	44	82
3	21	000	401	142	30A	10671763	363W2700 01952	8221 COLONIAL WAY CENTRAL POINT/COUN	2022-12681	1.98	247,570	212,560	460,130	553,641	Apr-22	45	83
3	23	000	409	962	16B	10697240	352W2100 01201	12877 PERRY RD CENTRAL POINT/COUNTY O	2022-18814	1.00	154,120	210,450	364,570	437,606	Jun-22	46	83
3	21	000	541	151	17	10197699	372W0500 00606	75 DEAN DR CENTRAL POINT/COUNTY OR	2022-22674	5.00	325,330	391,420	716,750	868,539	Jul-22	47	83
3	23	000	401	121	30A	10157551	352W2800 01502	11823 PERRY RD CENTRAL POINT/COUNTY O	2022-23271	3.40	165,600	38,400	204,000	245,625	Jul-22	48	83
3	23	000	401	141	17	10581802	352W2000 00308	1065 MC DONOUGH RD CENTRAL POINT/CO	2022-13667	58.78	475,890	528,950	1,004,840	1,200,065	Apr-22	49	84
3	23	000	601	138	22	10613581	352W0600 00306	13204 RAMSEY RD CENTRAL POINT/COUNTY	2022-17533	10.24	253,880	131,710	385,590	461,113	May-22	50	84
3	23	000	401	141	30B	10173483	362W1100 01300	9906 TABLE ROCK RD CENTRAL POINT/COUN	2022-848	0.48	127,610	170,780	298,390	351,543	Jan-22	51	85
3	23	000	409	942	16B	10776131	352W3200 02004	8791 HWY 234 CENTRAL POINT/COUNTY OR	2022-991	15.87	227,410	118,770	346,180	408,298	Jan-22	52	85
3	23	000	400		33	11012366	352W3300 00455	DUGGAN RD CENTRAL POINT/COUNTY OR	2022-28396	3.15	130,000	0	130,000	153,233	Sep-22	53	85
3	22	000	401	132	30B	10178505	364W24D0 01700	1235 ROGUE RIVER HWY CENTRAL POINT/CO	2022-26659	0.58	128,750	337,560	466,310	542,520	Aug-22	54	86
3	25	000	400		30B	10585336	362W35D0 02606	5055 GEBHARD RD CENTRAL POINT/COUNTY	2022-2640	5.01	179,090	0	179,090	206,852	Jan-22	55	87
3	23	000	401	132	33	10172326	352W3300 01100	11340 DENNIS RD CENTRAL POINT/COUNTY	2022-9568	2.75	170,930	460,420	631,350	726,128	Mar-22	56	87
3	23	000	551	121	17	10151621	352W1000 00400	5930 SWEET LN CENTRAL POINT/COUNTY OR	2022-26678	47.26	278,320	30,420	308,740	353,988	Aug-22	57	87
3	25	000	401	141	33	10181500	361W31C0 00200	998 W JUSTICE RD CENTRAL POINT/COUNTY	2022-24614	2.50	154,850	585,700	740,550	851,160	Aug-22	58	87
3	25	000	401	142	30A	10182214	362W1900 00600	8067 GOLD RAY RD CENTRAL POINT/COUNTY	2022-25211	5.00	153,060	276,210	429,270	492,400	Aug-22	59	87
3	24	000	601	148	17	10722266	342W3200 00101	16575 MEADOWS RD CENTRAL POINT/COUN	2022-9344	19.68	372,330	459,200	831,530	943,996	Mar-22	60	88
3	26	000	409	942	16A	10188866	362W2900 00905	8475 BLACKWELL RD CENTRAL POINT/COUNT	2022-22553	5.18	288,180	93,830	382,010	426,866	Jul-22	61	89
3	22	000	401	141	33	10171725	373W1100 00701	3653 KANE CR RD CENTRAL POINT/COUNTY	2022-32609	5.51	197,110	467,820	664,930	745,500	Nov-22	62	89
3	23	000	401	141	30A	10151807	352W1100 00104	15638 JONES RD CENTRAL POINT/COUNTY O	2022-2060	4.84	175,180	476,100	651,280	724,311	Jan-22	63	90
3	23	000	409	300	16A	10156248	352W2400 02000	4165 HWY 234 CENTRAL POINT/COUNTY OR	2022-24941	5.00	186,250	159,900	346,150	382,893	Aug-22	64	90
3	23	000	551	131	17	10152066	352W1100 00303	15882 ANTIOCH RD CENTRAL POINT/COUNT	2022-2156	15.58	369,060	156,670	525,730	577,140	Jan-22	65	91

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	23	000	401	141	33	10157161	352W2800 00222	282 ROBLEDA DR CENTRAL POINT/COUNTY O	2022-11847	1.75	160,870	419,930	580,800	635,612	Apr-22	66	91
3	23	000	400		30B	10159294	352W3300 00444	3308 TRESHAM LN CENTRAL POINT/COUNTY	2022-13562	3.68	200,000	0	200,000	218,813	Apr-22	67	91
3	22	000	609	142	22	10161316	353W2800 00702	4460 SARDINE CR RD CENTRAL POINT/COUN	2022-14238	10.67	170,400	368,700	539,100	593,286	Apr-22	68	91
3	22	000	401	131	30A	10168907	363W2800 01200	1315 GALLS CR RD CENTRAL POINT/COUNTY	2022-21355	10.60	222,730	44,410	267,140	293,140	Jul-22	69	91
3	23	000	401	141	30B	10159326	352W3300 03800	3217 SAMS VALLEY RD CENTRAL POINT/COU	2022-27507	1.02	154,370	361,440	515,810	567,698	Sep-22	70	91
3	21	000	551	152	17	10197200	372W0400 01300	4793 GRANT RD CENTRAL POINT/COUNTY O	2022-36366	20.20	479,310	1,510,660	1,989,970	2,194,122	Dec-22	71	91
3	26	000	401	131	30A	10189221	362W3000 02400	4495 MERITA TERR CENTRAL POINT/COUNTY	2022-36536	3.74	268,050	103,710	371,760	406,878	Dec-22	72	91
3	23	000	409	141	16A	10150187	351W3000 00303	649 GLASS LN CENTRAL POINT/COUNTY OR	2022-181	10.02	216,260	449,280	665,540	722,551	Jan-22	73	92
3	23	000	551	142	17	10153492	352W1400 00106	15050 ANTIOCH RD CENTRAL POINT/COUNT	2022-16655	10.00	208,510	345,740	554,250	604,562	May-22	74	92
3	21	000	401	131	30A	10200729	372W09D0 03903	3328 GREEN ACRES DR CENTRAL POINT/COU	2022-21032	0.38	146,570	174,380	320,950	342,860	Jun-22	75	94
3	27	000	401	111	30B	10197089	372W0400 00200	2525 SCENIC AVE CENTRAL POINT/COUNTY O	2022-30595	5.28	270,330	10,120	280,450	297,510	Oct-22	76	94
3	23	000	409	300	30A	10722039	352W2800 00122	14405 TABLE ROCK RD CENTRAL POINT/COU	2022-35473	5.00	186,250	133,180	319,430	338,356	Dec-22	77	94
3	23	000	409	972	16B	10155882	352W2300 01407	13224 THREE OAKS DR CENTRAL POINT/COU	2022-1590	3.76	179,570	213,800	393,370	413,273	Jan-22	78	95
3	23	000	401	131	30B	10150632	352W0200 00401	17200 JONES RD CENTRAL POINT/COUNTY O	2022-6802	7.54	207,200	142,510	349,710	367,004	Feb-22	79	95
3	21	000	551	161	17	10190591	362W3300 03300	5405 SEVEN OAKS RD CENTRAL POINT/COUN	2022-11675	70.92	1,154,960	1,071,150	2,226,110	2,328,960	Apr-22	80	96
3	21	000	601	132	22	10169598	363W3400 00600	5501 KANE CR RD CENTRAL POINT/COUNTY	2022-16505	40.00	333,950	222,930	556,880	579,828	May-22	81	96
3	21	000	401	143	33	10176301	373W01A0 02400	4654 GLEN ECHO WAY CENTRAL POINT/COU	2022-3646	3.56	237,440	299,670	537,110	553,610	Jan-22	82	97
3	25	000	401	131	33	10190663	362W3200 02806	5879 TOLO RD CENTRAL POINT/COUNTY OR	2022-6924	5.10	207,090	354,340	561,430	579,840	Feb-22	83	97
3	24	000	409	951	16A	10148227	342W2200 01100	20426 ANTIOCH RD CENTRAL POINT/COUNT	2022-16206	64.74	627,170	57,180	684,350	706,803	May-22	84	97
3	25	000	409	942	16A	10187018	362W26D0 02500	6457 CHAPPAREL ST CENTRAL POINT/COUNT	2022-24515	0.95	132,020	86,780	218,800	226,228	Aug-22	85	97
3	25	000	401	131	33	10175654	363W25B0 01500	10431 BLACKWELL RD CENTRAL POINT/COUN	2022-25026	1.22	122,270	299,520	421,790	436,045	Aug-22	86	97
3	25	000	401	132	33	10650905	362W26A0 00142	646 RAVEN RD CENTRAL POINT/COUNTY OR	2022-5744	1.00	136,750	458,390	595,140	605,055	Feb-22	87	98
3	21	000	401	141	33	10171255	373W01A0 02000	4630 GLEN ECHO WAY CENTRAL POINT/COU	2022-29674	5.05	272,850	326,340	599,190	613,614	Sep-22	88	98
3	21	000	401	152	30A	10168494	363W2700 01933	8215 COLONIAL WAY CENTRAL POINT/COUN	2022-6638	3.30	271,220	520,600	791,820	800,648	Feb-22	89	99
3	21	000	401	148	30B	10199965	372W09B0 02600	3541 OLD STAGE RD CENTRAL POINT/COUNT	2022-2596	0.67	189,160	369,950	559,110	561,821	Jan-22	90	100
3	21	000	551	131	17	10197451	372W0400 02600	2982 TAYLOR RD CENTRAL POINT/COUNTY O	2022-34033	15.33	483,160	161,540	644,700	637,632	Nov-22	91	101
3	21	000	401	152	30B	11006928	363W2700 01954	7765 COLONIAL WAY CENTRAL POINT/COUN	2022-28326	3.26	273,120	640,550	913,670	884,439	Sep-22	92	103
3	22	000	601	131	22	10703804	373W0500 00900	2382 GALLS CR RD CENTRAL POINT/COUNTY	2022-34819	18.48	267,880	248,830	516,710	502,690	Dec-22	93	103
3	21	000	401	131	30B	10202008	372W10C0 02902	3254 HANLEY RD CENTRAL POINT/COUNTY O	2022-6888	0.25	99,670	237,580	337,250	323,610	Feb-22	94	104
3	21	000	601	132	22	10169598	363W3400 00600	5501 KANE CR RD CENTRAL POINT/COUNTY	2022-16492	40.00	333,950	222,930	556,880	536,195	May-22	95	104
3	21	000	559	952	17	10164557	363W1400 01001	11910 BLACKWELL RD CENTRAL POINT/COUN	2022-17643	40.00	470,730	117,550	588,280	564,070	May-22	96	104
3	24	000	551	141	17	10148746	342W2900 00900	17000 RAMSEY RD CENTRAL POINT/COUNTY	2022-18094	22.10	511,250	183,050	694,300	669,040	Jun-22	97	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	23	000	401	151	30B	10159237	352W3300 00310	11750 DUGGAN RD CENTRAL POINT/COUNTY	2022-1481	21.47	396,440	499,210	895,650	855,290	Jan-22	98	105
3	21	000	401	152	30B	10175989	363W36D0 02500	5212 GLEN ECHO WAY CENTRAL POINT/COU	2022-7798	0.96	206,220	513,730	719,950	688,219	Mar-22	99	105
3	23	000	409	962	30B	10154407	352W1600 00400	14363 DUGGAN RD CENTRAL POINT/COUNTY	2022-12459	60.00	316,330	319,780	636,110	606,938	Apr-22	100	105
3	25	000	409	952	16A	10193733	362W36C0 00801	5275 TABLE ROCK RD CENTRAL POINT/COUN	2022-13886	1.02	122,070	245,440	367,510	350,136	Apr-22	101	105
3	24	000	641	131	22	10149051	342W3200 01900	16065 RAMSEY RD CENTRAL POINT/COUNTY	2022-3215	2.93	246,010	173,980	419,990	394,502	Jan-22	102	106
3	26	000	401	131	30B	10736395	362W3000 01700	8306 BLACKWELL RD CENTRAL POINT/COUNT	2022-32273	6.56	290,380	118,670	409,050	387,426	Nov-22	103	106
3	23	000	581	132	17	10150608	352W0200 00200	16850 JONES RD CENTRAL POINT/COUNTY O	2022-33939	39.72	362,990	432,800	795,790	745,650	Nov-22	104	107
3	21	000	401	121	30A	10198610	372W06A0 01700	5081 OLD STAGE RD CENTRAL POINT/COUNT	2022-31854	0.76	183,060	26,340	209,400	193,538	Oct-22	105	108
3	25	000	409	972	16A	10188047	362W27D0 06000	6170 THISTLE LN CENTRAL POINT/COUNTY O	2022-3992	0.28	125,680	290,530	416,210	382,759	Jan-22	106	109
3	25	000	409	300	16A	10600083	362W2900 02009	6044 TOLO RD CENTRAL POINT/COUNTY OR	2022-2568	4.92	152,770	310,380	463,150	420,481	Jan-22	107	110
3	23	000	401	152	33	10150703	352W0200 00601	16000 JONES RD CENTRAL POINT/COUNTY O	2022-22511	4.82	230,200	442,490	672,690	610,313	Jun-22	108	110
3	21	000	409	300	16A	10170234	363W36C0 00500	6607 OLD STAGE RD CENTRAL POINT/COUNT	2022-13108	1.66	230,550	206,400	436,950	386,737	Apr-22	109	113
3	21	000	401	143	30B	10669546	372W0600 00904	5371 OLD STAGE RD CENTRAL POINT/COUNT	2022-24157	5.00	293,900	426,460	720,360	639,145	Aug-22	110	113
3	21	000	401	142	30A	10200160	372W09C0 01301	3385 OLD STAGE RD CENTRAL POINT/COUNT	2022-32688	1.97	273,610	401,090	674,700	595,140	Oct-22	111	113
3	26	000	401	131	33	10182695	362W2100 01301	7215 BLACKWELL RD CENTRAL POINT/COUNT	2022-31305	3.15	333,770	123,170	456,940	403,997	Oct-22	112	113
3	22	000	401	952	33	10165845	363W2000 02404	545 HODSON RD CENTRAL POINT/COUNTY O	2022-35502	5.30	213,340	171,660	385,000	338,288	Dec-22	113	114
3	23	000	409	952	16A	10157341	352W2800 00240	3280 VALLEY VISTA DR CENTRAL POINT/COU	2022-5115	1.65	157,530	208,080	365,610	317,163	Jan-22	114	115
3	25	000	401	151	30A	10185201	362W25C0 06200	465 GIBBON RD CENTRAL POINT/COUNTY OR	2022-28547	1.05	139,150	726,060	865,210	750,977	Sep-22	115	115
3	21	000	409	963	30A	10197307	372W0400 01900	3281 SCENIC AVE CENTRAL POINT/COUNTY O	2022-34855	1.25	231,310	254,510	485,820	423,895	Dec-22	116	115
3	24	000	401	112	30B	10151491	352W08A0 00100 A16	7950 SHADOW DR CENTRAL POINT/COUNTY	2022-8815		0	127,070	127,070	106,315	Mar-22	117	120
3	21	000	401	152	33	10756530	362W1800 00204	8375 GOLD RAY RD CENTRAL POINT/COUNTY	2022-19936	23.67	452,190	635,170	1,087,360	895,053	Jun-22	118	121
3	21	000	601	142	22	10168283	363W2700 01912	CYPRUS DR CENTRAL POINT/COUNTY OR	2022-11579	67.21	393,470	239,160	632,630	509,145	Mar-22	119	124
3	23	000	409	952	30B	10154969	352W2100 00604	13494 DUGGAN RD CENTRAL POINT/COUNTY	2022-16954	9.94	228,170	269,290	497,460	389,600	May-22	120	128
3	23	000	559	162	17	10696452	352W1000 00401	6101 SWEET LN CENTRAL POINT/COUNTY OR	2022-17427	24.37	253,820	1,034,950	1,288,770	1,000,195	May-22	121	129
3	24	000	609		22	10673067	342W3300 00202	16560 MEADOWS RD CENTRAL POINT/COUN	2022-26498	9.50	306,440	0	306,440	221,760	Aug-22	122	138

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
406	1	02	406	2023	5	UNIMPROVED RIVER	406	1	11	406	2023		UNIMPROVED RIVER
406	3	28	281	2023		UPPER RIVER FRONTAGE	406	3	28	282	2023	2	MIDDLE RVR FRONTAGE
406	3	28	283	2023	8	LOWER RIVER FRONTAGE	406	3	28	284	2023		RIVER FRONTAGE
406	7	04	000	2023	4	REC RIVER SITE	406	7	05	406	2023	8	UNIMPROVED RIVER

Adjustment Calculation Summary

Sample - Number of Sales	27
Population - Number of Accounts	898
Sales as a percentage of the Population	3.01%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	312,437,172	52.47%	328,059,031
OSD RMV	23,551,670	3.96%	23,551,670
Improvement RMV	254,140,730	42.68%	269,389,174
Farm Improvement RMV	5,356,510	0.90%	5,356,510

Selected Ratio From Sales	95
Time Trend Adjustment	-4

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	106
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

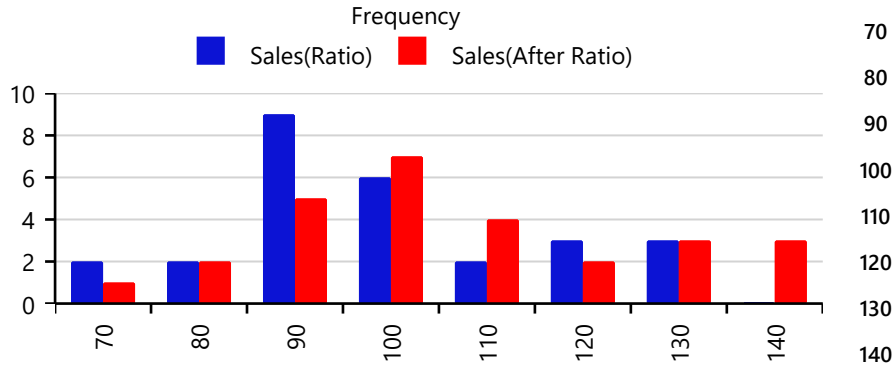
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.41	-	-	-	-
PRD	1.03	-	-	-	-

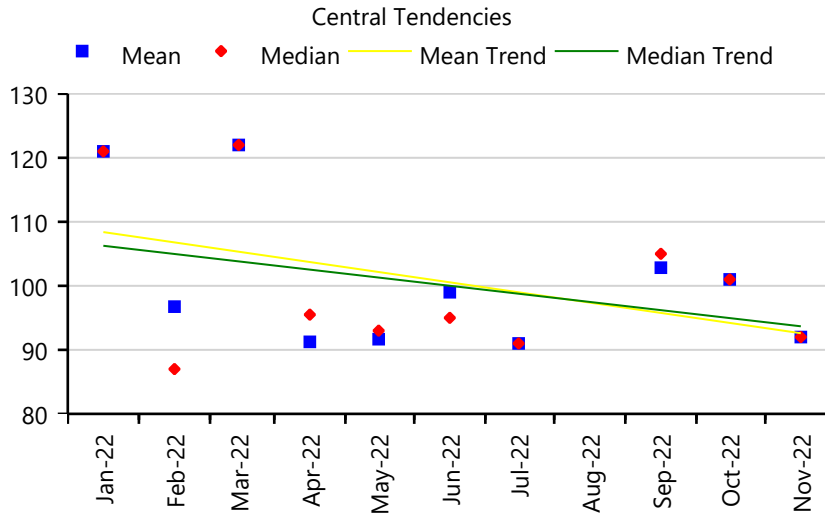
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
70	2	1
80	2	2
90	9	5
100	6	7
110	2	4
120	3	2
130	3	3
140	0	3
Median	95	100
AAD	13.78	14.41
COD	14.50	14.41
Mean	100	105
SD	17.69	18.55
COV	17.75	17.70
Wtd Mean	97	102
GeoMean	98	103
PRD	1.03	1.03
95% Confidence	6.67	7.00

Number Of Sales 27



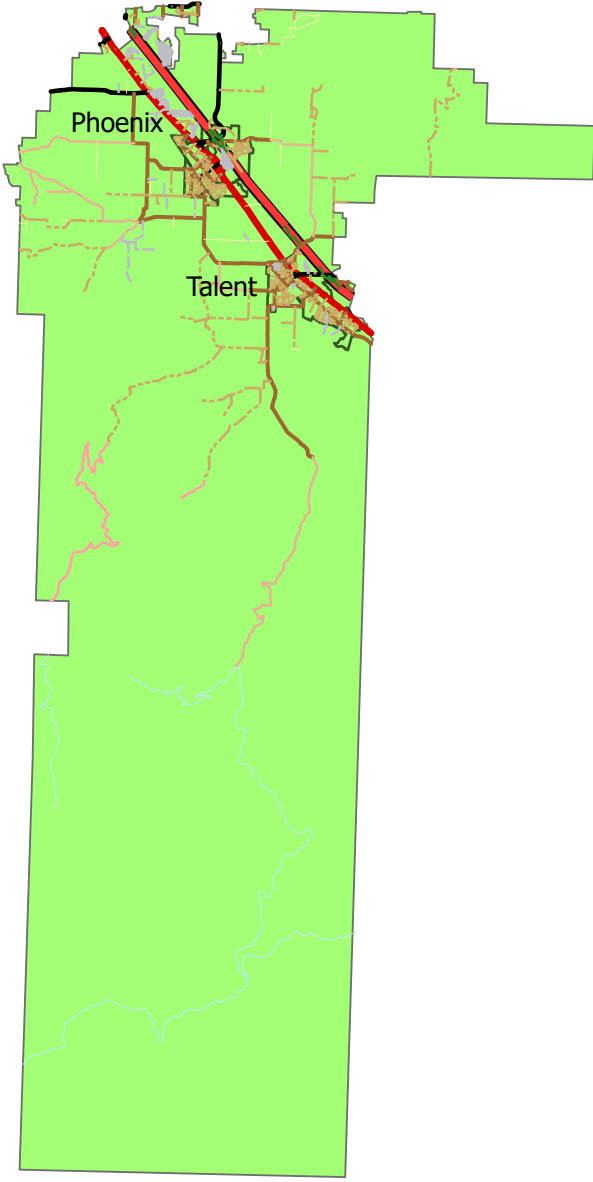
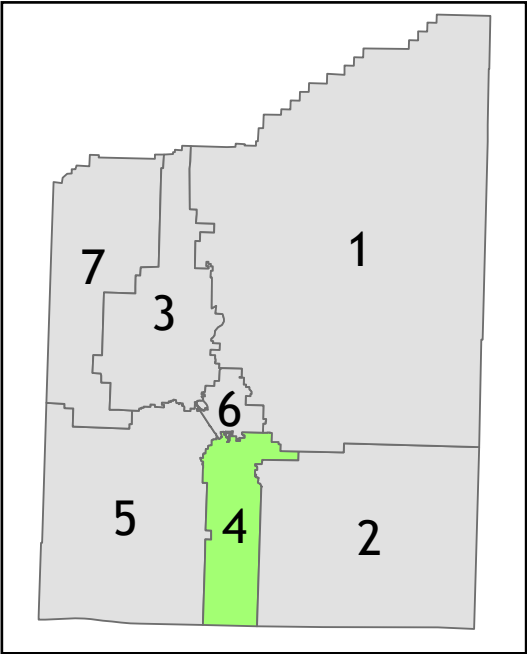
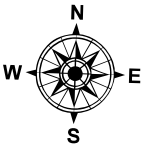
Month	Mean	Median	Sales
Jan-22	121	121	1
Feb-22	97	87	4
Mar-22	122	122	2
Apr-22	91	96	4
May-22	92	93	3
Jun-22	99	95	3
Jul-22	91	91	1
Sep-22	103	105	6
Oct-22	101	101	2
Nov-22	92	92	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	28	283	406	131	30B	10178441	364W24D0 01200	1316 ROGUE RIVER HWY CENTRAL POINT/CO	2022-11286	0.44	201,560	273,730	475,290	677,200	Apr-22	1	70
1	02	406	406	131	30B	10251907	341W03B0 02800	100 MEADOW LN EAGLE POINT/COUNTY OR	2022-20452	1.59	379,740	99,340	479,080	660,893	Jun-22	2	72
3	28	283	406	141	30B	10165334	363W17DD 00900	2122 SECOND AVE CENTRAL POINT/COUNTY	2022-30442	0.38	203,150	379,970	583,120	751,488	Sep-22	3	78
3	28	283	406	133	30B	10729648	363W19B0 00301	790 ROGUE RIVER HWY CENTRAL POINT/COU	2022-5654	0.53	206,740	339,250	545,990	675,054	Feb-22	4	81
7	05	406	406	131	33	10302215	364W27B0 00200	4828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-7045	0.24	262,480	125,150	387,630	456,823	Feb-22	5	85
1	02	406	406	973	16B	10251923	341W03B0 03000	84 MEADOW LN EAGLE POINT/COUNTY OR	2022-4729	0.67	412,700	164,320	577,020	650,498	Feb-22	6	89
3	28	283	406	132	33	10165286	363W17DD 00400	1994 SECOND AVE CENTRAL POINT/COUNTY	2022-17236	0.70	208,220	261,480	469,700	526,878	May-22	7	89
7	05	406	406	143	33	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR	2022-28704	1.84	302,750	248,380	551,130	621,200	Sep-22	8	89
1	02	406	406	151	30A	10251575	341W03A0 01101	24722 HWY 62 EAGLE POINT/COUNTY OR	2022-14032	0.71	270,900	324,090	594,990	660,328	Apr-22	9	90
3	28	282	406	141	30A	10163877	363W1000 03300	1429 UPPER RIVER RD CENTRAL POINT/COUN	2022-21915	9.33	574,010	406,630	980,640	1,078,660	Jul-22	10	91
3	28	283	406	148	30A	10178190	364W24C0 01600	1408 ROGUE RIVER HWY CENTRAL POINT/CO	2022-33336	1.17	329,700	382,530	712,230	774,852	Nov-22	11	92
7	05	406	406	143	30A	10299171	364W20D0 01800	331 FIELDER LN ROGUE RIVER/COUNTY OR	2022-16568	1.40	335,960	392,960	728,920	780,080	May-22	12	93
3	28	283	406	141	33	10177063	363W17CD 00500	2394 LAMPMAN RD CENTRAL POINT/COUNT	2022-17171	1.31	214,880	263,060	477,940	512,243	May-22	13	93
7	05	406	406	153	30A	10301850	364W26D0 00600	2828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-19354	0.84	291,050	505,680	796,730	840,048	Jun-22	14	95
7	05	406	406	141	33	10301411	364W22C0 02700	5369 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-29516	1.21	254,320	367,670	621,990	645,219	Sep-22	15	96
7	04	000	806		30A	10302661	364W29B0 00900	7160 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-13316	0.32	157,240	0	157,240	155,535	Apr-22	16	101
7	05	406	406	131	30B	10301787	364W2600 01300	3296 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30380	0.69	289,240	144,940	434,180	431,129	Oct-22	17	101
7	04	000	806	300	30B	10299163	364W20D0 01700	333 FIELDER LN ROGUE RIVER/COUNTY OR	2022-31318	0.73	189,670	5,930	195,600	193,460	Oct-22	18	101
1	02	406	406		30A	10219426	331E3200 01202	29450 HWY 62 EAGLE POINT/COUNTY OR	2022-14546	1.40	342,770	0	342,770	330,718	Apr-22	19	104
7	04	000	806		33	10298881	364W20C0 00800	ROGUE RIVER HWY ROGUE RIVER/COUNTY O	2022-7930	0.62	180,960	0	180,960	164,339	Mar-22	20	110
7	05	406	406	153	30B	10300677	364W21B0 02400	8158 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30125	1.12	283,670	634,080	917,750	805,872	Sep-22	21	114
3	28	283	406	942	16B	10165278	363W17DD 00300	1974 SECOND AVE CENTRAL POINT/COUNTY	2022-27557	0.69	212,570	61,300	273,870	228,066	Sep-22	22	120
3	28	282	606	153	22	10553608	363W1100 01801	1957 UPPER RIVER RD CENTRAL POINT/COUN	2022-27610	4.95	567,540	676,560	1,244,100	1,036,770	Sep-22	23	120
1	02	406	406	133	30B	10253892	341W3200 00801	3230 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-2393	7.61	550,360	264,170	814,530	673,470	Jan-22	24	121
3	28	283	406	131	30A	10166574	363W22B0 00900	300 LAMPMAN RD CENTRAL POINT/COUNTY	2022-18099	1.93	301,170	257,480	558,650	429,792	Jun-22	25	130
7	05	406	406	143	30B	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR	2022-5643	1.84	302,750	248,380	551,130	416,794	Feb-22	26	132
7	04	000	806		30B	10300034	364W21AB 00700	8730 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-8420	1.20	226,830	0	226,830	169,313	Mar-22	27	134

Maintenance Area 4



MA 4 STUDY AREA DESCRIPTIONS RECALCULATED JULY 2016

MA 4 SA 1 - TALENT

Properties located within the city limits. Talent is located four miles southeast of Medford on the I-5 corridor. Homes are in the Class 1 to 3 range.
NONHOMOGENEOUS

MA 4 SA 2 - PHOENIX

This area is located within the city limits of the City of Phoenix, population under 2,500, approximately two miles south of Medford on Highway 99 (the I-5 corridor). This area consists of subdivisions of 2 to 4 quality class constructed homes. **NONHOMOGENEOUS**

****MA 4 SA 3 - SE MEDFORD - **MOVED TO MA 6 IN NEW RE-CALC AREA IN 2023**

This area is located within the Medford city limits south of Barnett Road. Newer developments, with the oldest being built in the 1960's of conventional homes, predominately in the range of Class 3 & 4, with a few class 5's. Area consists for about 450 lots. Includes Olympic, La Mirada, Ellendale and Edgemont Streets.
NONHOMOGENEOUS

MA 4 SA 4 - PHOENIX HILLS SUBS EAST OF I-5

Study area includes single family lots in the Phoenix Hills subdivision. The quality of construction is in the 3 and 4 range. Historic trending mirrors SA 5 (Phoenix), until the 2001-02 tax year when this study area was created. **NONHOMOGENEOUS**

****MA 4 SA 5 - ALDER CREEK - **MOVED TO MA 6 IN NEW RE-CALC AREA IN 2023**

One of the Medford areas nicer urban subdivisions, which include areas with standard sized lots as well as areas with smaller lots, designed for smaller improvements. These houses were constructed in stages beginning around 1992. Houses range in class from 4 to 6. **NONHOMOGENEOUS**

****MA 4 SA 6 - LARSON CREEK - **MOVED TO MA 6 IN NEW RE-CALC AREA IN 2023**

Larson Creek abuts the Alder Creek subdivision. It is very similar to Alder Creek. Larson Creek house classes range from 4 to 6. **NONHOMOGENEOUS**

****MA 4 SA 7 - SUN OAKS PLANNED UNIT DEVELOPMENT - **MOVED TO MA 6 IN NEW RE-CALC AREA IN 2023**

A gated PUD made up of condominiums and conventional lot ownership. Also included is recreation areas owned in common among all the owners. The first stages were built from 1972 to 1975 with the last of the lots having been developed during 1991 or 1992. The area was considered higher end housing with most homes in the 4 to 6 Class range. **NONHOMOGENEOUS**

MA 4 SA 8 - TOWNHOMES

This study area was created in 2010. Townhome lots are typically .10 and smaller. Townhomes are located throughout the entire Maintenance Area.
NONHOMOGENEOUS

MA 4 STUDY AREA DESCRIPTIONS

MA4 SA 9 - MULTI-FAMILY

All multi-plex properties throughout MA 4 have been combined in this study area. There are around 220 accounts. Year built on improvements ranges from 1930's to the 1980's. Stat Class 2 thru 4. **NONHOMOGENEOUS**

MA 4 SA 10 - CONDOMINIUMS

All condos in MA 4 shall be located in SA 10 within either NH 001, NH 002, or NH 003. **HOMOGENEOUS.**

****MA 4 SA12 - SE MEDFORD AREA 5 MANOR HILL - **MOVED TO MA 6 IN NEW RE-CALC AREA IN 2023**

Manor Hill in Southeast Medford is an area of nicer subdivision homes in the class 4 to 6 quality level. The market area has almost 100 accounts.

NONHOMOGENEOUS

MA 4 SA 14 - RURAL PROPERTIES

This area includes areas in Maintenance area 4 outside the cities of Medford, Phoenix and Talent. The area is generally located in a six mile strip from the city of Medford, 22 miles south to the county line. In most of the northern flat land portions around the cities, the area consists of rural residential home sites, many with farming influences. There are many commercial orchard tracts as well as grazing land. In the mountainous areas, especially to the south, the area becomes remote. **RURAL**

Summary of Ratio Indications 2023 Ratio Study

MAINTENANCE AREA 4

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	4	01	000	108.	100.	109.	108.	14.88	1.02	<input type="checkbox"/>
2023	100/101	4	02	000	108.	100.	109.	108.	14.88	1.02	<input type="checkbox"/>
2023	100/101	4	04	000	105.	100.	106.	105.	4.64	1.00	<input type="checkbox"/>
2023	101	4	08	000	93.	100.	93.	93.	7.14	1.00	<input type="checkbox"/>
2023	100/101	4	09	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	102	4	10	001	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	102	4	10	002	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	4	14	000	103.	100.	104.	103.	15.57	1.01	<input type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
100	4	01	000	2023		TALENT CITY	100	4	02	000	2023		PHOENIX CITY
101	4	01	000	2023	135	TALENT CITY	101	4	02	000	2023	61	PHOENIX CITY

Adjustment Calculation Summary

Sample - Number of Sales	196			
Population - Number of Accounts	2807			
Sales as a percentage of the Population	6.98%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	271,627,292	28.89%	293,357,475	28.96%
OSD RMV	101,988,378	10.85%	101,988,378	10.07%
Improvement RMV	566,399,069	60.24%	617,374,985	60.95%
Farm Improvement RMV	156,350	0.02%	156,350	0.02%
Selected Ratio From Sales	93			
RMV Adjustment	100			
Before Ratio	93			
Overall Adjustment Factor	108			
Land Adjustment Factor	108			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	109			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

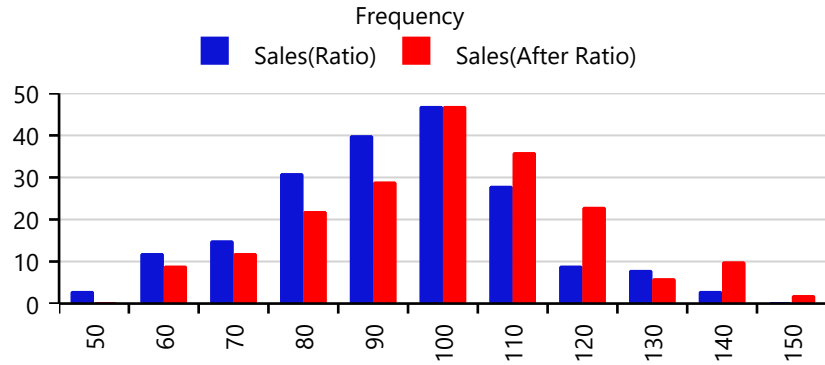
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.88	-	-	-	-
PRD	1.02	-	-	-	-

(* Indicates years may not reflect after ratio values)

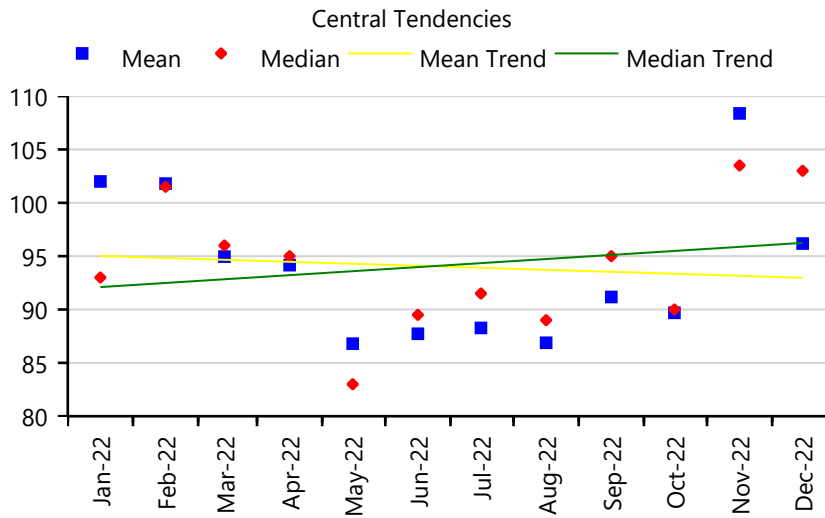
JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
50	3	0
60	12	9
70	15	12
80	31	22
90	40	29
100	47	47
110	28	36
120	9	23
130	8	6
140	3	10
150	0	2

Median	93	101
AAD	14.14	15.03
COD	15.21	14.88
Mean	93	100
SD	18.14	19.30
COV	19.58	19.36
Wtd Mean	90	97
GeoMean	91	98
PRD	1.03	1.02
95% Confidence	2.54	2.70

Number Of Sales 196



Month	Mean	Median	Sales
Jan-22	102	93	13
Feb-22	102	102	10
Mar-22	95	96	23
Apr-22	94	95	19
May-22	87	83	15
Jun-22	88	90	22
Jul-22	88	92	22
Aug-22	87	89	17
Sep-22	91	95	23
Oct-22	90	90	13
Nov-22	108	104	8
Dec-22	96	103	11

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	02	000	101	131	30A	10010768	381W09DD 06500	209 FIFTH ST PHOENIX OR	2022-24482	0.21	129,590	45,260	174,850	335,000	Aug-22	1	52
4	02	000	101	131	30B	10011042	381W09DD 09200	204 SECOND ST W PHOENIX OR	2022-19062	0.14	126,120	55,980	182,100	335,000	Jun-22	2	54
4	01	000	101	131	33	10280774	381W26BB 01200	400 WAGNER CR RD TALENT OR 97540	2022-28903	0.21	126,000	39,240	165,240	305,000	Sep-22	3	54
4	01	000	101		30A	10848432	381W23DA 02500	301 OAK VALLEY DR TALENT OR	2022-6283	0.12	37,650	0	37,650	66,500	Feb-22	4	57
4	01	000	101		30B	10848505	381W23DD 00600	258 CHRISTOPHER WAY TALENT OR	2022-19219	0.10	37,650	0	37,650	66,000	Jun-22	5	57
4	01	000	101	131	30B	10279804	381W26BA 02300	102 S FIRST ST TALENT OR	2022-13246	0.17	120,830	92,030	212,860	370,000	Apr-22	6	58
4	01	000	101	122	33	10276639	381W23CD 10400	116 SECOND ST N TALENT OR	2022-19072	0.17	120,830	37,910	158,740	272,500	Jun-22	7	58
4	01	000	101	132	33	10279636	381W26BA 00900	108 FRONT ST S TALENT OR 97540	2022-28804	0.24	128,520	87,440	215,960	365,000	Sep-22	8	59
4	01	000	101	131	30B	10280522	381W26BB 00310	114 FOURTH ST TALENT OR 97540	2022-21171	0.16	122,170	102,810	224,980	375,000	Jun-22	9	60
4	02	000	101	138	33	10010662	381W09DD 05500	410 CHURCH ST N PHOENIX OR	2022-30037	0.17	126,230	123,250	249,480	407,500	Oct-22	10	61
4	01	000	101	121	30A	10280346	381W26BA 06901	104 MADISON ST TALENT OR 97540	2022-7765	0.42	146,210	74,000	220,210	352,500	Mar-22	11	62
4	01	000	101	131	30B	10033199	381W23CA 00100	106 SUNCREST RD PHOENIX-TALENT/COUNT	2022-15842	0.41	138,760	47,300	186,060	300,000	May-22	12	62
4	02	000	101	131	30B	10010101	381W09DC 03200	610 FOURTH ST W PHOENIX OR	2022-35672	0.19	152,190	124,880	277,070	445,000	Dec-22	13	62
4	02	000	101	152	30B	10011901	381W15BC 02800	705 AMERMAN DR PHOENIX OR	2022-24901	0.44	164,970	331,910	496,880	780,000	Aug-22	14	64
4	02	000	101	121	30B	10010648	381W09DD 05300	408 CHURCH ST N PHOENIX OR	2022-25246	0.17	126,230	37,570	163,800	257,500	Aug-22	15	64
4	01	000	101		30B	10848554	381W23DD 01100	208 CHRISTOPHER WAY TALENT OR	2022-17251	0.09	37,650	0	37,650	58,000	May-22	16	65
4	02	000	101	131	33	10011553	381W15BC 01000	401 ELM ST PHOENIX OR	2022-25059	0.26	134,040	84,960	219,000	335,000	Aug-22	17	65
4	02	000	101	141	30B	10011740	381W15BC 03200	810 AMERMAN DR PHOENIX OR	2022-21965	0.53	169,270	263,740	433,010	660,000	Jul-22	18	66
4	02	000	101	131	30B	10010427	381W09DD 03100	117 SECOND ST W PHOENIX OR	2022-34971	0.17	124,230	85,190	209,420	317,000	Dec-22	19	66
4	01	000	101	131	30B	10643656	381W25DC 05501	1716 TALENT AVE TALENT OR	2022-19452	0.54	151,650	28,610	180,260	271,000	Jun-22	20	67
4	02	000	101	121	30B	10011199	381W09DD 10600	207 PINE ST PHOENIX OR	2022-20004	0.17	139,180	82,500	221,680	315,000	Jun-22	21	70
4	01	000	101		30A	10848481	381W23DD 00400	278 CHRISTOPHER WAY TALENT OR	2022-29203	0.10	72,560	0	72,560	104,080	Sep-22	22	70
4	01	000	101	141	30A	10278150	381W25DC 00300	1509 TALENT AVE TALENT OR	2022-10413	0.34	134,900	154,690	289,590	408,000	Mar-22	23	71
4	02	000	101	131	30B	10009804	381W09DD 12900	302 FIFTH ST PHOENIX OR	2022-22520	0.16	127,520	89,540	217,060	305,000	Jul-22	24	71
4	01	000	101	141	30A	10278443	381W25DC 05200	1616 TALENT AVE TALENT OR	2022-2230	0.90	183,820	167,640	351,460	485,000	Jan-22	25	72
4	01	000	101	131	33	10975044	381W26AC 06600	106 RAPP RD E TALENT OR 97540	2022-30493	0.14	120,840	258,850	379,690	529,000	Oct-22	26	72
4	01	000	101	131	30B	10672972	381W25CA 03807	1306 TALENT AVE TALENT OR	2022-12769	0.20	135,170	136,890	272,060	375,000	Apr-22	27	73
4	01	000	101	131	30B	10279799	381W26BA 02200	104 FIRST ST S TALENT OR 97540	2022-15102	0.34	213,980	46,380	260,360	358,715	May-22	28	73
4	01	000	101	131	30B	10773612	381W26BD 01500	515 SECOND ST TALENT OR 97540	2022-9099	0.14	118,840	170,330	289,170	390,000	Mar-22	29	74
4	01	000	101	131	33	10773872	381W26BD 04100	385 SCHOOL HOUSE RD TALENT OR 97540	2022-10239	0.14	120,840	159,990	280,830	380,000	Mar-22	30	74
4	01	000	101	131	30B	10773581	381W26BD 01200	509 SECOND ST TALENT OR 97540	2022-22995	0.14	118,840	188,020	306,860	410,000	Jul-22	31	75
4	01	000	101	141	33	10773856	381W26BD 03900	345 SCHOOL HOUSE RD TALENT OR 97540	2022-22161	0.14	120,840	190,440	311,280	415,000	Jul-22	32	75

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	01	000	101	131	30B	10881512	381W23CA 05900	121 AUTUMN RIDGE DR TALENT OR 97540	2022-23519	0.17	132,430	188,030	320,460	425,000	Jul-22	33	75
4	02	000	101	131	30B	10558606	381W16AB 02122	413 CORAL CIR PHOENIX OR	2022-22447	0.29	134,700	179,100	313,800	412,500	Jul-22	34	76
4	01	000	101	131	30B	10957533	381W25CA 03501	1310 TALENT AVE A TALENT OR	2022-14619	0.40	153,920	372,830	526,750	680,000	May-22	35	77
4	01	000	101	131	33	10629416	381W25DC 02400	1648 LITHIA WAY TALENT OR	2022-22988	0.14	118,840	140,410	259,250	335,000	Jul-22	36	77
4	01	000	101	131	30B	10805186	381W26BD 00154	539 JAMES ST TALENT OR 97540	2022-23980	0.14	120,840	149,850	270,690	350,000	Jul-22	37	77
4	01	000	109	952	16B	10687966	381W25CB 02704	300 TAYLOR AVE TALENT OR	2022-26262	0.14	116,840	93,800	210,640	275,000	Aug-22	38	77
4	01	000	101	131	33	10797102	381W26BA 07700	408 THORNTON CIR TALENT OR 97540	2022-27513	0.17	120,830	145,680	266,510	345,580	Sep-22	39	77
4	02	000	101	121	30B	10009985	381W09DC 02000	411 FIFTH ST PHOENIX OR	2022-27478	0.20	214,600	37,670	252,270	329,500	Sep-22	40	77
4	02	000	101	131	30B	10009799	381W09DD 13000	300 FIFTH ST PHOENIX OR	2022-30057	0.14	124,120	106,130	230,250	300,000	Oct-22	41	77
4	01	000	101	141	33	10977761	381W25CB 07903	150 ANDI CT TALENT OR 97540	2022-15524	0.16	122,170	273,970	396,140	508,490	May-22	42	78
4	01	000	101	142	33	10278613	381W26AA 02500	338 LITHIA AVE TALENT OR	2022-18362	0.21	124,000	279,640	403,640	514,500	Jun-22	43	78
4	02	000	101	132	30B	10009870	381W09DC 00900	500 FIFTH ST PHOENIX OR	2022-27149	0.10	134,250	159,290	293,540	374,600	Sep-22	44	78
4	01	000	101	131	30B	10797381	381W26BD 00132	590 LOUIS J ST TALENT OR 97540	2022-7579	0.14	120,840	176,720	297,560	376,000	Mar-22	45	79
4	01	000	101	131	30B	10881310	381W23DB 02100	135 SUNCREST RD TALENT OR	2022-15762	0.15	129,100	197,790	326,890	415,000	May-22	46	79
4	02	000	101	131	30A	10014072	381W16AB 02229	125 CHRISTI CT PHOENIX OR	2022-28591	0.18	124,930	112,980	237,910	299,900	Sep-22	47	79
4	01	000	101	131	30B	10797194	381W26BA 08100	414 JAMES CIR TALENT OR 97540	2022-11571	0.24	128,520	169,370	297,890	372,500	Apr-22	48	80
4	02	000	101	131	30B	10011172	381W09DD 10400	310 SECOND ST W PHOENIX OR	2022-14537	0.17	126,230	134,350	260,580	325,000	Apr-22	49	80
4	01	000	109	962	16B	10621972	381W25CB 04600	29 DEBORAH DR TALENT OR	2022-20445	0.17	114,460	131,770	246,230	307,300	Jun-22	50	80
4	02	000	101	141	33	10608478	381W16AB 01216	703 FIRST ST W PHOENIX OR 97535	2022-34669	0.18	128,930	169,590	298,520	375,000	Dec-22	51	80
4	01	000	101	131	33	10629345	381W25DC 01700	179 FAITH CIR TALENT OR	2022-8841	0.15	121,500	155,260	276,760	341,000	Mar-22	52	81
4	01	000	101	141	30A	10985402	381W25DB 00107	1630 SUMMER PL TALENT OR 97540	2022-15691	0.24	137,000	343,680	480,680	594,000	May-22	53	81
4	01	000	101	141	30A	10861019	381W25CB 08407	180 ARNOS ST TALENT OR	2022-21787	0.15	119,500	234,440	353,940	437,500	Jul-22	54	81
4	01	000	101	131	33	10597594	381W25CA 04400	1114 TALENT AVE TALENT OR	2022-28598	0.15	121,500	145,540	267,040	325,000	Sep-22	55	82
4	01	000	101	141	30B	10881164	381W23DB 02700	157 AUTUMN RIDGE CT TALENT OR	2022-30304	0.25	155,550	461,760	617,310	750,000	Oct-22	56	82
4	02	000	101	131	33	10912942	381W15BC 10500	552 C STREET PHOENIX OR 97501	2022-16758	0.20	126,080	218,820	344,900	415,000	May-22	57	83
4	01	000	101	141	33	10977763	381W25CB 07905	130 ANDI CT TALENT OR 97540	2022-25455	0.16	122,170	285,340	407,510	490,000	Aug-22	58	83
4	01	000	101	141	30B	10979067	381W23DA 00112	257 OAK VALLEY DR TALENT OR 97540	2022-25518	0.11	64,000	0	64,000	75,900	Aug-22	59	84
4	01	000	101	141	30B	11009714	381W23CB 00602	140 N FRONT ST TALENT OR	2022-26863	0.16	120,170	339,890	460,060	549,000	Aug-22	60	84
4	01	000	101		30B	10979071	381W23DA 00116	225 OAK VALLEY DR TALENT OR 97540	2022-36132	0.11	64,000	0	64,000	75,900	Dec-22	61	84
4	01	000	101	132	33	10997266	381W23DB 04302	179 POPPY BAY PL TALENT OR	2022-10779	0.06	111,530	229,060	340,590	399,000	Mar-22	62	85
4	01	000	101	141	30A	10975034	381W26AC 05700	107 MAX LP TALENT OR 97540	2022-10996	0.12	117,510	278,800	396,310	466,500	Mar-22	63	85
4	02	000	101	143	30A	10011896	381W15BC 02900	515 AMERMAN DR PHOENIX OR	2022-12812	0.28	135,810	229,320	365,130	429,000	Apr-22	64	85

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	02	000	101	131	30A	10896176	381W15BC 06600	105 ALDER ST PHOENIX OR 97501	2022-18147	0.18	128,930	216,660	345,590	405,000	Jun-22	65	85
4	01	000	101	131	30A	10278881	381W26AD 01100	209 RAPP RD E TALENT OR	2022-14180	0.22	124,840	146,220	271,060	315,000	Apr-22	66	86
4	02	000	101	131	30B	10765202	381W09BD 08606	1018 ROSE ST N PHOENIX OR	2022-19894	0.16	94,520	0	94,520	110,000	Jun-22	67	86
4	01	000	101	141	30A	10861092	381W26DA 00104	245 ARNOS ST TALENT OR 97540	2022-29274	0.14	125,840	383,780	509,620	590,000	Sep-22	68	86
4	02	000	101	141	33	10608429	381W16AB 01211	713 FIRST ST W PHOENIX OR 97535	2022-31639	0.18	128,930	214,360	343,290	400,000	Oct-22	69	86
4	02	000	101	142	30A	10608542	381W16AB 02003	806 FIRST ST W PHOENIX OR 97535	2022-1716	0.17	126,230	228,610	354,840	406,000	Jan-22	70	87
4	02	000	101	131	33	10907124	381W16DA 01200	108 SAMUEL LN PHOENIX OR 97535	2022-13998	0.21	138,990	248,710	387,700	446,500	Apr-22	71	87
4	01	000	101	141	33	10778173	381W25CA 03911	285 JOY DR TALENT OR	2022-34277	0.18	123,490	219,800	343,290	395,000	Nov-22	72	87
4	01	000	101	132	33	11002012	381W23DB 04406	132 POPPY BAY PL TALENT OR	2022-7398	0.05	110,870	233,380	344,250	390,000	Feb-22	73	88
4	01	000	101	142	33	10778124	381W25CA 03906	230 JOY DR TALENT OR	2022-11852	0.17	122,830	256,440	379,270	430,000	Apr-22	74	88
4	01	000	101	141	33	10977764	381W25CB 07906	120 ANDI CT TALENT OR 97540	2022-18151	0.18	123,490	315,920	439,410	498,000	Jun-22	75	88
4	01	000	101	131	33	10848230	381W23DA 00500	312 QUAIL CIR TALENT OR 97540	2022-4639	0.12	95,000	241,330	336,330	380,000	Feb-22	76	89
4	01	000	101	141	30A	10982679	381W25CA 02304	1227 KAMERIN SPRINGS DR TALENT OR 9754	2022-23766	0.13	120,180	270,840	391,020	437,000	Jul-22	77	89
4	01	000	109	952	16A	10752692	381W09AB 02100	332 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-26568	0.14	116,840	160,050	276,890	310,000	Aug-22	78	89
4	01	000	101	141	33	10848571	381W23DD 01300	103 OAK VALLEY DR TALENT OR 97540	2022-31257	0.13	95,000	275,650	370,650	414,900	Oct-22	79	89
4	02	000	101	131	33	10937242	381W16AB 02305	133 RHONDA LN PHOENIX OR	2022-32629	0.15	122,970	217,510	340,480	382,000	Nov-22	80	89
4	01	000	101	132	33	10977140	381W26AB 01515	228 TALENT AVE 4 TALENT OR 97540	2022-9188	0.03	111,540	176,540	288,080	320,000	Mar-22	81	90
4	01	000	101	141	30A	10995693	381W25B0 03101	619 TALENT AVE TALENT OR 97540	2022-14305	0.47	147,790	340,990	488,780	545,000	Apr-22	82	90
4	01	000	101	142	30A	10975017	381W26AA 06200	124 GRAHAM WAY TALENT OR 97540	2022-28872	0.14	120,840	321,330	442,170	489,000	Sep-22	83	90
4	02	000	101	131	33	10937275	381W16AB 02308	130 RHONDA LN PHOENIX OR	2022-30866	0.10	130,710	212,160	342,870	379,000	Oct-22	84	90
4	01	000	101	142	30A	10985410	381W25DB 00115	1559 LITHIA WAY TALENT OR 97540	2022-10618	0.13	128,650	334,700	463,350	510,000	Mar-22	85	91
4	02	000	101	142	33	11006908	381W15BB 06810	432 OAK ST PHOENIX OR	2022-17538	0.02	112,680	185,000	297,680	325,770	May-22	86	91
4	01	000	101	142	30A	10996104	381W25BC 00103	714 TALENT AVE TALENT OR 97540	2022-20944	0.14	118,840	310,920	429,760	470,000	Jun-22	87	91
4	02	000	101	131	30A	10027894	381W15BC 09400	581 C STREET PHOENIX OR 97501	2022-23669	0.19	129,820	227,090	356,910	392,500	Jul-22	88	91
4	01	000	101	142	33	10985797	381W26AA 07100	320 EVERETT WAY TALENT OR 97540	2022-1219	0.09	107,550	277,920	385,470	419,000	Jan-22	89	92
4	01	000	101	131	30A	10979059	381W23DA 00104	352 QUAIL CIR TALENT OR 97540	2022-1859	0.11	95,000	229,870	324,870	354,000	Jan-22	90	92
4	01	000	101	141	33	10278573	381W26AA 02900	306 RAPP RD E TALENT OR	2022-3249	0.17	120,830	277,820	398,650	435,000	Jan-22	91	92
4	01	000	101		30B	10978625	381W23AC 02700	333 WILLOW SPRINGS DR TALENT OR 97540	2022-22914	0.13	87,180	0	87,180	95,000	Jul-22	92	92
4	01	000	101	132	30A	11002011	381W23DB 04405	140 POPPY BAY PL TALENT OR	2022-29198	0.05	110,870	233,420	344,290	375,000	Sep-22	93	92
4	01	000	101	142	33	11006617	381W26AD 00518	98 WILLIAM WAY TALENT OR 97540	2022-3021	0.06	111,530	265,760	377,290	405,000	Jan-22	94	93
4	01	000	101		30B	10979600	381W26AA 00728	418 CREEKSIDE WAY TALENT OR 97540	2022-2125	0.11	112,030	0	112,030	120,000	Jan-22	95	93
4	02	000	101	131	30A	10701887	381W09CA 01204	921 ROSE ST N PHOENIX OR 97535	2022-4033	0.11	120,010	175,550	295,560	318,000	Feb-22	96	93

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	01	000	101	132	33	10832451	381W25CA 01504	488 TULIPAN WAY TALENT OR	2022-15125	0.02	107,880	131,020	238,900	258,000	May-22	97	93
4	01	000	101	141	33	10881301	381W23DB 02000	145 SUNCREST RD TALENT OR	2022-16669	0.16	131,770	309,920	441,690	473,000	May-22	98	93
4	01	000	101	142	30A	10978618	381W23AC 03400	149 WILLOW SPRINGS DR TALENT OR 97540	2022-22488	0.16	122,170	364,600	486,770	522,000	Jul-22	99	93
4	01	000	101	148	33	10979599	381W26AA 00727	412 CREEKSIDE WAY TALENT OR 97540	2022-31141	0.08	141,040	370,590	511,630	550,000	Oct-22	100	93
4	01	000	101	151	33	11009807	381W25CA 04800	170 TIMBER LN TALENT OR	2022-23901	0.20	123,170	468,130	591,300	630,000	Jul-22	101	94
4	02	000	101	141	33	10658017	381W09BD 00500	408 BARNUM DR PHOENIX OR	2022-10535	0.17	126,230	276,950	403,180	425,900	Mar-22	102	95
4	02	000	101	141	33	10658074	381W09BD 01100	516 BARNUM DR PHOENIX OR	2022-14241	0.17	126,230	357,180	483,410	510,000	Apr-22	103	95
4	02	000	109		30B	10752803	381W09AB 03200	200 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21987	0.16	125,520	162,450	287,970	303,600	Jul-22	104	95
4	02	000	101	151	30A	11004551	381W16AC 00501	1609 PACIFIC LN PHOENIX-TALENT/COUNTY	2022-23154	0.43	186,150	418,870	605,020	640,000	Jul-22	105	95
4	01	000	101	142	33	10968759	381W26BA 07214	157 WAGNER BUTTE AVE TALENT OR 97540	2022-27440	0.22	124,840	280,830	405,670	429,000	Sep-22	106	95
4	01	000	101	151	30B	11009813	381W25CB 00307	200 JOY DR TALENT OR	2022-29357	0.17	122,830	431,220	554,050	585,000	Sep-22	107	95
4	01	000	101	132	30B	10985814	381W26AD 00301	303 EVERETT WAY TALENT OR 97540	2022-31476	0.03	109,540	228,310	337,850	354,500	Oct-22	108	95
4	02	000	101	141	33	10658368	381W09BD 04000	517 BARNUM DR PHOENIX OR	2022-32306	0.18	126,930	383,070	510,000	535,000	Nov-22	109	95
4	01	000	101	142	33	10957541	381W25CA 03502	1310 TALENT AVE B TALENT OR	2022-11023	0.57	156,170	445,590	601,760	627,900	Mar-22	110	96
4	01	000	101	132	33	10985796	381W25B0 03900	349 GERALDINE LN TALENT OR 97540	2022-17805	0.06	113,530	241,380	354,910	369,000	Jun-22	111	96
4	01	000	109	952	16B	10622117	381W25CB 06000	50 DEBORAH DR TALENT OR	2022-22932	0.15	117,500	151,460	268,960	280,000	Jul-22	112	96
4	01	000	101	141	33	10979075	381W23DA 00120	254 ST IVES DR TALENT OR 97540	2022-24784	0.12	95,000	308,670	403,670	418,636	Aug-22	113	96
4	01	000	101	141	33	10979067	381W23DA 00112	257 OAK VALLEY DR TALENT OR 97540	2022-25554	0.11	95,000	279,100	374,100	390,000	Aug-22	114	96
4	01	000	101	142	30B	10979575	381W26AA 00703	309 DAVIDSON WAY TALENT OR 97540	2022-28996	0.13	156,360	514,310	670,670	695,000	Sep-22	115	96
4	01	000	101	141	30B	10979070	381W23DA 00115	233 OAK VALLEY DR TALENT OR 97540	2022-10070	0.11	95,000	273,710	368,710	381,620	Mar-22	116	97
4	02	000	101	142	30B	10977957	381W09AB 03304	225 OAK CREST WAY MEDFORD OR 97501	2022-15176	0.15	134,220	326,010	460,230	475,000	Apr-22	117	97
4	01	000	101		30A	10560118	381W26AB 00902	102 GANGNES DR TALENT OR	2022-19280	0.17	120,830	0	120,830	125,000	Jun-22	118	97
4	02	000	101	141	30B	10658643	381W09BD 06800	1025 ROSE ST N PHOENIX OR	2022-19978	0.16	127,520	347,940	475,460	489,000	Jun-22	119	97
4	01	000	101	141	33	10982686	381W25CA 02311	1119 KAMERIN SPRINGS DR TALENT OR 9754	2022-23915	0.16	122,170	299,230	421,400	435,000	Jul-22	120	97
4	01	000	101	141	33	10848213	381W23DA 00300	300 OAK VALLEY DR TALENT OR	2022-24829	0.14	95,000	273,470	368,470	378,000	Aug-22	121	97
4	01	000	101	141	30B	10848530	381W23DD 00900	228 CHRISTOPHER WAY TALENT OR 97540	2022-27414	0.10	95,000	290,330	385,330	395,400	Aug-22	122	97
4	02	000	101	141	30B	10658455	381W09BD 04900	513 ORCHARD PL PHOENIX OR	2022-27144	0.20	128,710	291,550	420,260	434,999	Sep-22	123	97
4	01	000	101	141	33	10881628	381W23DB 00400	261 AUTUMN RIDGE DR TALENT OR	2022-34847	0.15	137,830	328,420	466,250	480,000	Dec-22	124	97
4	01	000	101	141	30A	10982699	381W25CA 02324	1032 KAMERIN SPRINGS DR TALENT OR 9754	2022-12712	0.16	122,170	342,500	464,670	475,000	Apr-22	125	98
4	01	000	101		30B	10979076	381W23DA 00121	270 ST IVES DR TALENT OR 97540	2022-14189	0.11	65,650	0	65,650	67,000	Apr-22	126	98
4	01	000	101	141	30B	10848329	381W23DA 01400	298 CHRISTOPHER WAY TALENT OR	2022-27945	0.12	95,000	257,040	352,040	359,900	Aug-22	127	98
4	02	000	101	141	33	10884753	381W16AC 00302	3800 HILSINGER RD PHOENIX OR 97535	2022-11263	0.26	141,040	339,530	480,570	484,900	Apr-22	128	99

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	01	000	101	142	30B	10978620	381W23AC 03200	185 WILLOW SPRINGS DR TALENT OR 97540	2022-12342	0.17	122,830	399,250	522,080	530,000	Apr-22	129	99
4	01	000	101		30B	10881644	381W23DB 00200	281 AUTUMN RIDGE DR TALENT OR	2022-3658	0.15	139,830	0	139,830	139,900	Jan-22	130	100
4	02	000	101	131	30A	10977970	381W09AB 03317	250 OAK CREST WAY MEDFORD OR 97501	2022-5166	0.14	135,220	275,720	410,940	409,000	Feb-22	131	100
4	01	000	101	142	30B	10978226	381W26AA 06933	30 LOGAN WAY MEDFORD OR 97501	2022-8802	0.05	112,870	262,030	374,900	375,500	Mar-22	132	100
4	01	000	101	141	33	10848360	381W23DA 01800	297 CHRISTOPHER WAY TALENT OR	2022-29201	0.18	103,500	290,550	394,050	395,900	Sep-22	133	100
4	01	000	101	132	30B	10985802	381W26AA 07005	328 EVERETT WAY TALENT OR 97540	2022-31408	0.06	111,530	244,830	356,360	355,000	Oct-22	134	100
4	01	000	101		30B	10848629	381W23DD 01800	120 OAK VALLEY DR TALENT OR	2022-10786	0.12	65,650	0	65,650	65,000	Mar-22	135	101
4	02	000	101	151	30B	10658503	381W09CA 04400	1009 BRANDON WAY PHOENIX OR	2022-17553	0.23	133,370	411,660	545,030	539,000	May-22	136	101
4	01	000	101	141	33	10752755	381W09AB 02700	260 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-20886	0.15	119,500	277,970	397,470	395,000	Jun-22	137	101
4	01	000	101	142	30B	10978610	381W23AC 00500	148 WILLOW SPRINGS DR TALENT OR 97540	2022-34700	0.12	119,510	437,270	556,780	550,000	Nov-22	138	101
4	02	000	101	141	30A	10906949	381W15CB 00500	263 SAMUEL LN LOOP RD PHOENIX OR	2022-9084	0.15	132,220	345,360	477,580	469,900	Mar-22	139	102
4	01	000	101	142	30B	10979593	381W26AA 00721	237 WILLOW WAY TALENT OR 97540	2022-16621	0.07	140,380	365,300	505,680	495,000	May-22	140	102
4	01	000	101	141	33	10979078	381W23DA 00123	259 ST IVES DR TALENT OR 97540	2022-21340	0.10	95,000	301,360	396,360	390,000	Jul-22	141	102
4	01	000	101	151	33	11009808	381W25CA 04900	160 TIMBER LN TALENT OR	2022-6276	0.20	125,170	505,220	630,390	615,000	Feb-22	142	103
4	01	000	101	141	33	10979079	381W23DA 00124	251 ST IVES DR TALENT OR 97540	2022-10920	0.11	95,000	311,500	406,500	395,000	Mar-22	143	103
4	02	000	101		30A	10658780	381W09BD 08500	1014 ROSE ST N PHOENIX OR	2022-11205	0.19	129,210	0	129,210	125,000	Apr-22	144	103
4	01	000	101	121	30A	10279018	381W26AB 00700	223 TALENT AVE TALENT OR	2022-20753	0.21	124,000	0	124,000	120,000	Jun-22	145	103
4	01	000	101	142	33	10978598	381W23AC 01700	280 WILLOW SPRINGS DR TALENT OR 97540	2022-29306	0.16	117,800	384,470	502,270	487,000	Sep-22	146	103
4	01	000	101	142	30A	10982692	381W25CA 02317	1224 KAMERIN SPRINGS DR TALENT OR 9754	2022-36375	0.12	119,510	327,860	447,370	436,000	Dec-22	147	103
4	01	000	101	142	33	10978599	381W23AC 01600	268 WILLOW SPRINGS DR TALENT OR 97540	2022-36377	0.16	115,800	366,430	482,230	465,000	Dec-22	148	104
4	01	000	109	952	16A	10780950	381W23CC 01108	221 SECOND ST N TALENT OR	2022-803	0.22	124,840	158,190	283,030	270,000	Jan-22	149	105
4	02	000	101		33	10907050	381W15CB 01600	221 SAMUEL LN LOOP RD PHOENIX OR	2022-10023	0.17	130,390	0	130,390	124,000	Mar-22	150	105
4	01	000	109	962	16A	10277901	381W25CB 01700	359 NERTON ST TALENT OR	2022-18799	0.16	120,170	101,180	221,350	210,000	Jun-22	151	105
4	01	000	109	962	16A	10277901	381W25CB 01700	359 NERTON ST TALENT OR	2022-21053	0.16	120,170	101,180	221,350	211,500	Jun-22	152	105
4	02	000	101	141	33	10658546	381W09CA 04000	1004 BRANDON WAY PHOENIX OR	2022-28961	0.17	126,230	291,100	417,330	397,000	Sep-22	153	105
4	01	000	101	152	30B	10979573	381W26AA 00701	317 DAVIDSON WAY TALENT OR 97540	2022-21197	0.14	157,240	597,800	755,040	710,000	Jul-22	154	106
4	01	000	101		33	10985810	381W26AD 00401	304 EVERETT WAY TALENT OR 97540	2022-22290	0.09	111,550	0	111,550	105,000	Jul-22	155	106
4	02	000	101	142	30A	11006902	381W15BB 06804	418 OAK ST PHOENIX OR	2022-29808	0.02	112,680	185,000	297,680	280,000	Oct-22	156	106
4	02	000	101	142	30B	10977958	381W09AB 03305	231 OAK CREST WAY MEDFORD OR 97501	2022-33503	0.15	137,920	333,810	471,730	445,000	Nov-22	157	106
4	01	000	101		30A	10848481	381W23DD 00400	278 CHRISTOPHER WAY TALENT OR	2022-9154	0.10	72,560	0	72,560	68,000	Mar-22	158	107
4	01	000	101		30B	10848637	381W23DD 01900	110 OAK VALLEY DR TALENT OR	2022-20895	0.12	64,000	0	64,000	60,000	Jun-22	159	107
4	01	000	101	151	33	11009812	381W25CB 00306	210 JOY DR TALENT OR	2022-21001	0.16	127,170	454,080	581,250	545,000	Jun-22	160	107

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	01	000	101	142	30B	10979585	381W26AA 00713	321 CREEKSIDE WAY TALENT OR 97540	2022-25366	0.09	143,710	296,310	440,020	410,000	Aug-22	161	107
4	01	000	101		30B	10979071	381W23DA 00116	225 OAK VALLEY DR TALENT OR 97540	2022-28359	0.11	64,000	0	64,000	60,000	Sep-22	162	107
4	02	000	101	141	30B	10977977	381W09AB 03324	208 OAK CREST WAY MEDFORD OR 97501	2022-31857	0.14	135,220	318,100	453,320	423,900	Oct-22	163	107
4	02	000	101	141	33	10977976	381W09AB 03323	214 OAK CREST WAY MEDFORD OR 97501	2023-9	0.14	135,220	312,300	447,520	417,500	Dec-22	164	107
4	01	000	101	151	33	11009809	381W25CA 05000	150 TIMBER LN TALENT OR	2022-24339	0.20	125,170	515,460	640,630	595,000	Aug-22	165	108
4	01	000	101	142	30B	10978607	381W23AC 00800	184 WILLOW SPRINGS DR TALENT OR 97540	2022-31482	0.13	120,180	394,570	514,750	475,000	Oct-22	166	108
4	01	000	101		30B	10279212	381W26AB 01018	303 GANGNES DR TALENT OR	2022-1920	0.23	124,790	0	124,790	115,000	Jan-22	167	109
4	01	000	101	152	30B	10982716	381W25BD 01500	1031 KAMERIN SPRINGS DR TALENT OR 9754	2022-6689	0.14	120,840	425,610	546,450	497,000	Feb-22	168	110
4	02	000	109	972	16A	10752561	381W09AB 00800	251 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-10734	0.16	125,520	242,860	368,380	336,000	Mar-22	169	110
4	01	000	101	141	30B	10828987	381W26AB 01109	420 VILLAGE CT TALENT OR 97540	2022-28376	0.04	93,000	235,750	328,750	300,000	Sep-22	170	110
4	01	000	101	142	33	10979604	381W26AA 00732	256 ROCKFELLOW PL TALENT OR 97540	2022-15886	0.08	141,040	343,520	484,560	435,000	May-22	171	111
4	01	000	109	300	33	10277238	381W25B0 02315	855 TALENT AVE TALENT OR	2022-36478	0.28	129,870	19,710	149,580	135,000	Dec-22	172	111
4	01	000	101	142	30A	10979586	381W26AA 00714	212 WILLOW WAY TALENT OR 97540	2022-17022	0.08	141,040	349,690	490,730	435,000	May-22	173	113
4	02	000	101	143	33	10978053	381W15BC 10812	457 ELM ST PHOENIX OR 97535	2022-21995	0.12	141,220	345,300	486,520	430,000	Jul-22	174	113
4	01	000	101		30B	10278621	381W26AA 02400	330 LITHIA AVE TALENT OR	2022-27367	0.21	124,000	0	124,000	110,000	Sep-22	175	113
4	02	000	101		30A	10907050	381W15CB 01600	221 SAMUEL LN LOOP RD PHOENIX OR	2022-36405	0.17	130,630	0	130,630	116,000	Dec-22	176	113
4	02	000	101	141	33	10977967	381W09AB 03314	268 OAK CREST WAY MEDFORD OR 97501	2022-28842	0.16	138,630	333,440	472,070	410,000	Sep-22	177	115
4	01	000	101		30B	10848302	381W23DA 01200	280 ST IVES DR TALENT OR	2022-26679	0.14	74,330	0	74,330	64,000	Aug-22	178	116
4	02	000	101	141	30B	10977975	381W09AB 03322	220 OAK CREST WAY MEDFORD OR 97501	2022-28853	0.14	135,220	306,500	441,720	378,000	Sep-22	179	117
4	01	000	101		30B	10848741	381W23DD 03000	281 CHRISTOPHER WAY TALENT OR	2022-12710	0.16	81,240	0	81,240	69,000	Apr-22	180	118
4	01	000	101		30B	10848732	381W23DD 02900	271 CHRISTOPHER WAY TALENT OR	2022-7061	0.19	81,240	0	81,240	67,500	Feb-22	181	120
4	01	000	101		30B	10277350	381W25BC 01700	611 TALENT AVE TALENT OR	2022-13369	0.16	120,170	0	120,170	100,000	Apr-22	182	120
4	01	000	101		30B	10987050	381W23CA 00304	80 SUNCREST RD TALENT OR 97540	2022-2397	0.07	57,010	0	57,010	47,000	Jan-22	183	121
4	01	000	101		30B	10848378	381W23DA 01900	309 CHRISTOPHER WAY TALENT OR	2022-8746	0.19	81,240	0	81,240	65,500	Mar-22	184	124
4	01	000	101	152	30B	11009820	381W25CA 05300	175 TIMBER LN TALENT OR	2022-10911	0.18	123,490	516,270	639,760	515,000	Mar-22	185	124
4	01	000	101		30B	10848716	381W23DD 02700	251 CHRISTOPHER WAY TALENT OR	2022-6218	0.17	89,830	0	89,830	72,000	Feb-22	186	125
4	01	000	101		30B	10980775	381W23CA 00301	70 SUNCREST RD TALENT OR 97540	2022-2395	0.13	60,990	0	60,990	47,500	Jan-22	187	128
4	02	000	101		30B	10658455	381W09BD 04900	513 ORCHARD PL PHOENIX OR	2022-8161	0.20	134,720	0	134,720	105,000	Mar-22	188	128
4	02	000	101		30B	10771987	381W09BD 00801	508 BARNUM DR PHOENIX OR 97501	2022-32655	0.17	95,230	0	95,230	74,060	Nov-22	189	129
4	02	000	101		30B	10771987	381W09BD 00801	508 BARNUM DR PHOENIX OR 97501	2022-33327	0.17	124,840	0	124,840	96,500	Nov-22	190	129
4	02	000	101		30B	10907190	381W16DA 01900	267 SAMUEL LN LOOP RD PHOENIX OR 9753	2022-32867	0.15	133,610	0	133,610	102,250	Nov-22	191	131
4	02	000	101		30B	10906931	381W15CB 00400	259 SAMUEL LN LOOP RD PHOENIX OR	2022-36182	0.15	134,220	0	134,220	102,250	Dec-22	192	131

JACKSON County 2023 Ratio Study

Included Sales

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4	01	000	101		30B	10979065	381W23DA 00110	281 OAK VALLEY DR TALENT OR 97540	2022-6784	0.10	85,190	0	85,190	64,000	Feb-22	193	133
4	02	000	101		30B	10977977	381W09AB 03324	208 OAK CREST WAY MEDFORD OR 97501	2022-11882	0.14	141,230	0	141,230	105,000	Apr-22	194	135
4	02	000	101	131	30B	10010046	381W09DC 02600	410 FOURTH ST PHOENIX OR	2022-19218	0.20	128,710	77,760	206,470	150,000	Jun-22	195	138
4	01	000	101		30B	10987051	381W23CA 00305	90 SUNCREST RD TALENT OR 97540	2022-2399	0.11	90,660	0	90,660	64,000	Jan-22	196	142

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	4	04	000	2023	1	PHOENIX HILLS SUB	101	4	04	000	2023	13	PHOENIX HILLS SUB

Adjustment Calculation Summary

Sample - Number of Sales	14
Population - Number of Accounts	203
Sales as a percentage of the Population	6.90%
<i>Prior Year Population Values</i>	
Land Rmv	18,846,780
OSD RMV	6,255,540
Improvement RMV	57,327,700
Farm Improvement RMV	0
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	22.86%
	19,789,119
	22.80%
	7.59%
	6,255,540
	7.21%
	69.55%
	60,767,362
	70.00%
	0
	0.00%
	0
	0.00%
Selected Ratio From Sales	95
RMV Adjustment	100
Before Ratio	95
Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	106
Farm Improvement Factor	100
After Ratio	100

Explanation

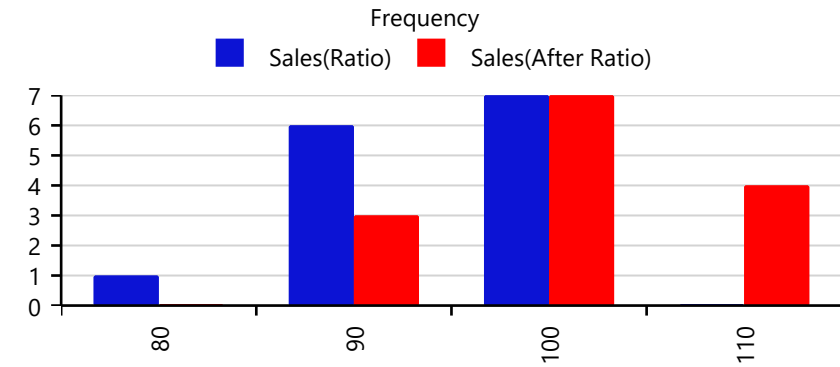
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	4.64	3.85	4.36*	4.36*	7.89*
PRD	1.00	1.00	1.00*	1.00*	1.00*

(* Indicates years may not reflect after ratio values)

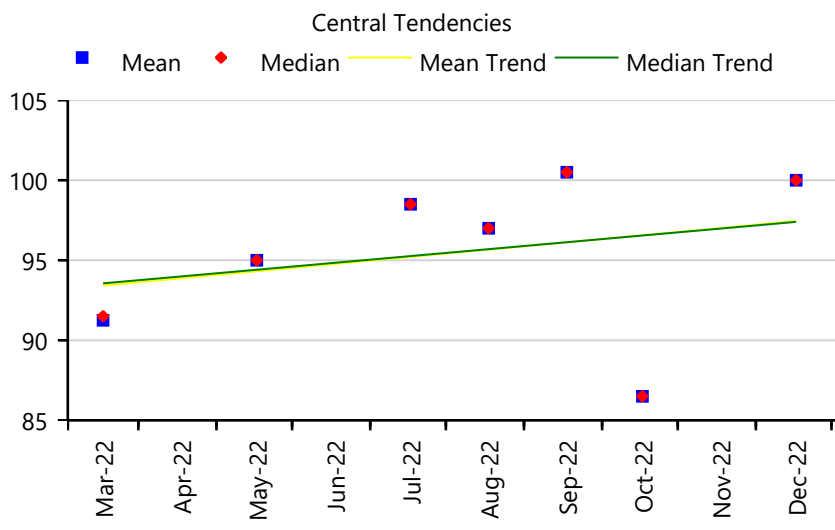
JACKSON County 2023 Ratio Study



80	1	0
90	6	3
100	7	7
110	0	4

	Sales (Ratio)	Sales (After Ratio)
Median	94	99
AAD	4.50	4.57
COD	4.79	4.64
Mean	95	100
SD	5.68	5.84
COV	6.00	5.87
Wtd Mean	94	99
GeoMean	94	99
PRD	1.01	1.00
95% Confidence	2.97	3.06

Number Of Sales 14



Month	Mean	Median	Sales
Mar-22	91	92	4
May-22	95	95	1
Jul-22	99	99	2
Aug-22	97	97	2
Sep-22	101	101	2
Oct-22	87	87	2
Dec-22	100	100	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	04	000	101	141	33	10850686	381W10AC 00400	104 MEADOW VIEW DR PHOENIX OR 97535	2022-30278	0.24	130,530	311,760	442,290	525,000	Oct-22	1	84
4	04	000	101	141	30A	10851031	381W10DB 01800	138 MOUNTAIN VIEW CT PHOENIX OR 97535	2022-9380	0.18	125,900	262,700	388,600	435,000	Mar-22	2	89
4	04	000	101	141	33	10873712	381W10DB 02111	148 MEADOW VIEW DR PHOENIX OR 97535	2022-30430	0.22	128,980	268,540	397,520	445,000	Oct-22	3	89
4	04	000	101	141	33	10890066	381W10DB 02130	164 MEADOW VIEW DR PHOENIX OR 97535	2022-9928	0.34	138,230	260,980	399,210	437,500	Mar-22	4	91
4	04	000	101	141	30A	10961468	381W10CA 05400	333 PHOENIX HILLS DR PHOENIX OR 97535	2022-10458	0.16	124,680	307,250	431,930	470,000	Mar-22	5	92
4	04	000	101	141	30A	10873712	381W10DB 02111	148 MEADOW VIEW DR PHOENIX OR 97535	2022-10507	0.22	128,980	268,540	397,520	429,000	Mar-22	6	93
4	04	000	101	141	33	10850871	381W10DB 00200	132 MEADOW VIEW DR PHOENIX OR 97535	2022-26683	0.25	131,300	232,360	363,660	392,500	Aug-22	7	93
4	04	000	100		30B	10935029	381W10CA 02700	171 COUNTRY HILL DR PHOENIX OR 97535	2022-15045	0.17	47,290	0	47,290	50,000	May-22	8	95
4	04	000	101	141	33	10961484	381W10CA 05600	216 PHOENIX HILLS DR PHOENIX OR 97535	2022-23667	0.21	134,240	316,050	450,290	475,000	Jul-22	9	95
4	04	000	101	141	30B	10851007	381W10DB 01500	126 MOUNTAIN VIEW CT PHOENIX OR 97535	2022-29656	0.21	128,210	270,530	398,740	413,000	Sep-22	10	97
4	04	000	101	141	30A	10890106	381W10DB 02134	180 MEADOW VIEW DR PHOENIX OR 97535	2022-35737	0.32	136,690	238,170	374,860	375,856	Dec-22	11	100
4	04	000	101	141	30A	10935051	381W10CA 00300	126 COUNTRY HILL DR PHOENIX OR 97535	2022-27300	0.14	123,460	271,450	394,910	392,000	Aug-22	12	101
4	04	000	101	141	30A	10961573	381W10CA 06500	330 PHOENIX HILLS DR PHOENIX OR 97535	2022-23943	0.21	128,210	269,280	397,490	390,000	Jul-22	13	102
4	04	000	101	141	30A	10935272	381W10CA 01900	77 FRESHWATER DR PHOENIX OR 97535	2022-27551	0.16	124,680	276,900	401,580	385,000	Sep-22	14	104

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	103	2023		TOWNHOMES	100	6	30	103	2023		TOWNHOMES
101	4	08	000	2023	2	TOWNHOMES	101	5	30	103	2023	20	TOWNHOMES
101	6	30	103	2023	29	TOWNHOMES							

Adjustment Calculation Summary

Sample - Number of Sales	51			
Population - Number of Accounts	152			
Sales as a percentage of the Population	33.55%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	13,384,780	28.90%	12,447,845	28.69%
OSD RMV	4,623,830	9.98%	4,623,830	10.66%
Improvement RMV	28,302,640	61.11%	26,321,455	60.66%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	107			
RMV Adjustment	100			
Before Ratio	107			
Overall Adjustment Factor	93			
Land Adjustment Factor	93			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	93			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1036

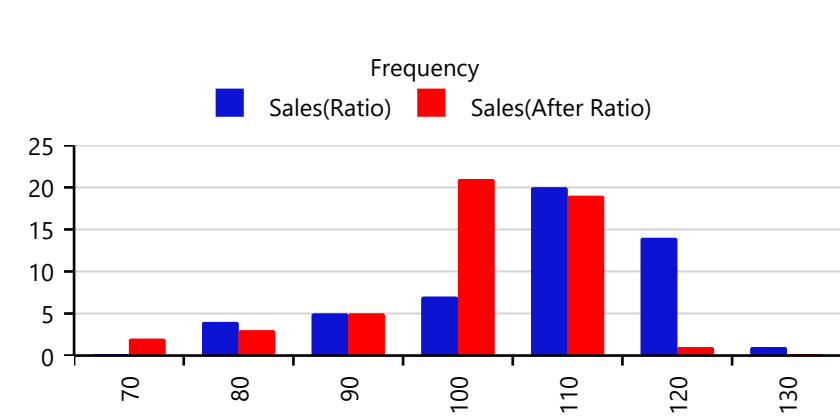
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	7.14	6.66	5.62*	5.20*	5.09*
PRD	1.00	1.00	1.00*	1.00*	1.01*

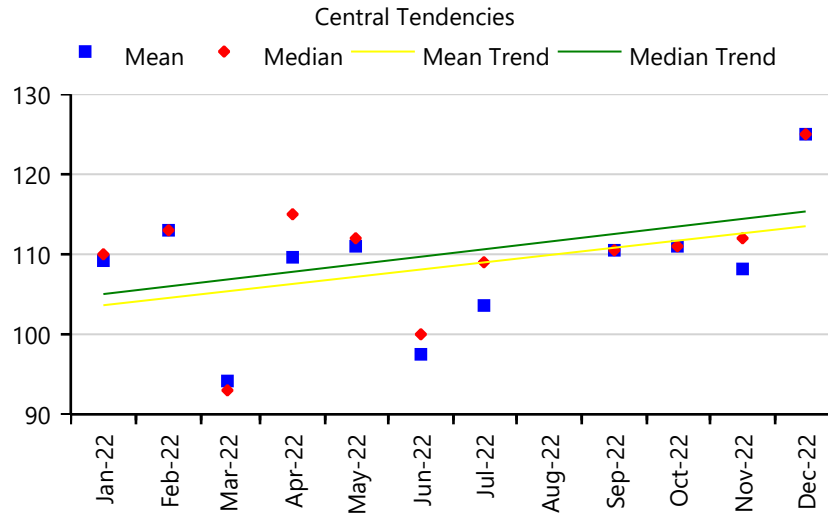
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	111	103
AAD	7.88	7.35
COD	7.10	7.14
Mean	107	100
SD	11.15	10.37
COV	10.43	10.37
Wtd Mean	107	100
GeoMean	106	99
PRD	1.00	1.00
95% Confidence	3.06	2.85

Number Of Sales 51



Month	Mean	Median	Sales
Jan-22	109	110	5
Feb-22	113	113	2
Mar-22	94	93	6
Apr-22	110	115	8
May-22	111	112	10
Jun-22	98	100	4
Jul-22	104	109	5
Sep-22	111	111	2
Oct-22	111	111	2
Nov-22	108	112	6
Dec-22	125	125	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	132	30A	10709825	372W14AD 05227	2484 CONNELL AVE MEDFORD OR	2022-8107	0.05	93,000	102,820	195,820	260,000	Mar-22	1	75
6	30	103	101	141	30A	10366093	371W30AD 04007	224 MT ECHO DR MEDFORD OR 97520	2022-20178	0.07	113,000	132,320	245,320	310,000	Jun-22	2	79
6	30	103	101	142	33	10586624	371W32AD 08400	2671 PATRIOT WAY MEDFORD OR	2022-21959	0.07	113,000	200,650	313,650	390,000	Jul-22	3	80

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	103	101	131	30A	10619293	371W19DA 02607	1145 BON-BON CIR MEDFORD OR	2022-33779	0.08	118,000	101,880	219,880	265,000	Nov-22	4	83
6	30	103	101	131	30A	10892652	371W17DB 03501	2398 SPRINGBROOK RD 1 MEDFORD OR	2022-10727	0.07	113,000	192,560	305,560	345,000	Mar-22	5	89
6	30	103	101	151	30A	10565337	371W32AD 06800	2689 FREEDOM WAY MEDFORD OR	2022-13164	0.07	113,000	229,330	342,330	371,000	Apr-22	6	92
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11252	0.07	70,000	0	70,000	75,000	Mar-22	7	93
5	30	103	101	141	30B	11010560	382W01AA 04003	772 TERRAZZO WAY MEDFORD OR	2022-10670	0.07	70,000	0	70,000	75,000	Mar-22	8	93
6	30	103	101	142	30A	10366077	371W30AD 04005	206 MT ECHO DR MEDFORD OR 97520	2022-18968	0.06	113,000	166,160	279,160	299,000	Jun-22	9	93
5	30	103	101	131	30A	10977250	372W12CC 00810	3015 MERRIMAN RD 12 MEDFORD OR 97501	2022-1757	0.05	98,000	178,780	276,780	278,500	Jan-22	10	99
5	30	103	101	142	30A	10985887	372W26AB 02600	623 HEBER LN MEDFORD OR 97501	2022-18490	0.07	96,000	291,020	387,020	380,000	May-22	11	102
6	30	103	101	142	30A	10983234	371W23DC 10000	232 DUNTHORPE DR MEDFORD OR	2022-13892	0.05	116,000	298,040	414,040	403,000	Apr-22	12	103
5	30	103	101	142	30A	10985888	372W26AB 02900	638 KAITLIN LN MEDFORD OR 97501	2022-14214	0.07	96,000	283,060	379,060	366,800	Apr-22	13	103
6	30	103	101	142	30A	10880052	371W20AD 00954	1224 MODOC AVE N 52 MEDFORD OR	2022-20695	0.03	113,000	217,850	330,850	319,900	May-22	14	103
6	30	103	101	142	30A	10880087	371W20AD 00957	1224 MODOC AVE N 45 MEDFORD OR	2022-23897	0.03	113,000	217,850	330,850	320,000	Jul-22	15	103
5	30	103	101	141	33	10983575	372W13BB 04910	187 MELLECKER WAY MEDFORD OR 97501	2022-10694	0.05	93,000	281,650	374,650	360,000	Mar-22	16	104
6	30	103	101	143	33	10366474	371W30AD 04045	215 MT ECHO DR MEDFORD OR 97520	2022-27051	0.06	113,000	302,100	415,100	395,000	Sep-22	17	105
4	08	000	101	132	30A	10872183	381W16AD 05900	1000 MEGAN LN PHOENIX OR 97501	2022-16044	0.09	120,260	216,820	337,080	318,000	May-22	18	106
5	30	103	101	142	30A	11010025	372W25DB 12802	1030 W TENTH ST MEDFORD OR	2022-20955	0.06	96,000	242,320	338,320	315,000	Jun-22	19	107
6	30	103	101	142	30B	10983205	371W23CD 00153	143 EAGLE TRACE DR MEDFORD OR 97501	2022-30310	0.05	116,000	310,020	426,020	397,500	Oct-22	20	107
6	30	103	101	142	30A	10983208	371W23CD 00156	125 EAGLE TRACE DR MEDFORD OR 97501	2022-3815	0.05	116,000	310,020	426,020	390,000	Jan-22	21	109
6	30	103	101	142	30A	10746129	371W19BB 03900	627 GOLDEN LN MEDFORD OR	2022-22631	0.19	116,850	198,360	315,210	290,000	Jul-22	22	109
5	30	103	101	141	30A	10983567	372W13BB 04902	167 MELLECKER WAY MEDFORD OR 97501	2022-1389	0.05	93,000	281,650	374,650	340,000	Jan-22	23	110
6	30	103	101	142	33	10366125	371W30AD 04010	230 MT ECHO DR MEDFORD OR 97520	2022-33148	0.08	113,000	274,950	387,950	353,000	Nov-22	24	110
6	30	103	101	141	33	10837459	371W30DA 00603	311 ASHLAND AVE B MEDFORD OR	2022-2679	0.05	113,000	210,590	323,590	292,500	Jan-22	25	111
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11253	0.07	96,000	263,550	359,550	324,900	Mar-22	26	111
5	30	103	101	142	30A	10987481	372W23DC 02131	677 KAITLIN LN MEDFORD OR 97501	2022-17350	0.07	96,000	321,510	417,510	375,000	May-22	27	111
6	30	103	101	142	30A	10880046	371W20AD 00953	1224 MODOC AVE N 51 MEDFORD OR	2022-18308	0.03	113,000	217,850	330,850	299,000	Jun-22	28	111
6	30	103	101	141	33	10976433	371W08CC 00120	3170 FOREST HILLS DR A MEDFORD OR 9750	2022-22791	0.08	116,000	233,730	349,730	315,000	Jul-22	29	111
6	30	103	101	141	33	10586568	371W32AD 07800	2659 CONGRESS WAY MEDFORD OR	2022-34639	0.07	101,740	191,650	293,390	265,000	Nov-22	30	111
6	30	103	101	141	30A	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.05	114,000	187,500	301,500	268,500	Feb-22	31	112
5	30	103	101	141	30B	11010561	382W01AA 04004	764 TERRAZZO WAY MEDFORD OR	2022-16560	0.07	96,000	262,190	358,190	320,250	May-22	32	112
5	30	103	101	134	30A	10985777	372W13CA 03514	411 BERRYDALE AVE 17 MEDFORD OR 97501	2022-16485	0.02	93,000	246,300	339,300	304,000	May-22	33	112
5	30	103	101	142	30B	10985885	372W23DC 02122	2353 DAHLIA WAY MEDFORD OR 97501	2022-33256	0.07	96,000	267,490	363,490	322,000	Nov-22	34	113
6	30	103	101	141	33	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.19	116,850	189,020	305,870	268,500	Feb-22	35	114

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	141	33	11010562	382W01AA 04005	756 TERRAZZO WAY MEDFORD OR	2022-16563	0.07	96,000	262,120	358,120	315,250	May-22	36	114
6	30	103	101	132	30A	10975386	371W08BB 03428	3855 DOVER RIDGE DR 24 MEDFORD OR	2022-11978	0.03	116,000	204,880	320,880	278,000	Apr-22	37	115
5	30	103	101	142	30A	11011285	372W23DD 01306	700 ROSS LN N MEDFORD OR	2022-13051	0.11	94,000	295,850	389,850	340,000	Apr-22	38	115
6	30	103	101	141	33	10976418	371W08CC 00105	3184 FOREST HILLS DR B MEDFORD OR 9750	2022-23255	0.08	116,000	233,600	349,600	305,000	Jul-22	39	115
5	30	103	101	144	30B	10989947	372W26CA 00136	341 ENGLEMANN LN MEDFORD OR 97501	2022-30958	0.03	94,000	319,510	413,510	360,000	Oct-22	40	115
6	30	103	101	142	30A	10980035	371W33AC 08765	3126 ALAMEDA ST 408 MEDFORD OR 97504	2022-33344	0.04	114,000	303,170	417,170	363,000	Nov-22	41	115
6	30	103	101	142	30A	10879995	371W20AD 00948	1224 MODOC AVE N 57 MEDFORD OR	2022-12186	0.04	118,000	218,960	336,960	290,000	Apr-22	42	116
6	30	103	101	142	30A	10873201	371W20AD 00933	1224 MODOC AVE N 36 MEDFORD OR	2022-14177	0.03	113,000	217,850	330,850	285,000	Apr-22	43	116
6	30	103	101	142	33	10980008	371W33AC 08738	3126 ALAMEDA ST 519 MEDFORD OR 97504	2022-17126	0.03	114,000	303,170	417,170	359,000	May-22	44	116
6	30	103	101	132	30A	10645550	371W30DA 14800	1327 MAPLE LEAF CT 4B MEDFORD OR	2022-28157	0.02	113,000	129,960	242,960	210,000	Sep-22	45	116
5	30	103	121	132	30A	10937381	372W25CA 00405	1215 MAIN ST W E MEDFORD OR 97501	2022-3242	0.02	93,000	76,320	169,320	145,000	Jan-22	46	117
6	30	103	101	142	33	10980016	371W33AC 08746	3126 ALAMEDA ST 115 MEDFORD OR 97504	2022-11960	0.03	114,000	281,280	395,280	337,000	Apr-22	47	117
5	30	103	101	134	30A	10985776	372W13CA 03513	411 BERRYDALE AVE 18 MEDFORD OR 97501	2022-16063	0.02	93,000	246,300	339,300	290,000	May-22	48	117
5	30	103	101	142	30B	11011284	372W23DD 01305	706 ROSS LN N MEDFORD OR	2022-18119	0.10	94,000	295,850	389,850	332,500	May-22	49	117
6	30	103	101	132	30B	10975962	371W17CC 02349	2030 BROOKHURST ST 49 MEDFORD OR 975	2022-34164	0.03	113,000	150,740	263,740	225,000	Nov-22	50	117
4	08	000	101	132	30B	10867494	381W09DB 06600	201 DANO DR PHOENIX OR	2022-36467	1.86	112,350	232,120	344,470	275,900	Dec-22	51	125

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	1	12	000	2023		MULTI-FAM	100	4	09	000	2023		MULT-FAMILY
100	5	30	104	2023	1	MULTI-FAM	101	1	12	000	2023	3	MULTI-FAM
101	3	06	000	2023	9	PLEX USE	101	4	09	000	2023	5	MULT-FAMILY
101	5	05	000	2023		PLEX USE	101	5	30	104	2023	40	MULT-FAMILY
101	6	30	104	2023	13	MULTI-FAM							

Adjustment Calculation Summary

Sample - Number of Sales	71															
Population - Number of Accounts	1204															
Sales as a percentage of the Population	5.90%															
<i>Prior Year Population Values</i>																
Land Rmv	102,846,020															
OSD RMV	69,632,570															
Improvement RMV	350,172,180															
Farm Improvement RMV	0															
	<table border="1"> <thead> <tr> <th>Pre-Trend Brkdwn</th> <th>Post Trend Values</th> <th>Post Trend Brkdwn</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">19.68%</td> <td style="text-align: right;">122,386,764</td> <td style="text-align: right;">19.65%</td> </tr> <tr> <td style="text-align: right;">13.32%</td> <td style="text-align: right;">69,632,570</td> <td style="text-align: right;">11.18%</td> </tr> <tr> <td style="text-align: right;">67.00%</td> <td style="text-align: right;">430,711,781</td> <td style="text-align: right;">69.16%</td> </tr> <tr> <td style="text-align: right;">0.00%</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0.00%</td> </tr> </tbody> </table>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	19.68%	122,386,764	19.65%	13.32%	69,632,570	11.18%	67.00%	430,711,781	69.16%	0.00%	0	0.00%
Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn														
19.68%	122,386,764	19.65%														
13.32%	69,632,570	11.18%														
67.00%	430,711,781	69.16%														
0.00%	0	0.00%														
Selected Ratio From Sales	84															
RMV Adjustment	100															
Before Ratio	84															
Overall Adjustment Factor	119															
Land Adjustment Factor	119															
OSD Adjustment Factor	100															
Improvement Adjustment Factor	123															
Farm Improvement Factor	100															
After Ratio	100															

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

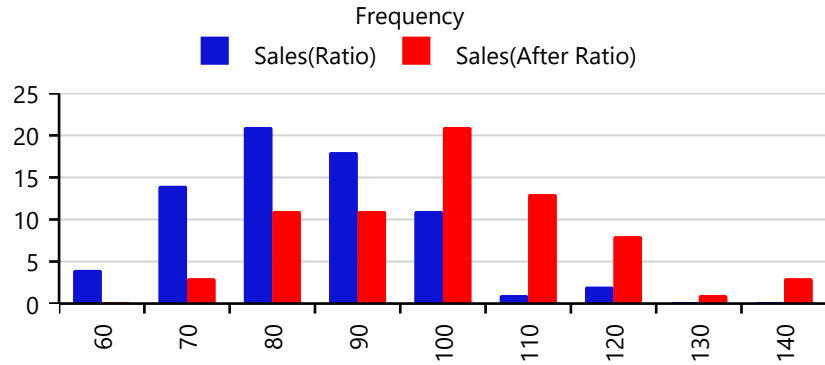
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

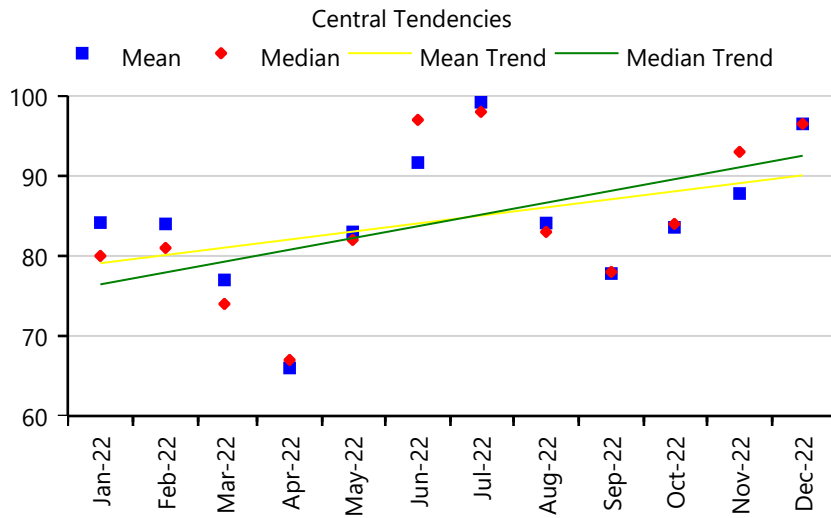
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	4	0
70	14	3
80	21	11
90	18	11
100	11	21
110	1	13
120	2	8
130	0	1
140	0	3
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUMS
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUM

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

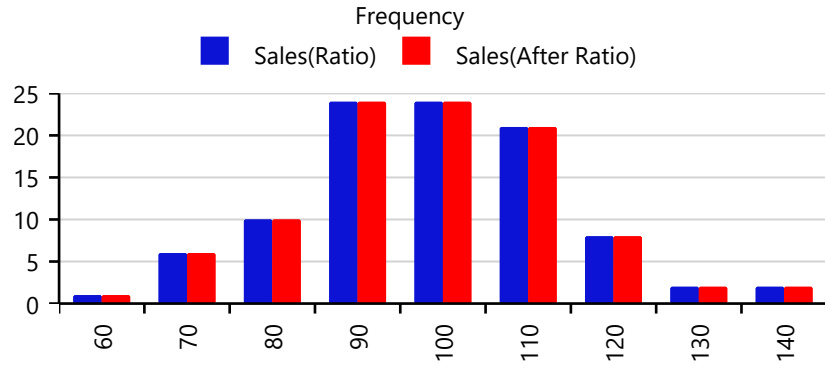
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

(* Indicates years may not reflect after ratio values)

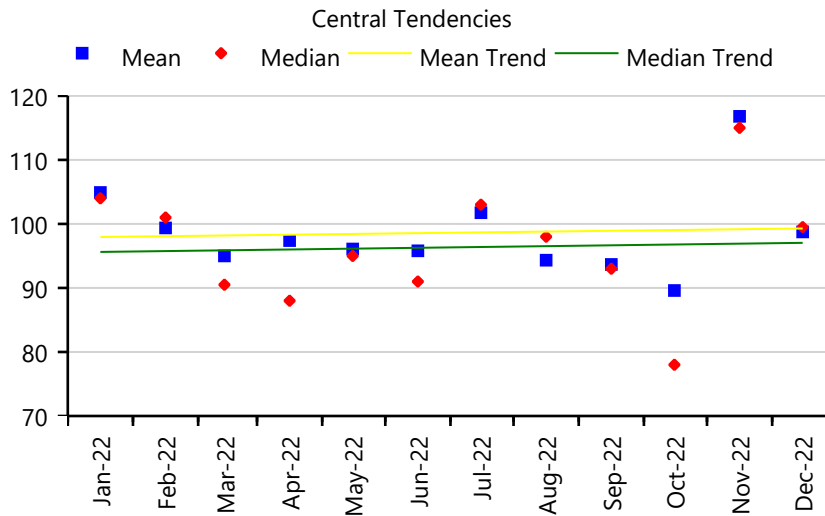
JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2

Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	0	138,740	138,740	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	0	341,110	341,110	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	4	14	000	2023	6	4 SOUTH RURAL LND	401	4	14	000	2023	59	4 SOUTH RURAL LND

Adjustment Calculation Summary

Sample - Number of Sales	65
Population - Number of Accounts	2534
Sales as a percentage of the Population	2.57%
<i>Prior Year Population Values</i>	
Land Rmv	907,811,883
OSD RMV	107,584,800
Improvement RMV	603,603,070
Farm Improvement RMV	19,482,570
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	55.41%
	935,046,239
	55.33%
	6.57%
	107,584,800
	6.37%
	36.84%
	627,747,193
	37.15%
	1.19%
	19,482,570
	1.15%
Selected Ratio From Sales	97
Time Trend Adjustment	-4
Before Ratio	97
Overall Adjustment Factor	103
Land Adjustment Factor	103
OSD Adjustment Factor	100
Improvement Adjustment Factor	104
Farm Improvement Factor	100
After Ratio	100

Explanation

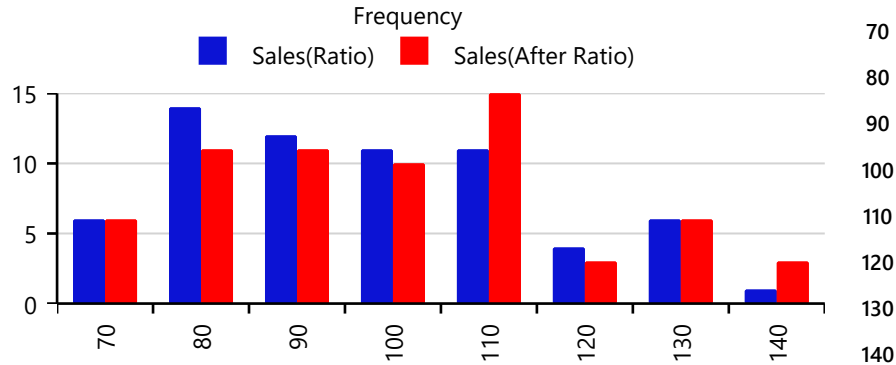
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	15.57	12.48	7.61*	11.46*	12.63*
PRD	1.01	1.02	0.99*	1.01*	1.00*

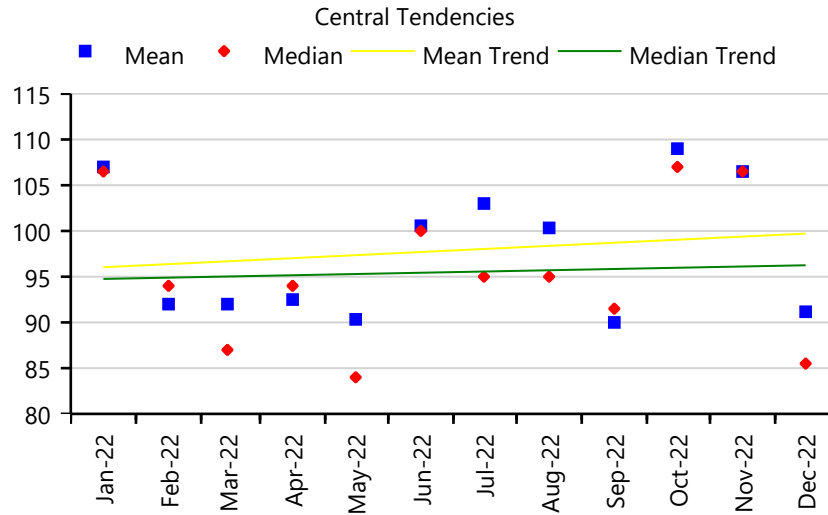
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	95	98
AAD	14.75	15.26
COD	15.53	15.57
Mean	97	100
SD	17.98	18.61
COV	18.54	18.59
Wtd Mean	96	99
GeoMean	95	98
PRD	1.01	1.01
95% Confidence	4.37	4.52

Number Of Sales 65



Month	Mean	Median	Sales
Jan-22	107	107	4
Feb-22	92	94	6
Mar-22	92	87	11
Apr-22	93	94	6
May-22	90	84	3
Jun-22	101	100	7
Jul-22	103	95	5
Aug-22	100	95	6
Sep-22	90	92	4
Oct-22	109	107	5
Nov-22	107	107	2
Dec-22	91	86	6

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	14	000	401	142	30B	10030299	381W1700 03300	4192 COLEMAN CR RD PHOENIX-TALENT/CO	2022-12560	2.62	315,220	268,230	583,450	849,188	Apr-22	1	69
4	14	000	401	131	30B	10017698	381W05C0 00200	2591 STARLITE LN PHOENIX-TALENT/COUNTY	2022-7878	0.77	192,070	120,470	312,540	443,761	Mar-22	2	70

JACKSON County 2023 Ratio Study

Included Sales

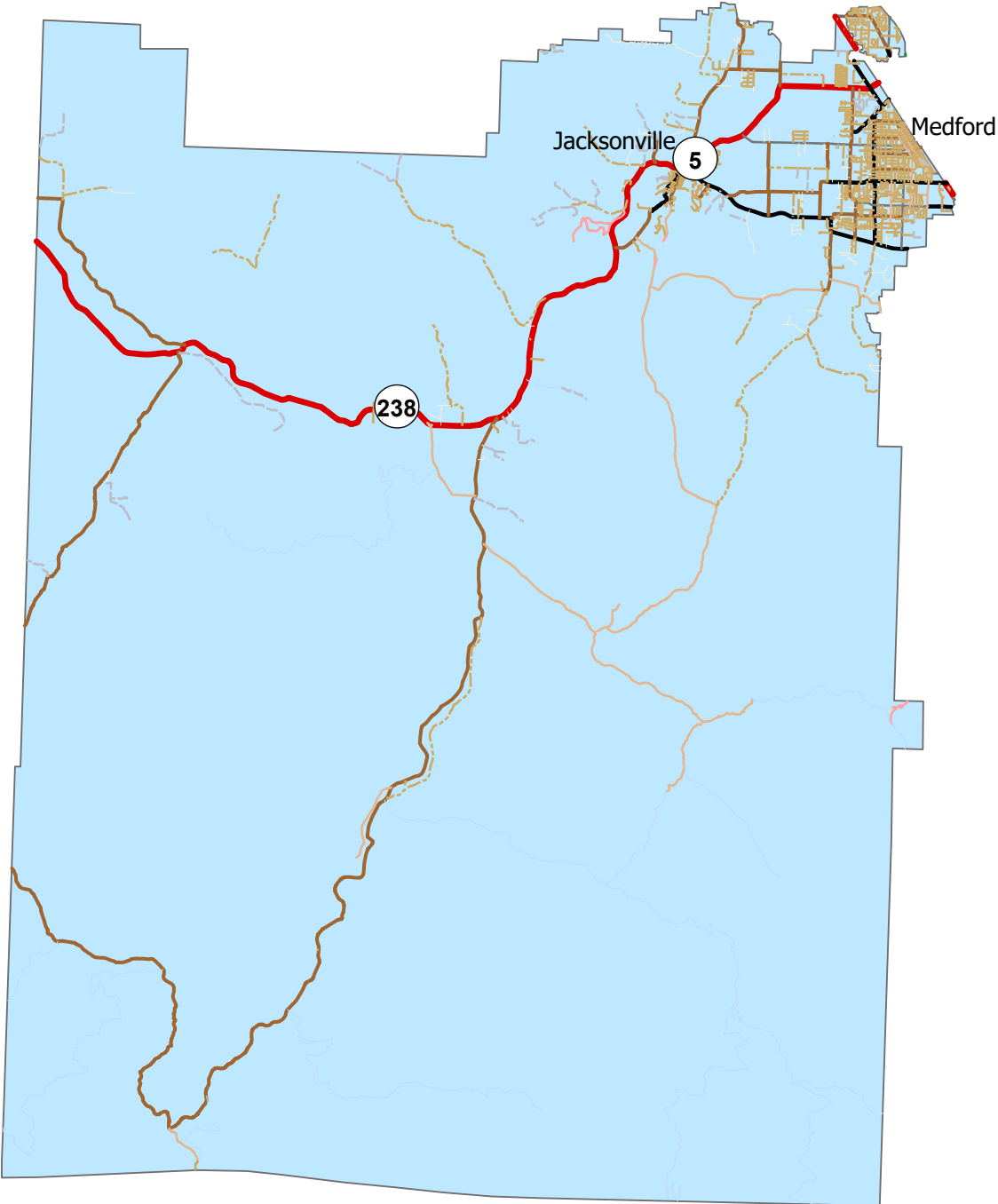
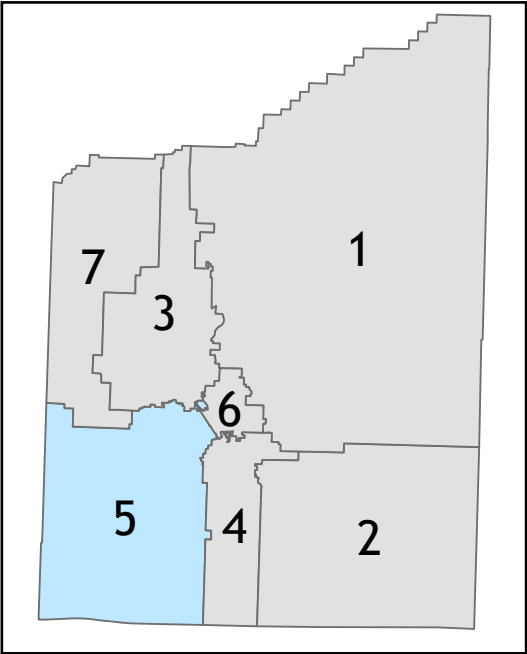
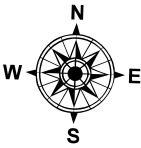
MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	14	000	401	141	30B	10038430	391W02B0 01200	8557 WAGNER CR RD PHOENIX-TALENT/COU	2022-9021	1.48	256,040	169,080	425,120	604,688	Mar-22	3	70
4	14	000	401	112	30A	10030118	381W1700 01200	4272 WILDWOOD DR PHOENIX-TALENT/COU	2022-29607	1.82	262,900	49,430	312,330	440,461	Sep-22	4	71
4	14	000	559	852	17	10018279	381W0700 00100	820 CARPENTER HILL RD PHOENIX-TALENT/C	2022-7149	95.49	948,280	647,400	1,595,680	2,221,570	Feb-22	5	72
4	14	000	401	131	33	10028011	381W16AD 05700	1441 PACIFIC LN PHOENIX-TALENT/COUNTY	2022-9400	0.51	183,750	42,210	225,960	314,698	Mar-22	6	72
4	14	000	401	131	30B	10037443	381W35B0 01700	7562 RAPP LN PHOENIX-TALENT/COUNTY OR	2022-24908	4.34	363,400	91,700	455,100	605,160	Aug-22	7	75
4	14	000	551	151	17	10026271	381W11C0 01200	4756 FERN VALLEY RD PHOENIX-TALENT/COU	2022-31969	49.55	883,690	200,180	1,083,870	1,409,776	Oct-22	8	77
4	14	000	541	122	17	10030912	381W1800 01602	7017 DARK HOLLOW RD PHOENIX-TALENT/C	2022-20946	23.53	531,820	53,560	585,380	749,486	Jun-22	9	78
4	14	000	551	852	17	10018449	381W0800 00702	3051 COLEMAN CR RD PHOENIX-TALENT/CO	2022-34703	22.62	767,040	399,710	1,166,750	1,495,800	Dec-22	10	78
4	14	000	401	142	30B	10046302	391W0200 03100	9391 WAGNER CR RD PHOENIX-TALENT/COU	2022-7543	2.19	223,930	232,240	456,170	579,540	Feb-22	11	79
4	14	000	401	300	30A	10017631	381W0500 02900	64 SOUTH STAGE RD PHOENIX-TALENT/COUN	2022-34392	15.53	388,800	19,390	408,190	518,232	Dec-22	12	79
4	14	000	401	151	30B	10803233	382W2400 01507	6442 DARK HOLLOW RD PHOENIX-TALENT/C	2022-15171	4.83	294,610	676,490	971,100	1,216,125	Apr-22	13	80
4	14	000	401	131	30A	10029943	381W1700 00110	2420 SIERRA VISTA LN PHOENIX-TALENT/COU	2022-24762	1.01	258,690	193,000	451,690	565,858	Aug-22	14	80
4	14	000	401	141	30B	10645055	381W16B0 01801	2200 CAMP BAKER RD PHOENIX-TALENT/COU	2022-7639	2.50	282,970	264,360	547,330	671,857	Mar-22	15	81
4	14	000	401	141	33	10029861	381W1700 00102	3685 COLEMAN CR RD PHOENIX-TALENT/CO	2022-35663	1.00	249,500	283,010	532,510	658,746	Dec-22	16	81
4	14	000	401	121	30A	10027900	381W16AD 04800	3895 COLVER RD PHOENIX-TALENT/COUNTY	2022-15937	0.98	247,100	20,010	267,110	326,458	May-22	17	82
4	14	000	541	141	17	10031601	381W2000 03600	4822 COLEMAN CR RD PHOENIX-TALENT/CO	2022-21077	2.37	326,320	390,570	716,890	862,235	Jun-22	18	83
4	14	000	401	141	30A	10041540	381W1800 01403	4347 PIONEER RD PHOENIX-TALENT/COUNTY	2022-7248	5.91	370,220	264,300	634,520	759,766	Mar-22	19	84
4	14	000	401	142	30B	10046645	391W1200 00600	10190 WAGNER CR RD PHOENIX-TALENT/CO	2022-17085	6.20	222,260	293,860	516,120	614,691	May-22	20	84
4	14	000	550	300	17	11011038	381W0100 00269	675 CLIFFSIDE DR PHOENIX-TALENT/COUNTY	2022-33679	80.57	540,240	5,900	546,140	642,162	Nov-22	21	85
4	14	000	401	142	30B	10036040	381W3300 00702	1848 ANDERSON CR RD PHOENIX-TALENT/C	2022-20958	4.98	314,490	309,140	623,630	725,743	Jun-22	22	86
4	14	000	401	143	33	10030599	381W1700 05401	3212 PIONEER RD PHOENIX-TALENT/COUNTY	2022-10790	3.11	292,960	388,400	681,360	780,528	Mar-22	23	87
4	14	000	401	143	33	10037427	381W35B0 01800	7654 RAPP LN PHOENIX-TALENT/COUNTY OR	2022-26859	3.06	348,760	420,290	769,050	859,598	Aug-22	24	89
4	14	000	401	142	30A	10030086	381W1700 00900	2408 CAMP BAKER RD PHOENIX-TALENT/COU	2022-23737	1.44	260,710	426,260	686,970	761,593	Jul-22	25	90
4	14	000	551	161	17	10040779	381W1200 01200	5709 HUGHES RD PHOENIX-TALENT/COUNTY	2022-29232	12.74	685,840	985,910	1,671,750	1,855,688	Sep-22	26	90
4	14	000	401	151	30A	10038171	382W2400 00510	5970 DARK HOLLOW RD PHOENIX-TALENT/C	2022-35780	5.02	319,130	576,600	895,730	993,209	Dec-22	27	90
4	14	000	401	131	30B	10028988	381W16C0 02003	4176 CEDAR LN PHOENIX-TALENT/COUNTY O	2022-12450	1.00	273,790	295,860	569,650	625,779	Apr-22	28	91
4	14	000	551	153	17	10577431	381W2800 02900	6085 ADAMS RD PHOENIX-TALENT/COUNTY	2022-2843	5.16	387,980	313,250	701,230	759,413	Jan-22	29	92
4	14	000	551	131	17	10646223	381W2700 01801	1451 FOSS RD PHOENIX-TALENT/COUNTY OR	2022-6467	20.05	649,250	171,160	820,410	881,775	Feb-22	30	93
4	14	000	401	143	30B	10038754	391W02B0 03100	8604 WAGNER CR RD PHOENIX-TALENT/COU	2022-28222	0.49	189,860	394,670	584,530	625,495	Sep-22	31	93
4	14	000	401	151	33	10040111	381W02DA 00300	2540 DAVID LN PHOENIX-TALENT/COUNTY O	2022-23258	5.00	462,210	320,950	783,160	834,615	Jul-22	32	94
4	14	000	601	142	17	10940121	391W0200 01811	9090 WAGNER CR RD PHOENIX-TALENT/COU	2022-6017	60.79	563,000	641,320	1,204,320	1,274,196	Feb-22	33	95
4	14	000	551	111	17	10032364	381W22C0 00400	5323 COLVER RD PHOENIX-TALENT/COUNTY	2022-23569	8.50	375,960	28,930	404,890	423,992	Jul-22	34	95

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	14	000	551	131	17	10041215	381W1700 03202	2779 CAMP BAKER RD PHOENIX-TALENT/COU	2022-13614	11.94	482,420	204,260	686,680	709,925	Apr-22	35	97
4	14	000	541	141	17	10041840	381W1900 00102	7300 DARK HOLLOW RD PHOENIX-TALENT/C	2022-13995	2.78	309,510	462,100	771,610	776,055	Apr-22	36	99
4	14	000	401	151	33	10784621	391W0300 00502	8876 YANK GULCH RD PHOENIX-TALENT/COU	2022-19171	5.34	341,330	431,300	772,630	772,146	Jun-22	37	100
4	14	000	401	142	33	10031895	381W2100 02300	5510 ADAMS RD PHOENIX-TALENT/COUNTY	2022-24849	4.14	328,670	194,010	522,680	516,705	Aug-22	38	101
4	14	000	551	133	17	10036341	381W3400 01000	1057 ANDERSON CR RD PHOENIX-TALENT/C	2022-8185	12.32	547,460	225,160	772,620	754,650	Mar-22	39	102
4	14	000	400		30A	11007267	381W22D0 00603	6247 COLVER RD PHOENIX-TALENT/COUNTY	2022-10163	1.95	223,720	0	223,720	217,508	Mar-22	40	103
4	14	000	601	143	22	10046157	391W0500 00700	3851 ANDERSON CR RD PHOENIX-TALENT/C	2022-30280	17.37	453,620	472,450	926,070	894,873	Oct-22	41	103
4	14	000	401	131	33	10044693	382W2400 00514	4351 OMAHA AVE PHOENIX-TALENT/COUNTY	2022-773	1.91	253,710	180,830	434,540	415,897	Jan-22	42	104
4	14	000	409	952	16A	10028961	381W16C0 02001	4170 CEDAR LN PHOENIX-TALENT/COUNTY O	2022-8162	1.00	251,500	129,030	380,530	367,498	Mar-22	43	104
4	14	000	400		30A	11007268	381W22D0 00604	6237 COLVER RD PHOENIX-TALENT/COUNTY	2022-7554	2.00	224,910	0	224,910	214,607	Mar-22	44	105
4	14	000	401	163	30B	10044301	382W1300 00100	4922 PIONEER RD PHOENIX-TALENT/COUNTY	2022-15707	5.03	446,990	834,410	1,281,400	1,217,125	May-22	45	105
4	14	000	550	300	17	11011039	381W0100 00270	654 CLIFFSIDE DR PHOENIX-TALENT/COUNTY	2022-23976	80.51	597,960	21,500	619,460	589,740	Jul-22	46	105
4	14	000	551	131	17	10708618	371W3500 00108	4790 SANTA BARBARA DR PHOENIX-TALENT/	2022-5959	2.94	473,460	214,590	688,050	651,308	Feb-22	47	106
4	14	000	401	151	30A	10031384	381W2000 01700	3115 DEER TRAIL LN PHOENIX-TALENT/COUN	2022-23846	11.30	421,670	463,990	885,660	831,980	Jun-22	48	106
4	14	000	551	144	17	10025451	381W0700 02000	3960 INDEPENDENCE SCHL RD PHOENIX-TAL	2022-28526	24.61	641,930	611,160	1,253,090	1,186,320	Sep-22	49	106
4	14	000	401	131	30B	10018122	381W0600 00200	352 SOUTH STAGE RD PHOENIX-TALENT/COU	2022-6107	0.54	193,930	455,650	649,580	608,139	Feb-22	50	107
4	14	000	559	300	17	10036153	381W3400 00300	7226 WAGNER CR RD PHOENIX-TALENT/COU	2022-31697	18.51	585,270	25,900	611,170	570,860	Oct-22	51	107
4	14	000	551	142	17	10026474	381W1400 00900	995 SUNCREST RD PHOENIX-TALENT/COUNT	2023-7	8.78	568,670	694,470	1,263,140	1,173,825	Dec-22	52	108
4	14	000	401	151	33	11007270	381W22D0 00606	6193 COLVER RD PHOENIX-TALENT/COUNTY	2022-2390	2.00	316,790	668,340	985,130	902,660	Jan-22	53	109
4	14	000	401	152	30A	10895674	382W1300 02811	6009 DARK HOLLOW RD PHOENIX-TALENT/C	2022-35910	4.85	322,660	957,130	1,279,790	1,148,505	Dec-22	54	111
4	14	000	401	162	30B	10036269	381W3400 00706	7685 ADAMS RD PHOENIX-TALENT/COUNTY	2022-12612	2.27	347,460	747,640	1,095,100	922,640	Apr-22	55	119
4	14	000	550		17	10040884	381W1200 00203	631 CLIFFSIDE DR PHOENIX-TALENT/COUNTY	2022-25206	47.08	653,730	0	653,730	541,420	Aug-22	56	121
4	14	000	551	164	17	10592596	381W1400 00102	4050 ROYAL CREST RD PHOENIX-TALENT/COU	2022-1671	34.30	870,090	892,050	1,762,140	1,437,144	Jan-22	57	123
4	14	000	401	153	30B	10042198	381W2000 00614	2545 PIONEER RD PHOENIX-TALENT/COUNTY	2022-20509	2.76	343,340	575,340	918,680	742,385	Jun-22	58	124
4	14	000	401	141	30B	10025102	381W02DD 00700	2820 DAVID LN PHOENIX-TALENT/COUNTY O	2022-19254	0.90	393,160	477,360	870,520	684,530	Jun-22	59	127
4	14	000	401	163	33	10037524	381W35D0 00600	7891 RAPP LN PHOENIX-TALENT/COUNTY OR	2022-30329	2.40	352,870	877,990	1,230,860	957,910	Oct-22	60	128
4	14	000	401	138	30A	10633791	391W0100 00900	9647 WAGNER CR RD PHOENIX-TALENT/COU	2022-34088	20.46	438,610	106,500	545,110	427,456	Nov-22	61	128
4	14	000	551	141	17	10036391	381W3400 01401	955 MOREY RD PHOENIX-TALENT/COUNTY O	2022-31698	5.19	461,130	336,930	798,060	615,016	Oct-22	62	130
4	14	000	601	142	22	10655555	381W3200 00901	3142 ANDERSON CR RD PHOENIX-TALENT/C	2022-22483	23.69	484,130	287,780	771,910	587,799	Jul-22	63	131
4	14	000	400		33	10017841	381W05B0 02200	REED LN PHOENIX-TALENT/COUNTY OR 975	2022-9346	0.50	97,650	0	97,650	72,608	Mar-22	64	134
4	14	000	551	131	17	10040411	381W1000 01000	4375 FERN VALLEY RD PHOENIX-TALENT/COU	2022-24856	6.23	481,480	106,350	587,830	430,992	Aug-22	65	136

Maintenance Area 5



MA 5 STUDY AREA DESCRIPTIONS

MA 5 SA 1 – JEFFERSON/GRIFFIN CREEK ELEMENTARY BOUNDARIES

Located within the City of Medford Urban Growth Boundary (UGB), consisting primarily of homes between Classes 2 and 4, this study area stretches from I-5 to the western boundary of the UGB and from Stewart Avenue to South Stage Road. The majority of development occurred from the 1950's to the 1980's with infill occurring to the present day. The acreage of lots is, on average, larger than any other study area in West Medford with some sections of homes having acreages close to or above 0.50 acre. **NONHOMOGENEOUS**

MA 5 SA 2 – JACKSON/OAK GROVE/WASHINGTON ELEMENTARY BOUNDARIES

Located within the City of Medford Urban Growth Boundary (UGB) and consisting primarily of homes between Classes 1 and 3, it is considered to be some of the most affordable housing in Medford. This study area stretches from I-5 to the western boundary of the UGB and from Stewart Avenue to Jackson Street and Sage Road. Some of the oldest development in Medford lies within this study area with lot and block layout that occurred from the late 19th century to the 1940's. Properties in the Lozier/McAndrews Road area, especially during the last construction boom, have been in transition from larger parcels becoming subdivisions. Due to this development potential, these larger parcels could possibly be appraised in Study Area 9. Please confer with your supervisor if you have any questions. **NONHOMOGENEOUS**

MA 5 SA 3 – HOWARD ELEMENTARY BOUNDARY

Located within the city of Medford and within the Howard Elementary boundary, this study area consists primarily of homes between Classes 1 and 4. The majority of development occurred during the 1950's and 1970's with infill development occurring today. **NONHOMOGENEOUS**

MA 5 SA 4 – 1990 OR NEWER SUBDIVISIONS

This study area is located throughout the West Medford section of MA 5 and some of the southernmost portions of Central Point consisting of subdivisions built after 1990. The improvements in this study area are relatively homogeneous within the subdivision in which they lie and the vast majority of improvements range between Classes 3 and 4. **NONHOMOGENEOUS**

MA 5 SA 5 – PLEX USE:

This study area is located throughout the West Medford section of MA 5 and consists of any improvement that is classified as a duplex, triplex or four-plex. If an improvement is classified above a Four-plex, it needs to be given to the commercial section. **NONHOMOGENEOUS**

MA 5 SA 6 – HIGH-DENSITY SINGLE-FAMILY RESIDENCES – **NOT USED AFTER 2023 RECALC**

This study area is located throughout the West Medford section of MA 5 and consists of any single-family residences that are high density in nature. These improvements are usually zero lot line improvements or are close enough to the neighboring improvement to be considered a zero-lot line improvement. The acreages of these lots typically fall below 0.10 acre. It is typical to have a large common area surrounding these accounts. If you have any questions as to whether a group of improvements should be considered High Density or not, please confer with your supervisor. **NONHOMOGENEOUS**

MA 5 STUDY AREA DESCRIPTIONS

MA 5 SA 7 – SINGLE FAMILY USE WITHIN A POTENTIAL COMMERCIAL/INDUSTRIAL TRANSITION AREA - **NOT USED AFTER 2023 RECALC**

This study area consists of residential properties in the following areas:

- Residential properties with access off of Sage Road.
- North of Jackson Street, East of McAndrews and West of Interstate 5
- East of Oakdale Street, North of Stewart Avenue and West of Interstate 5.

These properties typically fall within a Commercial or Industrial Zone but the predominant use is as single-family residences. Improvement classes are between 1 and 3 and homes were built from the 1900's to 1930's. Very little infill development is occurring presently, however, due to these improvements being some of the most affordable in the county, many of these houses have been purchased to renovate. **NONHOMOGENEOUS**

MA 5 SA 8 – CONDOMINIUMS

All Condominiums throughout MA 5 will be placed in this study area. Beginning with 2013, Heritage Village Condos are assigned to MA 5 SA 08 NH 001 with PC 102. **HOMOGENEOUS/ NONHOMOGENEOUS**

MA 5 SA 9 – POTENTIAL DEVELOPABLE LAND

This study area is reserved for properties that, potentially, could be developed. The majority of these lots lie along the western edges of Medford and are within the current Medford UGB. A great example of an area with a lot of properties in this study area can be found along Thomas Road, Orchard Home and Sunset Avenue. These properties typically have older improvements and have lots larger than 0.50 acre. When determining if a parcel should be placed into SA 9, consider the parcel's Highest & Best Use as it relates to 'Split ability' and the four P's:

1) Is it **Physically** possible? 2) Is it legally **Permissible** (zoning)? 3) Is it **Profitable**? 4) Is it **Practical**?

In addition, consider what has been and is currently being done to similar parcels in the area. While it is unlikely that some oversized 'Estate' type lots will be split, it may be practical for a neighboring lot of similar size which is not considered an 'Estate' type property to be developed. Standard lot sizes for Medford's zoning designations are posted below for your information. **NONHOMOGENEOUS**

MA 5 SA 10 – CITY OR JACKSONVILLE

This study area contains the majority of the properties located inside the city limits of Jacksonville. Improvements in this study area range from Class 1's to 6's with construction dates ranging from the 1850's to the 1990's with infill development occurring today. This study area contains all Vintage classed properties. **NONHOMOGENEOUS**

MA 5 SA 11 – ABOVE AVERAGE NEIGHBORHOODS

This study area contains above average subdivisions developed during the 1990's and 2000's. Improvements range from Classes 4 to 6 and are relatively homogeneous in construction. **NONHOMOGENEOUS**

MA 5 STUDY AREA DESCRIPTIONS

MA 5 SA 12 – SUPERIOR NEIGHBORHOODS

This study area contains some of the nicest subdivisions in Jacksonville. These properties are larger in size and have improvements ranging from Class 5's to 7's. The construction of these homes occurred during the last two decades and still occurs to this day. Views in this area are some of the best in Jacksonville.

NONHOMOGENEOUS

MA 5 SA 13 – HIGH DENSITY SFR'S

This study area is located throughout Jacksonville and consists of single-family residences that are within a high-density PUD/development. These lots range from .03 to .10 acres and it is common to have common area surrounding these accounts. Confer with your supervisor if there is doubt as to whether or not any account(s) should be included or excluded from this study area. **NONHOMOGENEOUS**

MA 5 SA 14 – PAIR-A-DICE AREA

This study area includes all properties in the Pair-A-Dice Ranch Road area and has more of a rural feel. The majority of these properties are over one acre in size with improvements ranging from Class 2's to Class 7's. Some of these properties have some of the best views in Jacksonville. **RURAL**

MA 5 SA 20 – JACKSONVILLE INFLUENCED PROPERTIES

The properties in this study area are largely determined by their proximity to Jacksonville. The majority of the accounts in this study area lie within the Jacksonville elementary attendance boundary. The land of these accounts range from relatively flat topography to hilly and/or steep terrain with fair to extraordinary views. Highest & Best Use is rural residential with some large historical farm parcels on the valley floor being actively farmed. House quality ranges from one to seven.

RURAL

MA 5 SA 21 – VALLEY LOWLANDS

This area is a desirable area of semi-rural living comprised of older homes and rural subdivisions separating west Medford from Jacksonville and consisting of parcels ranging from .10 to over 100 acres. Topography and views, for the majority, are flat and territorial although elevation increases along with the quality of the views as you get closer to Jacksonville, South Stage Road and the Griffin Creek foothills. Farming and orchards are still present with some very good soil lying within this study area. Improvement quality ranges from Class 2 to 5 with a handful of Class 1's and Class 6's. The majority of development occurred from the 1950's to the 1970's with a few new homes being built today. **RURAL**

MA 5 SA 22 – GRIFFIN CREEK HILLS

This area is comprised of the hill areas south of Medford and Jacksonville. This area consists of semirural and rural residential properties with most of the properties gaining access from the arterial roads of South Stage, Dark Hollow, Pioneer, Griffin Creek, Poorman Creek and Sterling Creek. The topography of this area ranges from a slight slope to very steep. There is some decent farm and orchard land closer to the areas of South Stage and Griffin Creek while the remaining land is moderately wooded or potential vineyard property. **RURAL**

MA 5 STUDY AREA DESCRIPTIONS

MA 5 SA 23 – RUCH/APPLEGATE VALLEY

This study area comprises the majority of accounts that were previously appraised in Study Area 4. This study area stretches south and west from Jacksonville and the MA 4 boundary through the Applegate River Valley to the Josephine County boundary and the California state line. All the accounts in this study area resemble rural living with smaller lots found along the arterial roads to larger parcels in the mountainous areas comprising hundreds of acres. The quality of soil ranges greatly; some of the best farmland in the county lies along the Applegate River and its tributaries ranging in use from commercial endeavors to hobby farms; a booming Applegate wine industry has created a demand for southern facing, slightly sloping parcels, ideal for vineyards. The remaining land is low in quality and is mainly used as range or woodland. Similar to the soil of this study area, improvements range from low quality to a handful of some of the highest quality homes in the county. **RURAL**

MA 5 SA 23/NH 160 – ISOLATED FR-160

This MA/SA/NH combination represents remote properties primarily in isolated pockets near Applegate Reservoir, Carberry Creek and Dog Fork Road. Highest & Best Use is as rural residential since most of these parcels are smaller than 20 acres, are buildable and the zoning is usually either FR-160 or WR. Properties primarily consist of wooded slopes of moderate topography with Cabin sites, MS sites and Home sites. **RURAL**

MA 5 SA 23/NH 406 – RURAL RIVERFRONT

This MA/SA/NH combination represents properties along the banks of the Applegate River. All properties with river frontage should be in this MA/SA/NH and have a river rating applied to the BS, MS, CS, or HS. See Benchmarks for calculation of river rating. No acreage is assigned to the site land fragment. Bare land accounts should have their property class set to 406 while improved accounts should have a property class of 408 to differentiate between the two. **RURAL**

MA 5 SA 30 NEIGHBORHOOD DESCRIPTIONS

WEST MEDFORD – URBAN RE-CALC AREA

101 – Vintage/Historic

Located within the City of Medford, this would include vintage or historic homes primarily and/or generally built prior to 1930. It would include homes with significant architectural features of their era.

102 – Condominiums

This study area lies throughout the City of Medford. Unlike Townhomes, Condominium owners do not own the land underneath the residence. The subdivision must have Condominium in its subdivision name and tax lot numbers are in the ranges of 70000, 80000, 90000, etc.

103 - Townhouses

Townhouses in this study area are scattered as PUD's throughout the city. The predominant features of a townhome are single family use and their property lines are either common wall or zero lot line. Land and Improvement ownership belong to the same owner. The densities of these residences are relatively high and development coincides with City of Medford Zoning.

104- Residential Multi-Family: Duplex, Triplex, and Fourplex

This study area lies throughout the City of Medford regardless of zoning, neighborhood or predominance of use in surrounding areas. If a properties' Highest & Best Use is as residential multifamily, it is to go into this study area.

105 – Potential Subdivision Land

This study area lies throughout the City of Medford. These are tax lots that are either unimproved and sub dividable or are improved but the current Improvement would not impede any further development with the surrounding sub dividable acreage.

106 – River Front Property

This would include properties with river frontage.

107 – Exceptional Build and/or Significant Views (Elevated, Golf Course, Etc.)

Located within the City of Medford, this would include home in areas with exceptional build quality and/or with significant view such as golf course or by elevation.

MA 5 SA 30 NEIGHBORHOOD DESCRIPTIONS

WEST MEDFORD – URBAN RE-CALC AREA

108 - Infill

Infill – This would include more recently built homes within established neighborhoods or subdivisions which were primarily developed and/or established prior to 1990.

109 – Built Prior to 1950

Located within the City of Medford, this would include neighborhoods developed and/or established prior to 1950 which were designed and built for the working class of their era.

110 – Built 1950 to 1969

Located within the City of Medford, this would include neighborhoods developed and/or established between 1950 through 1969.

111 – Built 1970 - 1989

Located within the City of Medford, this would include neighborhoods developed and/or established between 1970 through 1989.

112 – Built 1990 - 1999

Located within the City of Medford, this would include neighborhoods developed and/or established between 1990 through 1999

113 – Newer Subdivisions with Community Amenities

Located within the City of Medford this would include homes in newer developments built from 2000 through the present. Most of these homes are built by single builder/developers in homogenous planned subdivisions with amenities such as parks, rec courts and possibly some commercial.

114 – Newer Subdivisions without Community Amenities

Located within the City of Medford, this area would include homes in newer developments built from 2000 through the present. Most of these homes are built by single builder/developers in homogenous planned subdivision without extra amenities.

**MA 5 SA 30 NEIGHBORHOOD DESCRIPTIONS
WEST MEDFORD – URBAN RE-CALC AREA**

800 – Unbuildable & Sliver lots (typically entered value, un-trended.)

998 – Common area – Subdivision (street plug, storm drain, wetlands etc., no value.)

999 – Common Area – Condo No Value

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 5

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	5	01	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	02	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	03	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	100/101	5	04	000	122.	100.	125.	122.	12.90	.99	<input type="checkbox"/>
2023	101	5	05	000	119.	100.	123.	119.	12.45	.99	<input type="checkbox"/>
2023	102	5	08	000	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	102	5	08	001	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	100/101	5	09	000	105.	100.	107.	105.	9.67	.98	<input type="checkbox"/>
2023	100/101	5	10	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	11	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	12	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	101	5	13	000	106.	100.	107.	106.	14.32	.99	<input type="checkbox"/>
2023	100/101	5	14	000	104.	100.	104.	104.	4.00	1.01	<input type="checkbox"/>
2023	400/401	5	20	000	104.	100.	105.	104.	13.81	1.00	<input type="checkbox"/>
2023	400/401	5	21	000	104.	100.	105.	104.	13.81	1.00	<input type="checkbox"/>
2023	400/401	5	22	000	102.	100.	103.	102.	13.20	1.00	<input type="checkbox"/>
2023	400/401	5	23	000	100.	100.	100.	100.	14.54	1.01	<input type="checkbox"/>
2023	400/401/406	5	23	160	100.	100.	100.	100.	14.54	1.01	<input type="checkbox"/>
2023	101	5	30	101	115.	100.	117.	115.	7.00	.99	<input checked="" type="checkbox"/>
2023	102	5	30	102	100.	100.	100.	100.	12.05	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	103	93.	100.	93.	93.	7.14	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	104	119.	100.	123.	119.	12.45	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	105	105.	100.	107.	105.	9.67	.98	<input checked="" type="checkbox"/>
2023	100/101	5	30	108	111.	100.	111.	111.	8.75	.99	<input checked="" type="checkbox"/>
2023	100/101	5	30	109	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	110	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	111	135.	100.	145.	135.	12.34	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	112	116.	100.	118.	116.	8.48	1.00	<input checked="" type="checkbox"/>
2023	100/101	5	30	114	106.	100.	107.	106.	7.63	1.00	<input checked="" type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	5	01	000	2023		JEFFRSN/GRIFFIN ELEM	100	5	02	000	2023		WASH/JCKSN ELEM
100	5	03	000	2023		HOWARD ELEMTRY	100	5	04	000	2023		SUBDIV 1990 OR NEWR
101	5	01	000	2023	4	JEFFRSN/GRIFFIN ELEM	101	5	02	000	2023	9	WASH/JCKSN ELEM
101	5	03	000	2023		HOWARD ELEMTRY	101	5	04	000	2023	16	SUBDIV 1990 OR NEWR

Adjustment Calculation Summary

Sample - Number of Sales	29			
Population - Number of Accounts	8798			
Sales as a percentage of the Population	0.33%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	866,459,419	29.96%	1,057,080,491	30.51%
OSD RMV	494,627,646	17.10%	494,627,646	14.27%
Improvement RMV	1,530,817,600	52.93%	1,913,522,000	55.22%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	82			
RMV Adjustment	100			
Before Ratio	82			
Overall Adjustment Factor	122			
Land Adjustment Factor	122			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	125			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

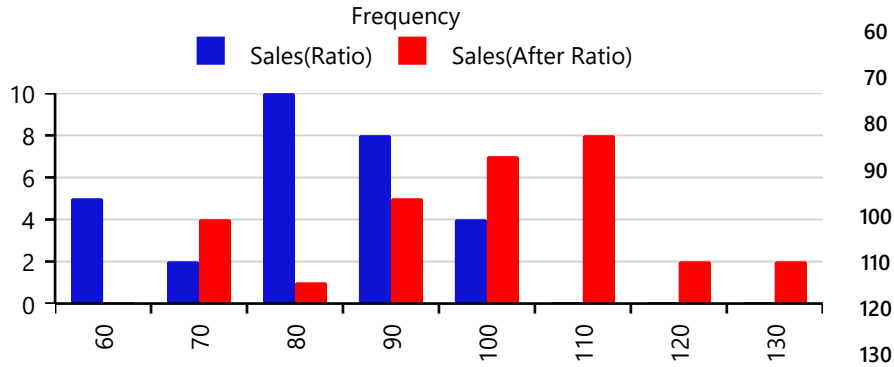
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.90	-	-	-	-
PRD	0.99	-	-	-	-

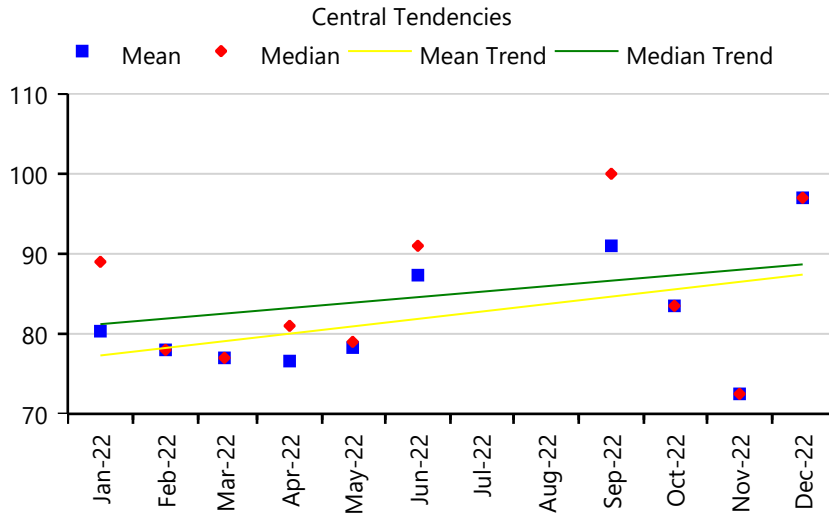
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	82	100
AAD	9.93	12.90
COD	12.11	12.90
Mean	81	99
SD	12.67	16.27
COV	15.56	16.44
Wtd Mean	82	100
GeoMean	80	98
PRD	1.00	.99
95% Confidence	4.61	5.92

Number Of Sales 29



Month	Mean	Median	Sales
Jan-22	80	89	3
Feb-22	78	78	1
Mar-22	77	77	1
Apr-22	77	81	5
May-22	78	79	7
Jun-22	87	91	3
Sep-22	91	100	4
Oct-22	84	84	2
Nov-22	73	73	2
Dec-22	97	97	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	02	000	101	131	30A	10432601	372W26DB 04800	86 CLOVER LN MEDFORD/COUNTY OR 97501	2022-16695	0.28	126,330	42,400	168,730	290,000	May-22	1	58
5	02	000	101	132	30A	10431257	372W26C0 02400	52 OAK GROVE RD MEDFORD/COUNTY OR 9	2022-14229	0.27	122,230	56,240	178,470	300,000	Apr-22	2	59
5	02	000	101	121	30B	10432328	372W26DB 02300	2400 MEADOWS LN MEDFORD/COUNTY OR	2022-220	0.35	130,100	26,720	156,820	259,000	Jan-22	3	61
5	02	000	101	131	30A	10448801	372W23DA 01700	1076 ROSS LN N MEDFORD/COUNTY OR 975	2022-27493	0.33	111,140	82,790	193,930	320,000	Sep-22	4	61
5	01	000	101	131	30B	10455469	382W01BD 06300	2439 GARLAND PL MEDFORD/COUNTY OR 9	2022-32657	0.33	147,070	129,640	276,710	440,000	Nov-22	5	63
5	02	000	101	131	30A	10428982	372W23DB 02400	1093 JOLISA ST MEDFORD/COUNTY OR 9750	2022-15888	0.28	126,330	139,440	265,770	380,000	May-22	6	70
5	01	000	101	141	33	10455355	382W01CA 01400	1327 ESTON CT MEDFORD/COUNTY OR 9750	2022-13386	0.37	152,020	167,730	319,750	435,000	Apr-22	7	74
5	02	000	101	138	30A	10430104	372W26AB 02000	2550 MC ANDREWS RD W MEDFORD/COUNT	2022-9082	0.35	134,100	137,480	271,580	355,000	Mar-22	8	77
5	02	000	101	144	33	10431281	372W26C0 02700	15 RENAULT AVE MEDFORD/COUNTY OR 975	2022-5002	0.54	172,790	356,060	528,850	675,000	Feb-22	9	78
5	02	000	101	141	30A	10431168	372W26C0 01600	314 OAK GROVE RD MEDFORD/COUNTY OR	2022-16639	0.25	117,420	91,910	209,330	270,000	May-22	10	78
5	01	000	101	131	30B	10440019	372W35DC 02800	2154 SUNSET DR MEDFORD/COUNTY OR 975	2022-31685	0.36	143,520	60,940	204,460	262,760	Oct-22	11	78
5	04	000	101	131	30B	10814738	372W12CA 03400	1208 GLENGROVE AVE CENTRAL POINT OR	2022-16564	0.18	120,890	170,730	291,620	370,000	May-22	12	79
5	02	000	101	131	30B	10431273	372W26C0 02600	2829 W MAIN ST MEDFORD/COUNTY OR	2022-20733	0.25	98,110	91,490	189,600	240,850	Jun-22	13	79
5	04	000	101	131	33	10814795	372W12CD 14800	1292 GLENGROVE AVE CENTRAL POINT OR	2022-12381	0.18	120,890	173,610	294,500	365,000	Apr-22	14	81
5	04	000	101	131	33	10808783	372W12CB 01400	123 SOUTHGATE CT CENTRAL POINT OR	2022-17685	0.19	120,890	196,280	317,170	385,000	May-22	15	82
5	04	000	101	131	30A	10918092	372W12CB 07126	1112 GATEPARK DR CENTRAL POINT OR	2022-33662	0.18	120,890	217,360	338,250	411,900	Nov-22	16	82
5	04	000	101	132	30B	10976986	372W12CC 06308	1387 CIRCLE WOOD DR CENTRAL POINT OR	2022-14522	0.05	76,470	197,320	273,790	327,900	Apr-22	17	83
5	04	000	101	131	30B	10462256	372W11DD 17000	1364 BENJAMIN CT CENTRAL POINT OR	2022-14975	0.11	114,570	183,710	298,280	344,900	Apr-22	18	86
5	04	000	101	131	33	10940375	372W11DD 17102	1343 BENJAMIN CT CENTRAL POINT OR	2022-3085	0.09	108,230	171,360	279,590	313,000	Jan-22	19	89
5	04	000	101	141	30A	10814752	372W12CA 03600	105 WOODBURY CT CENTRAL POINT OR	2022-17609	0.28	124,710	224,320	349,030	390,000	May-22	20	89
5	01	000	109	952	16A	10455606	382W01BD 04800	2467 COLUMBUS AVE S MEDFORD/COUNTY	2022-30010	0.15	135,410	87,620	223,030	250,000	Oct-22	21	89
5	04	000	101	131	33	10814487	372W12CC 06600	159 KEYSTONE CT CENTRAL POINT OR	2022-744	0.21	120,890	185,670	306,560	337,000	Jan-22	22	91
5	04	000	101	141	33	10866376	372W11DA 02900	866 WESTROP DR CENTRAL POINT OR 97501	2022-20401	0.14	122,890	234,210	357,100	393,500	Jun-22	23	91
5	04	000	101	131	30A	10918937	372W12CC 08800	158 WOODRIDGE DR CENTRAL POINT OR	2022-14685	0.15	122,890	198,480	321,370	349,900	May-22	24	92
5	04	000	101	141	30A	10836657	372W12CA 09500	1198 GLENGROVE AVE CENTRAL POINT OR	2022-18812	0.23	120,890	221,390	342,280	372,000	Jun-22	25	92
5	04	000	101	141	30A	10822950	372W12CA 06400	1254 FAR WEST AVE CENTRAL POINT OR	2022-28394	0.18	120,890	211,380	332,270	342,500	Sep-22	26	97
5	04	000	101	131	30A	10814779	372W12CA 03800	159 WOODBURY CT CENTRAL POINT OR	2022-35289	0.26	121,500	170,650	292,150	300,000	Dec-22	27	97
5	04	000	101	141	33	10866668	372W11DD 15700	1361 HEATHER LN CENTRAL POINT OR	2022-28930	0.15	120,890	264,310	385,200	375,000	Sep-22	28	103
5	04	000	101	141	33	10918960	372W12CC 09100	1380 CIRCLE WOOD DR CENTRAL POINT OR	2022-29258	0.35	124,210	356,220	480,430	465,000	Sep-22	29	103

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	1	12	000	2023		MULTI-FAM	100	4	09	000	2023		MULT-FAMILY
100	5	30	104	2023	1	MULTI-FAM	101	1	12	000	2023	3	MULTI-FAM
101	3	06	000	2023	9	PLEX USE	101	4	09	000	2023	5	MULT-FAMILY
101	5	05	000	2023		PLEX USE	101	5	30	104	2023	40	MULT-FAMILY
101	6	30	104	2023	13	MULTI-FAM							

Adjustment Calculation Summary

Sample - Number of Sales	71			
Population - Number of Accounts	1204			
Sales as a percentage of the Population	5.90%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	102,846,020	19.68%	122,386,764	19.65%
OSD RMV	69,632,570	13.32%	69,632,570	11.18%
Improvement RMV	350,172,180	67.00%	430,711,781	69.16%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	84			
RMV Adjustment	100			
Before Ratio	84			
Overall Adjustment Factor	119			
Land Adjustment Factor	119			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	123			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

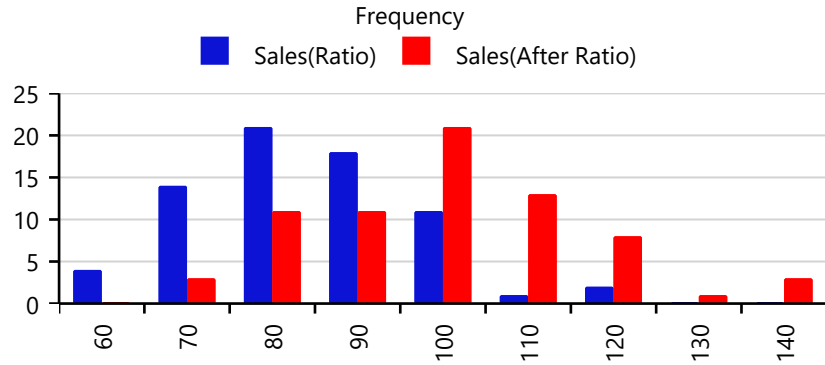
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

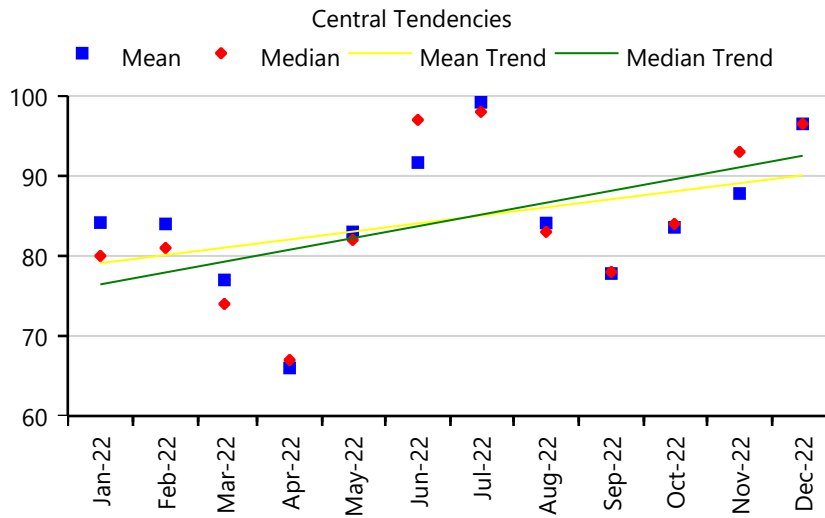
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUM
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUMS

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

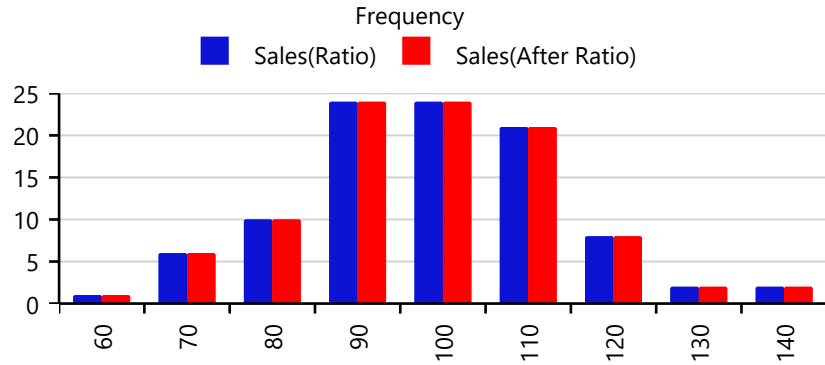
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

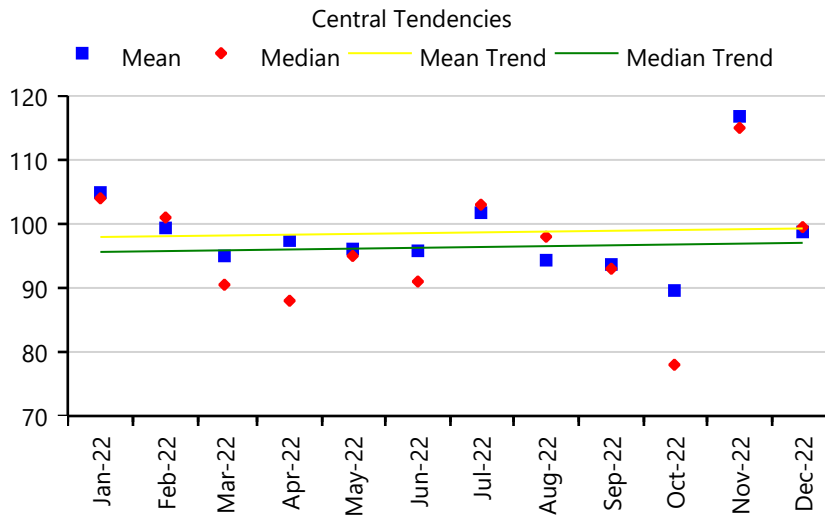
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV						RMV								
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	3	09	000	2023		POTENTIAL DEVELOPMNT	100	5	09	000	2023		POTENTIAL DEVELOPMNT	100	5	09	000	2023		POTENTIAL DEVELOPMNT
100	5	30	105	2023	1	POTENTIAL DEVELOPMNT	100	6	30	105	2023		POTENTIAL DEV LAND	100	6	30	105	2023		POTENTIAL DEV LAND
101	3	09	000	2023		POTENTIAL DEVELOPMNT	101	5	09	000	2023		POTENTIAL DEVELOPMNT	101	5	09	000	2023		POTENTIAL DEVELOPMNT
101	5	30	105	2023	2	POTENTIAL DEVELOPMNT	101	6	30	105	2023		POTENTIAL DEVELOPMNT	101	6	30	105	2023		POTENTIAL DEVELOPMNT

Adjustment Calculation Summary

Sample - Number of Sales	3
Population - Number of Accounts	325
Sales as a percentage of the Population	0.92%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	93,798,860	67.32%	98,488,803
OSD RMV	10,637,240	7.63%	10,637,240
Improvement RMV	34,783,600	24.97%	37,218,452
Farm Improvement RMV	105,590	0.08%	105,590

Selected Ratio From Sales	95
RMV Adjustment	100

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	107
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 601

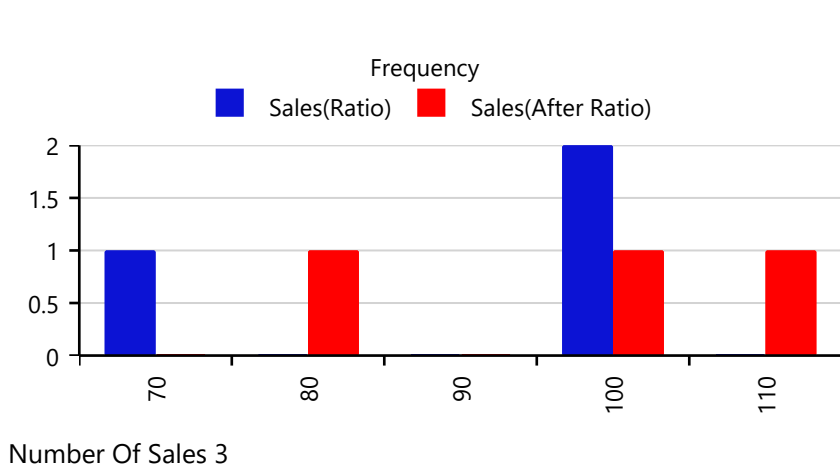
JACKSON County 2023 Ratio Study

Performance History

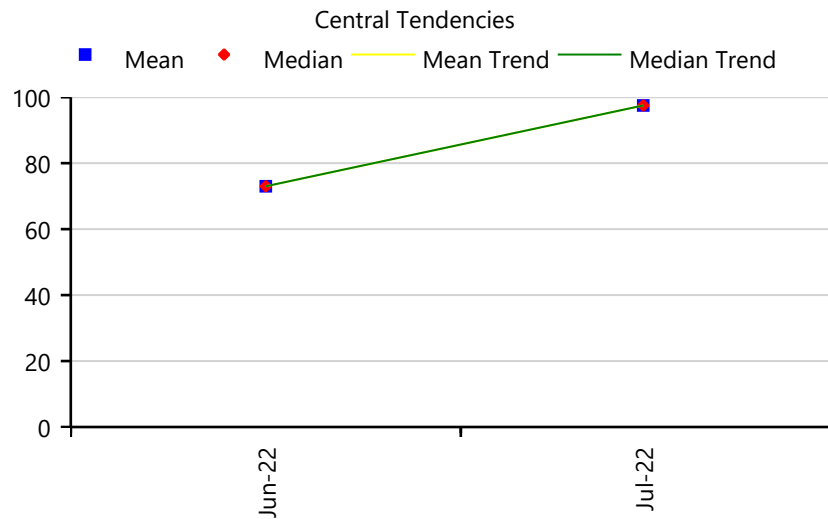
	2023	2022	2021	2020	2019
COD	9.67	-	6.31*	9.44*	20.53*
PRD	0.98	-	1.01*	1.01*	1.01*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	9.00	9.67
COD	9.47	9.67
Mean	89	94
SD	14.36	15.50
COV	16.08	16.55
Wtd Mean	91	95
GeoMean	89	93
PRD	.99	.98
95% Confidence	16.25	17.54



Month	Mean	Median	Sales
Jun-22	73	73	1
Jul-22	98	98	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	105	109		30B	10440481	372W35DD 03400	1955 SUNSET DR MEDFORD/COUNTY OR 975	2022-19378	1.49	263,560	0	263,560	363,300	Jun-22	1	73
5	30	105	190		30A	10432204	372W26DB 01200	110 LOZIER LN MEDFORD/COUNTY OR 97501	2022-22494	4.61	859,480	0	859,480	900,000	Jul-22	2	95
5	30	105	191		30A	10451134	372W26AA 00300	SWEET RD MEDFORD OR	2022-21082	1.21	225,720	0	225,720	225,000	Jul-22	3	100

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	10	000	2023	2	CITY OF JACKSONVILLE	100	5	11	000	2023	1	JVILLE ABOVE AVERAGE
100	5	12	000	2023	2	JVILLE SUPERIOR SUBS	101	5	10	000	2023	42	CITY OF JACKSONVILLE
101	5	11	000	2023	12	JVILLE ABOVE AVERAGE	101	5	12	000	2023	1	JVILLE SUPERIOR SUBS
101	5	13	000	2023	5	HIGH DENSITY JVILLE							

Adjustment Calculation Summary

Sample - Number of Sales	65			
Population - Number of Accounts	1426			
Sales as a percentage of the Population	4.56%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	392,929,850	46.79%	416,505,641	46.82%
OSD RMV	73,351,420	8.73%	73,351,420	8.25%
Improvement RMV	373,558,540	44.48%	399,707,638	44.93%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	94			
RMV Adjustment	100			
Before Ratio	94			
Overall Adjustment Factor	106			
Land Adjustment Factor	106			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	107			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

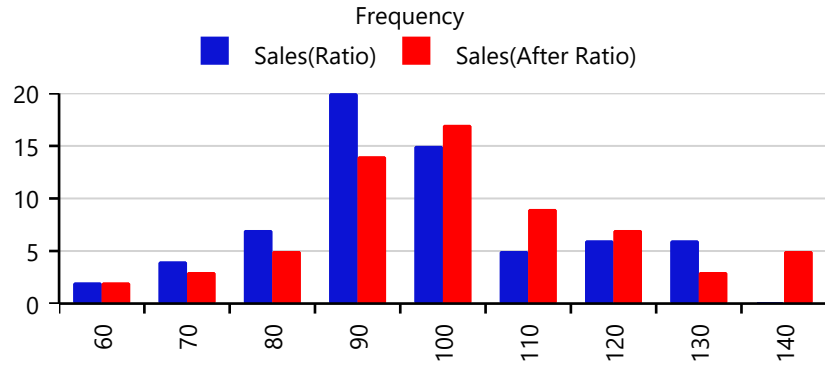
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.32	-	-	-	-
PRD	0.99	-	-	-	-

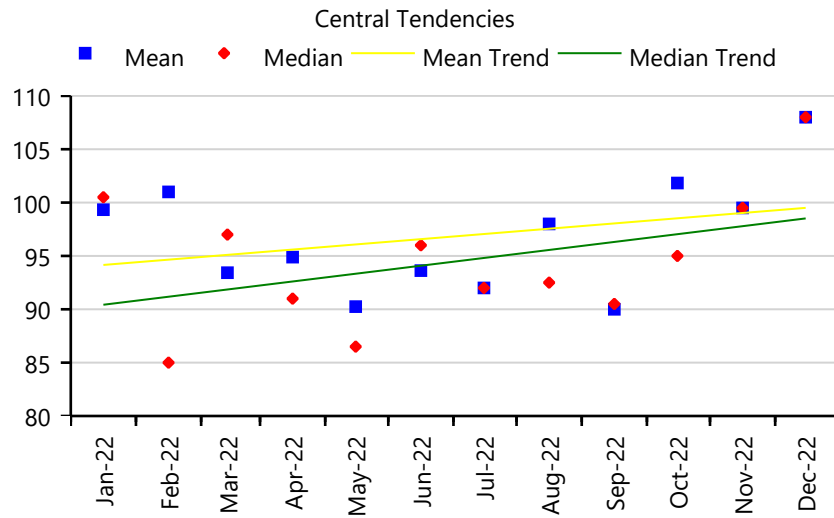
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	2	2
70	4	3
80	7	5
90	20	14
100	15	17
110	5	9
120	6	7
130	6	3
140	0	5
Median	94	100
AAD	13.42	14.32
COD	14.27	14.32
Mean	96	101
SD	17.46	18.63
COV	18.27	18.37
Wtd Mean	97	103
GeoMean	94	100
PRD	.99	.99
95% Confidence	4.25	4.53

Number Of Sales 65



Month	Mean	Median	Sales
Jan-22	99	101	6
Feb-22	101	85	3
Mar-22	93	97	7
Apr-22	95	91	9
May-22	90	87	8
Jun-22	94	96	8
Jul-22	92	92	1
Aug-22	98	93	8
Sep-22	90	91	6
Oct-22	102	95	6
Nov-22	100	100	2
Dec-22	108	108	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	10	000	101	132	33	10003283	372W32AB 00400	310 SIXTH ST N JACKSONVILLE OR 97530	2022-29051	0.22	269,130	94,350	363,480	650,000	Sep-22	1	56

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	10	000	101	134	33	10003567	372W32AB 02900	410 D STREET JACKSONVILLE OR 97530	2022-16482	0.20	269,240	124,770	394,010	660,200	May-22	2	60
5	10	000	101	131	30B	10000202	372W29CD 01200	530 OREGON ST N JACKSONVILLE OR	2022-3703	0.19	265,360	77,680	343,040	525,000	Jan-22	3	65
5	10	000	101	131	33	10003323	372W32AB 00700	350 EIGHTH ST JACKSONVILLE OR 97530	2022-19082	0.23	267,360	122,080	389,440	575,000	Jun-22	4	68
5	10	000	101	142	30B	10003656	372W32AB 03601	465 CALIFORNIA ST E JACKSONVILLE OR 975	2022-8555	0.36	294,790	119,850	414,640	601,000	Mar-22	5	69
5	11	000	100		30B	10985466	372W31D0 02306	955 GRANITE RIDGE CIR JACKSONVILLE OR 9	2022-15146	0.42	221,330	0	221,330	310,000	May-22	6	71
5	10	000	101	141	30A	10007780	372W32BD 03300	260 FIR ST E JACKSONVILLE OR	2022-24823	0.23	282,430	92,770	375,200	500,000	Aug-22	7	75
5	10	000	101	131	30A	10002862	372W32AA 03000	625 MIDDLE ST JACKSONVILLE OR 97530	2022-26330	0.24	261,590	72,870	334,460	440,000	Aug-22	8	76
5	12	000	100		30B	10979342	372W32D0 00318	825 ROYAL LN JACKSONVILLE OR 97530	2022-30759	0.61	241,740	0	241,740	315,000	Aug-22	9	77
5	10	000	101	152	30B	10008735	372W32CC 02200	970 THIRD ST S JACKSONVILLE OR	2022-13332	0.18	261,590	398,880	660,470	850,000	Apr-22	10	78
5	10	000	101	131	30B	10557969	372W32BC 05501	740 APPLGATE ST JACKSONVILLE OR	2022-16626	0.20	259,590	117,730	377,320	470,000	May-22	11	80
5	10	000	101	131	33	10004474	372W32BA 00800	125 F STREET W JACKSONVILLE OR 97530	2022-28350	0.12	261,590	181,940	443,530	550,000	Sep-22	12	81
5	10	000	101	133	30B	10007449	372W32BD 01401	445 FIFTH ST S JACKSONVILLE OR	2022-24392	0.11	299,280	94,090	393,370	477,500	Aug-22	13	82
5	10	000	101	151	30A	10003794	372W32AC 00500	540 CALIFORNIA ST E JACKSONVILLE OR 975	2022-4917	0.48	527,180	279,200	806,380	950,000	Feb-22	14	85
5	10	000	101	131	30B	10002994	372W32AA 07400	670 HUENERS LN JACKSONVILLE OR 97530	2022-6243	0.29	287,340	303,000	590,340	692,000	Feb-22	15	85
5	11	000	101	141	30A	10770021	372W29DD 04200	450 SHAFER LN JACKSONVILLE OR	2022-14167	0.19	271,600	277,760	549,360	650,000	Apr-22	16	85
5	10	000	101	142	30A	10749726	372W32CB 00402	110 DAISEY LN JACKSONVILLE OR	2022-29177	0.71	333,810	272,830	606,640	710,000	Sep-22	17	85
5	10	000	101	151	33	11002990	372W32CC 00901	1255 ANDREWS PL JACKSONVILLE OR	2022-17077	0.20	268,590	483,570	752,160	875,000	May-22	18	86
5	11	000	101	153	33	10985463	372W31D0 02303	930 GRANITE RIDGE CIR JACKSONVILLE OR 9	2022-30471	0.48	310,680	800,930	1,111,610	1,300,000	Oct-22	19	86
5	10	000	101	131	30A	10819291	372W32BC 05401	735 APPLGATE ST JACKSONVILLE OR	2022-17615	0.14	259,590	108,480	368,070	425,000	May-22	20	87
5	13	000	101	142	30A	10985488	372W29DC 03120	515 G ST 211 JACKSONVILLE OR 97530	2022-7985	0.03	129,900	246,360	376,260	430,000	Mar-22	21	88
5	10	000	101	131	30A	10008450	372W32CB 03100	910 THIRD ST S JACKSONVILLE OR	2022-12471	0.35	312,850	76,980	389,830	440,000	Apr-22	22	89
5	10	000	101	141	33	10002790	372W32AA 01800	645 BEVERLY WAY JACKSONVILLE OR 97530	2022-14084	0.17	263,590	162,020	425,610	480,000	Apr-22	23	89
5	10	000	101	131	33	10007595	372W32BD 02201	615 FOURTH ST S JACKSONVILLE OR	2022-31188	0.23	261,590	121,220	382,810	430,000	Oct-22	24	89
5	10	000	101	142	33	10008671	372W32CC 01600	974 THIRD ST S JACKSONVILLE OR 97530	2022-19890	0.14	268,590	344,280	612,870	680,000	Jun-22	25	90
5	13	000	101	142	33	10990005	372W29DC 03125	515 G ST 235 JACKSONVILLE OR 97530	2022-33388	0.03	129,900	256,200	386,100	428,000	Nov-22	26	90
5	10	000	101	143	30A	10007503	372W32BD 01801	615 FIFTH ST S JACKSONVILLE OR	2022-14017	0.18	280,430	163,010	443,440	485,000	Apr-22	27	91
5	10	000	101	121	33	10001355	372W29DC 00900	635 HUENERS LN JACKSONVILLE OR	2022-15167	0.23	261,590	23,990	285,580	315,000	May-22	28	91
5	11	000	101	151	33	10932974	372W29CD 00208	90 NUNAN ST JACKSONVILLE OR	2022-10460	0.21	269,660	417,270	686,930	750,000	Mar-22	29	92
5	10	000	101	131	30A	10002978	372W32AA 07100	710 HUENERS LN JACKSONVILLE OR 97530	2022-13360	0.19	261,590	34,170	295,760	320,000	Apr-22	30	92
5	10	000	101	141	33	10007692	372W32BD 02703	525 FOURTH ST S JACKSONVILLE OR	2022-22379	0.12	263,590	171,050	434,640	470,000	Jul-22	31	92
5	10	000	101	141	33	10000942	372W29DD 02100	715 WIDEAN LN JACKSONVILLE OR	2022-31126	0.27	268,750	239,600	508,350	546,475	Oct-22	32	93
5	10	000	101	141	33	10007406	372W32BD 01100	320 FIR ST E JACKSONVILLE OR	2022-18804	0.45	333,200	379,350	712,550	756,000	Jun-22	33	94

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	10	000	101	123	30B	10008143	372W32CB 01000	885 THIRD ST S JACKSONVILLE OR	2022-3061	0.37	279,940	27,930	307,870	325,000	Jan-22	34	95
5	10	000	101	158	30A	10887444	372W32CB 02301	750 LAUREL LN JACKSONVILLE OR	2022-12122	0.16	263,590	483,800	747,390	775,000	Apr-22	35	96
5	13	000	101	132	33	10920968	372W29CD 01121	215 W F ST JACKSONVILLE OR 97530	2022-18366	0.06	132,900	310,030	442,930	460,000	Jun-22	36	96
5	10	000	101	141	30A	10982045	372W31DD 00209	200 OAK KNOLL JACKSONVILLE OR 97530	2022-19535	0.09	261,590	305,790	567,380	590,000	Jun-22	37	96
5	11	000	101	152	33	10900328	372W32AA 04600	950 BEVERLY WAY JACKSONVILLE OR 97530	2022-19995	0.25	269,660	545,510	815,170	847,500	Jun-22	38	96
5	10	000	101	142	30A	10771320	372W32AB 01604	620 D STREET E JACKSONVILLE OR 97530	2022-29341	0.11	276,780	400,180	676,960	705,000	Sep-22	39	96
5	11	000	101	152	30A	10780149	372W29DD 05000	60 VINTAGE CIR JACKSONVILLE OR	2022-10302	0.19	271,600	334,500	606,100	625,000	Mar-22	40	97
5	11	000	101	152	33	10932909	372W29CD 00201	445 JACKSON CR DR JACKSONVILLE OR	2022-32090	0.17	269,660	474,090	743,750	770,000	Oct-22	41	97
5	10	000	101	158	33	10000162	372W29CD 00900	570 OREGON ST N JACKSONVILLE OR	2022-7129	0.34	278,860	575,310	854,170	870,000	Mar-22	42	98
5	10	000	100		33	11003444	372W31AD 00114	811 STEEPLE VIEW JACKSONVILLE OR	2022-3385	0.23	225,000	0	225,000	225,000	Jan-22	43	100
5	11	000	101	141	30A	10933417	372W29DB 01200	225 COTTAGE ST JACKSONVILLE OR	2022-1306	0.10	269,660	321,940	591,600	585,000	Jan-22	44	101
5	10	000	101	141	30A	10001169	372W29DC 05500	635 G ST JACKSONVILLE OR 97530	2022-11859	0.13	270,940	258,830	529,770	518,000	Mar-22	45	102
5	13	000	101	152	33	10986196	372W32AB 06817	105 MCCULLY LN JACKSONVILLE OR 97530	2022-19460	0.05	132,900	412,610	545,510	532,000	Jun-22	46	103
5	10	000	101	151	33	11007342	372W29CC 03500	595 SOUTH LOOP RD JACKSONVILLE OR	2022-24731	0.28	321,450	514,080	835,530	815,000	Aug-22	47	103
5	10	000	101	153	33	10000748	372W29CD 03807	560 GROVE ST JACKSONVILLE OR	2022-27204	0.36	349,440	422,890	772,330	740,000	Sep-22	48	104
5	10	000	101	153	30A	10004093	372W32AC 02106	760 CALIFORNIA ST E JACKSONVILLE OR 975	2022-19499	0.66	436,140	398,520	834,660	790,500	Jun-22	49	106
5	11	000	101	142	30A	10820527	372W29DD 06000	160 VINTAGE CIR JACKSONVILLE OR	2022-8968	0.22	269,660	305,100	574,760	533,000	Mar-22	50	108
5	11	000	101	141	33	10780122	372W29DD 04800	40 VINTAGE CIR JACKSONVILLE OR	2022-36233	0.19	271,600	265,080	536,680	498,500	Dec-22	51	108
5	11	000	101	151	30A	10933001	372W29CD 00211	315 JACKSON CR DR JACKSONVILLE OR	2022-14273	0.12	269,660	352,140	621,800	569,900	Apr-22	52	109
5	10	000	101	158	30A	11007364	372W29CC 01900	530 SOUTH LOOP RD JACKSONVILLE OR	2022-34504	0.43	346,890	605,480	952,370	875,000	Nov-22	53	109
5	10	000	100		33	11011730	372W28CC 00401	795 BYBEE DR JACKSONVILLE OR	2022-1130	0.18	258,590	0	258,590	225,000	Jan-22	54	115
5	10	000	101	231	30B	10007635	372W32BD 02401	546 FIFTH ST S JACKSONVILLE OR	2022-25389	0.17	259,590	92,010	351,600	305,000	Aug-22	55	115
5	11	000	101	151	33	10498034	372W28CC 00300	550 SHAFER LN JACKSONVILLE OR 97530	2022-16168	0.48	404,750	605,110	1,009,860	871,200	May-22	56	116
5	10	000	101	153	33	11005465	372W32CC 00907	1300 ANDREWS PL JACKSONVILLE OR	2022-31412	0.17	282,430	569,510	851,940	730,000	Oct-22	57	117
5	10	000	101	162	30B	10674779	372W29CD 02213	225 W E ST JACKSONVILLE OR 97530	2022-27442	0.21	267,360	736,370	1,003,730	850,000	Sep-22	58	118
5	11	000	101	154	33	10003842	372W32AC 00604	337 LAURELWOOD DR JACKSONVILLE OR 975	2022-3234	0.54	362,520	749,810	1,112,330	927,000	Jan-22	59	120
5	10	000	101	153	33	10986206	372W32AC 02110	754 E CALIFORNIA ST JACKSONVILLE OR 975	2022-11773	0.29	324,920	612,610	937,530	748,000	Apr-22	60	125
5	13	000	101	142	33	10930177	372W29CD 00904	230 JACKSON CR DR JACKSONVILLE OR	2022-24620	0.05	132,900	418,330	551,230	435,000	Aug-22	61	127
5	10	000	101	231	30B	10007627	372W32BD 02400	540 FIFTH ST S JACKSONVILLE OR	2022-25306	0.17	267,590	124,370	391,960	305,000	Aug-22	62	129
5	12	000	100		33	11005574	372W3300 01306	35 VINEYARD VIEW CIR MEDFORD/COUNTY O	2022-31679	3.19	683,370	0	683,370	529,000	Oct-22	63	129
5	12	000	101	164	30A	10894831	372W32D0 00733	660 POWDERHORN DR JACKSONVILLE OR	2022-19283	1.22	429,540	1,869,790	2,299,330	1,750,000	May-22	64	131
5	10	000	101	152	30B	10598434	372W32CC 02002	900 HANGMAN WAY JACKSONVILLE OR 9753	2022-3878	1.69	557,540	239,380	796,920	600,000	Feb-22	65	133

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	14	000	2023		PAIR-A-DICE AREA	101	5	14	000	2023	3	PAIR-A-DICE AREA

Adjustment Calculation Summary

Sample - Number of Sales	3
Population - Number of Accounts	106
Sales as a percentage of the Population	2.83%
<i>Prior Year Population Values</i>	
Land Rmv	26,481,860
OSD RMV	6,559,290
Improvement RMV	45,254,320
Farm Improvement RMV	41,020
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	33.81%
	27,541,134
	33.92%
	8.37%
	6,559,290
	8.08%
	57.77%
	47,064,493
	57.96%
	0.05%
	41,020
	0.05%
Selected Ratio From Sales	96
RMV Adjustment	100
Before Ratio	96
Overall Adjustment Factor	104
Land Adjustment Factor	104
OSD Adjustment Factor	100
Improvement Adjustment Factor	104
Farm Improvement Factor	100
After Ratio	100

Explanation

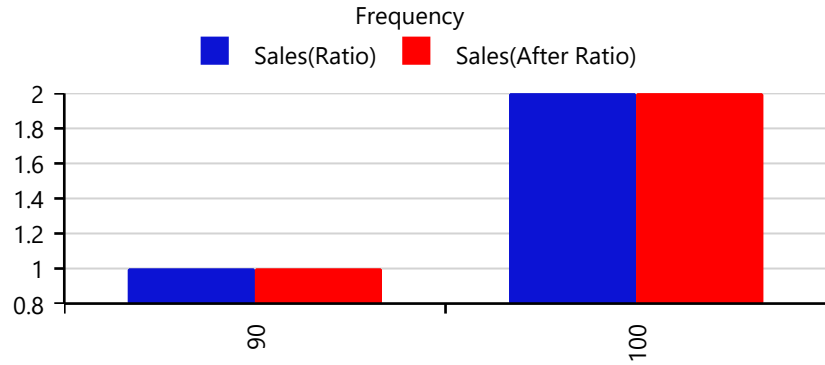
Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	4.00	10.68	9.56*	3.67*	10.84*
PRD	1.01	1.00	1.01*	1.01*	1.01*

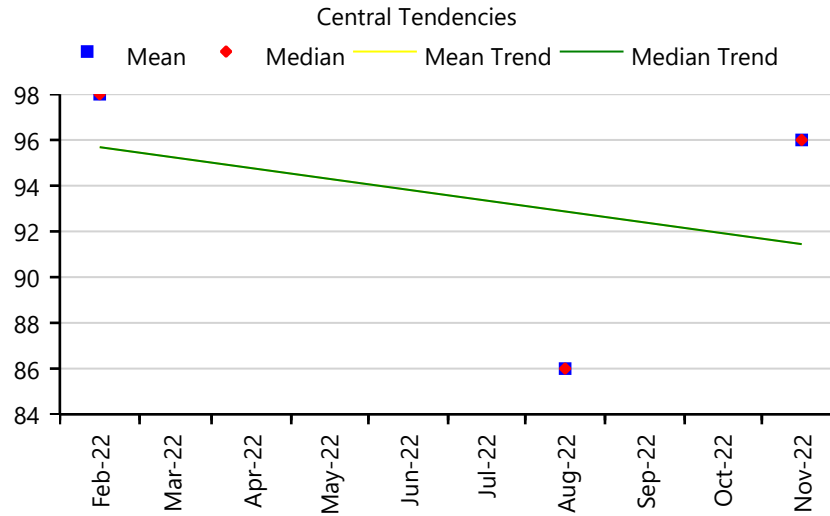
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	96	100
AAD	4.00	4.00
COD	4.17	4.00
Mean	93	97
SD	6.43	6.66
COV	6.89	6.89
Wtd Mean	92	96
GeoMean	93	97
PRD	1.01	1.01
95% Confidence	7.28	7.53

Number Of Sales 3



Month	Mean	Median	Sales
Feb-22	98	98	1
Aug-22	86	86	1
Nov-22	96	96	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	14	000	101	141	30A	10001980	372W30A0 03200	522 MARY ANN DR JACKSONVILLE OR 97530	2022-27238	0.91	307,510	251,830	559,340	650,000	Aug-22	1	86
5	14	000	101	143	30A	10664521	372W30D0 02400	310 PAIR-A-DICE RANCH RD JACKSONVILLE O	2022-33059	2.30	313,490	245,720	559,210	580,000	Nov-22	2	96
5	14	000	109	942	16A	10498588	372W30C0 02700	86 JACKSONVILLE RES RD MEDFORD/COUNTY	2022-4416	0.87	229,630	44,380	274,010	280,000	Feb-22	3	98

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of	Location	RMV				App	# of	Location
Class	MA	SA	NH	Year	Sales		Class	MA	SA	NH	Year	Sales	
400	5	20	000	2023	3	JVILLE ELMNTRY	400	5	21	000	2023	1	VALLEY FLOOR AREA
401	5	20	000	2023	43	JVILLE ELMNTRY	401	5	21	000	2023	11	VALLEY FLOOR AREA

Adjustment Calculation Summary

Sample - Number of Sales	58			
Population - Number of Accounts	1915			
Sales as a percentage of the Population	3.03%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	532,558,399	43.51%	553,860,735	43.59%
OSD RMV	170,282,320	13.91%	170,282,320	13.40%
Improvement RMV	509,278,780	41.61%	534,742,719	42.08%
Farm Improvement RMV	11,788,160	0.96%	11,788,160	0.93%
Selected Ratio From Sales	96			
Time Trend Adjustment	-4			
Before Ratio	96			
Overall Adjustment Factor	104			
Land Adjustment Factor	104			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	105			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

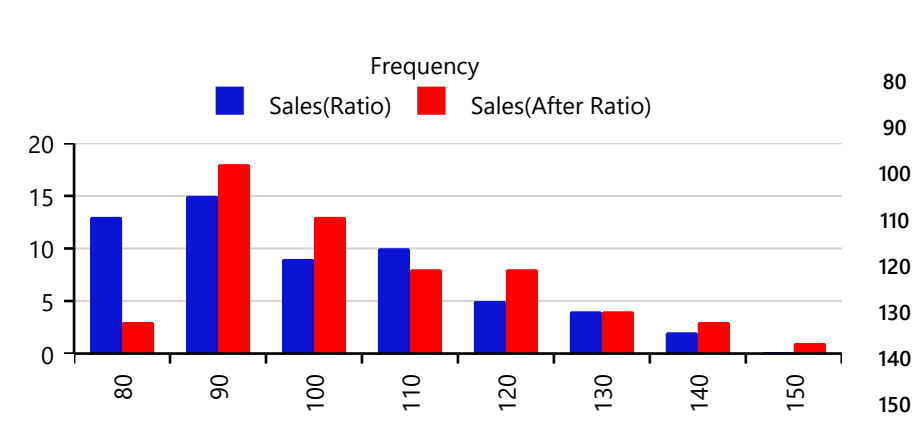
JACKSON County 2023 Ratio Study

Performance History

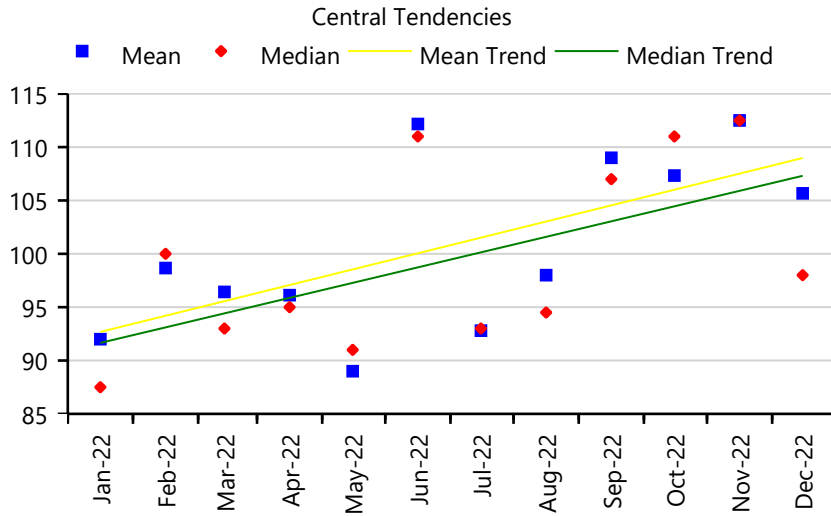
	2023	2022	2021	2020	2019
COD	13.81	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 58



	Sales (Ratio)	Sales (After Ratio)
Median	96	100
AAD	13.22	13.81
COD	13.78	13.81
Mean	100	104
SD	16.31	17.02
COV	16.35	16.37
Wtd Mean	100	104
GeoMean	99	103
PRD	1.00	1.00
95% Confidence	4.20	4.38

Month	Mean	Median	Sales
Jan-22	92	88	4
Feb-22	99	100	6
Mar-22	96	93	7
Apr-22	96	95	8
May-22	89	91	5
Jun-22	112	111	6
Jul-22	93	93	5
Aug-22	98	95	4
Sep-22	109	107	5
Oct-22	107	111	3
Nov-22	113	113	2
Dec-22	106	98	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	20	000	401	151	30B	10461941	372W09C0 02102	3333 OLD STAGE RD MEDFORD/COUNTY OR	2022-18266	6.19	416,200	418,750	834,950	1,071,989	May-22	1	78
5	20	000	401	151	30B	10997117	372W30D0 00200	417 PAIR-A-DICE RANCH RD MEDFORD/COU	2022-10072	7.39	503,560	572,250	1,075,810	1,362,514	Mar-22	2	79

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	21	000	551	151	17	10428285	372W1500 02300	2336 ROSS LN MEDFORD/COUNTY OR 97520	2022-6527	5.67	547,270	427,490	974,760	1,207,125	Feb-22	3	81
5	20	000	401	153	30A	10497500	372W17D0 01000	2421 OLD MILITARY RD MEDFORD/COUNTY	2022-3289	7.01	422,800	675,530	1,098,330	1,343,106	Jan-22	4	82
5	21	000	401	142	30B	10436409	372W34A0 02900	1065 WASHBURN LN MEDFORD/COUNTY OR	2022-13497	0.86	225,700	438,810	664,510	805,598	Apr-22	5	82
5	20	000	401	161	30B	10546489	372W29B0 01500	3900 LIVINGSTON RD MEDFORD/COUNTY OR	2022-15043	1.97	334,110	788,200	1,122,310	1,362,900	May-22	6	82
5	20	000	541	142	17	10465959	372W21B0 00400	3115 ROSS LN MEDFORD/COUNTY OR 97520	2022-21821	4.41	422,070	462,210	884,280	1,083,453	Jul-22	7	82
5	20	000	401	141	33	10465032	372W2000 02800	1439 OLD STAGE RD MEDFORD/COUNTY OR	2022-10346	3.41	356,940	181,470	538,410	647,165	Mar-22	8	83
5	20	000	401	131	30A	10725539	382W0500 00905	1501 DAISY CR RD MEDFORD/COUNTY OR 9	2022-11224	1.88	293,740	120,410	414,150	500,468	Apr-22	9	83
5	20	000	401	141	33	10464135	372W17A0 02800	2555 OLD MILITARY RD MEDFORD/COUNTY	2022-23558	0.98	301,940	99,170	401,110	481,474	Jul-22	10	83
5	20	000	401	141	30A	10436782	372W34C0 00200	3859 BELLINGER LN MEDFORD/COUNTY OR	2022-28135	0.50	222,400	189,310	411,710	493,950	Sep-22	11	83
5	21	000	401	141	33	10434416	372W27A0 08800	3335 FOREST AVE MEDFORD/COUNTY OR 97	2022-5748	0.43	188,600	253,790	442,390	529,675	Feb-22	12	84
5	20	000	401	131	30B	10611979	372W34B0 03700	3522 BELLINGER LN MEDFORD/COUNTY OR	2022-14588	4.99	380,960	167,580	548,540	656,708	Apr-22	13	84
5	20	000	401	141	30B	10501346	382W0400 01500	2140 KNOWLES RD MEDFORD/COUNTY OR 9	2022-1742	5.12	268,790	264,440	533,230	619,974	Jan-22	14	86
5	20	000	601	131	22	10461779	372W0800 03300	3027 OLD MILITARY RD MEDFORD/COUNTY	2022-25649	26.45	591,020	88,160	679,180	788,080	Aug-22	15	86
5	20	000	401	131	30A	10464143	372W17A0 02900	2665 OLD MILITARY RD MEDFORD/COUNTY	2022-35397	0.49	215,290	54,860	270,150	314,339	Dec-22	16	86
5	20	000	401	131	30A	10463836	372W16D0 00904	2836 ERLINE WAY MEDFORD/COUNTY OR	2022-29727	0.80	245,870	121,250	367,120	420,835	Oct-22	17	87
5	20	000	401	154	30B	10675068	372W1900 00607	4365 TAMI LN MEDFORD/COUNTY OR	2022-19716	5.59	381,950	673,460	1,055,410	1,198,418	Jun-22	18	88
5	21	000	401	141	30B	10437430	372W34D0 03603	1862 JASMINE AVE MEDFORD/COUNTY OR 9	2022-2423	0.49	192,100	151,450	343,550	384,800	Jan-22	19	89
5	21	000	401	141	33	10436174	372W34A0 00900	3215 MADRONA LN MEDFORD/COUNTY OR	2022-26638	2.39	291,220	241,440	532,660	598,441	Aug-22	20	89
5	21	000	401	141	33	10428577	372W2200 01300	2225 ROSS LN MEDFORD/COUNTY OR 97520	2022-20873	0.42	183,690	308,450	492,140	545,526	Jun-22	21	90
5	20	000	401	152	33	10962385	372W16C0 00803	2225 OLD STAGE RD MEDFORD/COUNTY OR	2022-10207	2.51	358,670	873,680	1,232,350	1,361,305	Mar-22	22	91
5	20	000	401	151	33	10463366	372W16B0 02800	3175 WESTOVER BLVD MEDFORD/COUNTY O	2022-15423	0.87	294,620	481,390	776,010	851,900	May-22	23	91
5	21	000	401	141	30A	10438939	372W35B0 00800	1111 OAK GROVE RD MEDFORD/COUNTY OR	2022-17198	0.68	207,320	280,610	487,930	535,714	May-22	24	91
5	21	000	551	131	17	10431605	372W26C0 05302	727 OAK GROVE RD MEDFORD/COUNTY OR	2022-8819	4.98	398,780	220,000	618,780	667,644	Mar-22	25	93
5	20	000	401	141	33	10467686	372W29B0 01100	4002 LIVINGSTON RD MEDFORD/COUNTY OR	2022-22877	1.19	306,670	362,420	669,090	721,329	Jul-22	26	93
5	20	000	401	163	33	10463577	372W16C0 00400	2316 HILLSIDE DR W MEDFORD/COUNTY OR	2022-12605	5.03	413,810	1,225,410	1,639,220	1,743,484	Apr-22	27	94
5	21	000	401	131	30A	10435591	372W27DB 00800	139 PERRYDALE AVE MEDFORD/COUNTY OR	2022-23176	0.94	234,920	137,220	372,140	397,751	Jul-22	28	94
5	20	000	401	143	30A	10467416	372W29B0 02400	3675 WALKER CR RD MEDFORD/COUNTY OR	2022-4223	3.52	344,080	206,320	550,400	573,223	Feb-22	29	96
5	20	000	401	152	33	10498821	372W3100 02600	800 HWY 238 MEDFORD/COUNTY OR	2022-8571	22.65	445,380	671,440	1,116,820	1,159,800	Mar-22	30	96
5	20	000	401	141	33	10499452	372W3300 01600	4409 SOUTH STAGE RD MEDFORD/COUNTY O	2022-13321	0.95	253,170	238,620	491,790	510,143	Apr-22	31	96
5	20	000	401	131	30A	10468702	382W06CD 00700	200 ANDESITE DR MEDFORD/COUNTY OR 97	2022-8739	1.01	307,420	127,780	435,200	450,074	Mar-22	32	97
5	20	000	401	131	30A	10434790	372W27C0 01100	69 ARNOLD LN MEDFORD/COUNTY OR 9750	2022-34566	0.31	205,930	219,050	424,980	435,630	Dec-22	33	98
5	20	000	401	144	30A	10499941	373W35D0 01300	2070 WAGON TRAIL DR MEDFORD/COUNTY	2022-26607	5.18	269,640	272,950	542,590	540,216	Aug-22	34	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	20	000	401	131	30B	10468451	382W06CA 00600	2234 CADY RD MEDFORD/COUNTY OR 9753	2022-32261	1.80	283,010	211,390	494,400	496,551	Nov-22	35	100
5	20	000	401	152	30A	10461990	372W09C0 02108	3414 WINTERBROOK LN MEDFORD/COUNTY	2022-16633	2.14	349,850	557,320	907,170	877,500	May-22	36	103
5	21	000	401	153	30B	10500923	382W03A0 04800	2076 JASMINE AVE MEDFORD/COUNTY OR 9	2022-4924	1.27	334,900	237,970	572,870	549,594	Feb-22	37	104
5	20	000	600		22	10498472	372W30A0 01500	292 MORTON WAY MEDFORD/COUNTY OR 9	2022-13254	9.15	300,000	0	300,000	281,909	Apr-22	38	106
5	20	000	611	161	22	10675001	372W30A0 01106	4057 LIVINGSTON RD MEDFORD/COUNTY OR	2022-28828	5.49	373,740	1,007,920	1,381,660	1,290,515	Sep-22	39	107
5	20	000	401	142	30A	10500089	373W36C0 01300	1115 WAGON TRAIL DR MEDFORD/COUNTY	2022-29068	5.25	250,490	408,560	659,050	618,125	Sep-22	40	107
5	20	000	401	162	30A	10638369	372W17D0 00500	2255 JOHNS PEAK RD MEDFORD/COUNTY OR	2022-12545	7.81	535,000	816,180	1,351,180	1,244,964	Apr-22	41	109
5	20	000	551		17	10993086	372W2100 09900	HANLEY RD MEDFORD/COUNTY OR	2022-17740	26.52	876,530	0	876,530	805,613	Jun-22	42	109
5	21	000	401	152	33	10437229	372W34D0 02700	1716 MAGNOLIA AVE MEDFORD/COUNTY OR	2022-6529	0.51	195,860	643,670	839,530	763,061	Feb-22	43	110
5	20	000	551	141	17	10462742	372W1500 01100	2986 LINDEN LN MEDFORD/COUNTY OR	2022-471	7.08	498,970	355,720	854,690	768,160	Jan-22	44	111
5	20	000	401	141	33	10464948	372W20AA 01500	1907 OLD MILITARY RD MEDFORD/COUNTY	2022-31842	2.32	367,000	240,790	607,790	546,095	Oct-22	45	111
5	20	000	401	142	33	10504846	383W02A0 00400	1751 WAGON TRAIL DR MEDFORD/COUNTY	2022-22389	5.13	413,890	503,020	916,910	821,839	Jul-22	46	112
5	20	000	401	162	30A	10467694	372W29B0 00900	3944 JONATHAN WAY MEDFORD/COUNTY O	2022-19816	2.01	347,060	1,084,830	1,431,890	1,265,791	Jun-22	47	113
5	20	000	401	141	30B	10501514	382W0400 02800	2094 KNOWLES RD MEDFORD/COUNTY OR 9	2022-13956	10.18	460,620	265,740	726,360	630,890	Apr-22	48	115
5	20	000	400		30B	10997568	372W30D0 00201	PAIR-A-DICE RANCH RD MEDFORD/COUNTY	2022-12352	5.12	344,880	0	344,880	294,600	Feb-22	49	117
5	20	000	401	143	33	10501255	382W0400 00604	2105 KNOWLES RD MEDFORD/COUNTY OR 9	2022-26772	5.67	381,650	292,670	674,320	576,986	Aug-22	50	117
5	20	000	401	151	33	10705854	372W29B0 01800	3703 LIVINGSTON RD MEDFORD/COUNTY OR	2022-29569	3.66	381,200	524,260	905,460	742,050	Sep-22	51	122
5	20	000	401	144	30B	10497867	372W20B0 00800	4391 TAMI LN MEDFORD/COUNTY OR	2022-33259	2.30	441,100	322,100	763,200	615,598	Oct-22	52	124
5	20	000	401	162	30B	10633758	372W29B0 04600	3843 WALKER CR RD MEDFORD/COUNTY OR	2022-32519	5.84	448,290	1,069,170	1,517,460	1,217,160	Nov-22	53	125
5	20	000	401	162	30B	10592772	373W36D0 00901	668 WAGON TRAIL DR MEDFORD/COUNTY O	2022-30869	10.20	397,450	973,420	1,370,870	1,088,780	Sep-22	54	126
5	20	000	401	152	30B	10657906	372W09C0 02501	3131 OLD STAGE RD MEDFORD/COUNTY OR	2022-34471	5.02	441,460	804,440	1,245,900	936,898	Dec-22	55	133
5	21	000	580		17	10995248	372W27D0 00100	255 JANNEY LN MEDFORD/COUNTY OR	2022-20386	14.43	587,000	0	587,000	439,695	Jun-22	56	134
5	20	000	550		17	10467221	372W2800 04100	5155 JACKSONVILLE HWY MEDFORD/COUNT	2022-9448	45.97	1,383,990	0	1,383,990	1,016,715	Mar-22	57	136
5	20	000	401	152	30B	10501855	382W0600 00200	2040 CADY RD MEDFORD/COUNTY OR 9753	2022-20361	61.37	1,065,120	709,410	1,774,530	1,272,830	Jun-22	58	139

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	5	22	000	2023	5	GRIFFIN CR/SO STAGE	401	5	22	000	2023	46	GRIFFIN CR/SO STAGE

Adjustment Calculation Summary

Sample - Number of Sales	51
Population - Number of Accounts	1010
Sales as a percentage of the Population	5.05%
<i>Prior Year Population Values</i>	
Land Rmv	229,026,131
OSD RMV	88,440,570
Improvement RMV	239,443,960
Farm Improvement RMV	1,436,390
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	41.02%
	233,606,654
	40.98%
	15.84%
	88,440,570
	15.51%
	42.88%
	246,627,279
	43.26%
	0.26%
	1,436,390
	0.25%
Selected Ratio From Sales	98
Time Trend Adjustment	-4
Before Ratio	98
Overall Adjustment Factor	102
Land Adjustment Factor	102
OSD Adjustment Factor	100
Improvement Adjustment Factor	103
Farm Improvement Factor	100
After Ratio	100

Explanation

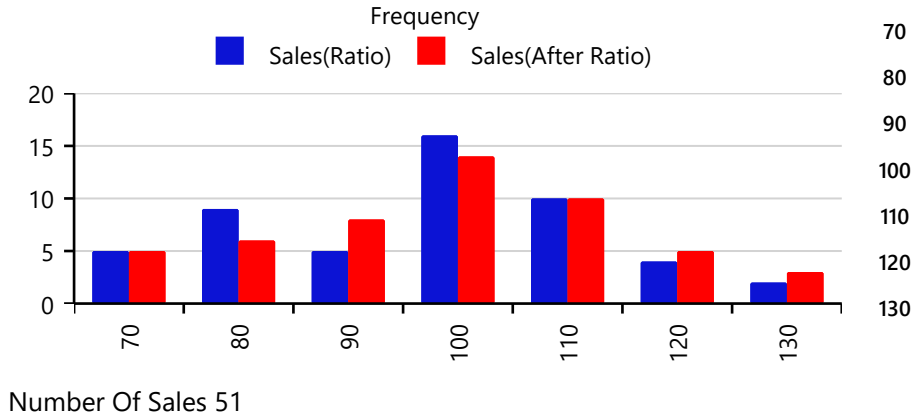
Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

Performance History

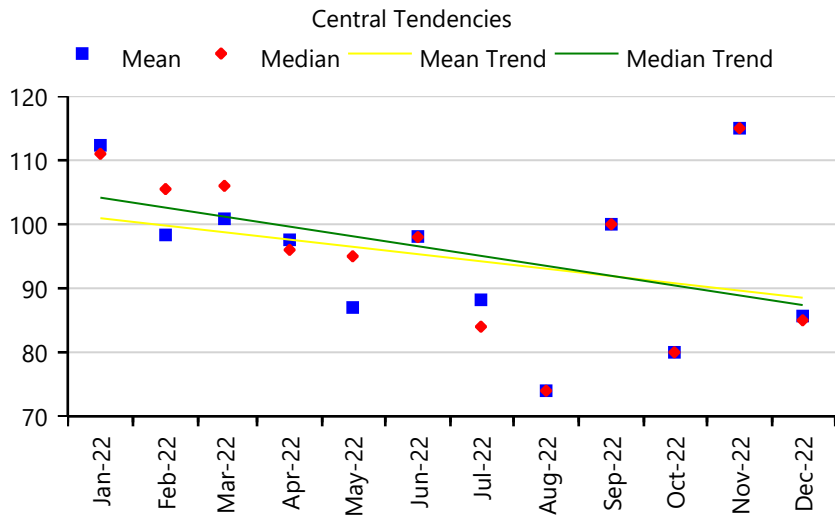
	2023	2022	2021	2020	2019
COD	13.20	10.97	7.04*	13.98*	9.36*
PRD	1.00	1.01	1.01*	1.01*	1.02*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	98	100
AAD	12.90	13.20
COD	13.17	13.20
Mean	96	99
SD	15.91	16.36
COV	16.52	16.59
Wtd Mean	96	98
GeoMean	95	97
PRD	1.00	1.00
95% Confidence	4.37	4.49



Month	Mean	Median	Sales
Jan-22	112	111	3
Feb-22	98	106	6
Mar-22	101	106	7
Apr-22	98	96	7
May-22	87	95	3
Jun-22	98	98	11
Jul-22	88	84	5
Aug-22	74	74	2
Sep-22	100	100	1
Oct-22	80	80	1
Nov-22	115	115	2
Dec-22	86	85	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	22	000	401	141	30B	10485201	382W14A0 00500	4425 DARK HOLLOW RD MEDFORD/COUNTY	2022-16356	1.63	292,670	197,150	489,820	716,478	May-22	1	68
5	22	000	541	144	17	10484823	382W11D0 01900	2380 NEVILLE LN MEDFORD/COUNTY OR 975	2022-10191	4.99	350,350	245,350	595,700	851,752	Mar-22	2	70

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	22	000	401	131	30A	10448195	382W12B0 03200	3342 DARK HOLLOW RD MEDFORD/COUNTY	2022-5296	0.59	169,550	69,220	238,770	337,575	Feb-22	3	71
5	22	000	401	131	30B	10445414	382W02CA 01800	2687 SYRINGA DR MEDFORD/COUNTY OR 97	2022-26282	0.66	188,950	237,930	426,880	591,120	Aug-22	4	72
5	22	000	401	131	30B	10502421	382W1000 00800	3504 GRIFFIN CR RD W MEDFORD/COUNTY O	2022-18621	12.90	320,220	126,590	446,810	615,573	Jun-22	5	73
5	22	000	409	952	16B	10503442	382W1400 02200	4511 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-12234	7.41	213,580	167,360	380,940	509,565	Apr-22	6	75
5	22	000	401	141	30A	10446964	382W11A0 03100	6554 PIONEER RD MEDFORD/COUNTY OR 97	2022-35456	1.46	206,980	265,520	472,500	633,603	Dec-22	7	75
5	22	000	401	141	30B	10485510	382W14A0 00800	4280 DARK HOLLOW RD MEDFORD/COUNTY	2022-24753	2.46	284,950	258,220	543,170	717,336	Aug-22	8	76
5	22	000	550		17	10843823	382W0200 00600	2871 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-23631	20.13	455,580	0	455,580	588,637	Jul-22	9	77
5	22	000	400		30B	10443237	382W01D0 02401	VAWTER RD MEDFORD/COUNTY OR 97501	2022-22374	2.29	153,980	0	153,980	196,200	Jul-22	10	78
5	22	000	401	142	33	10446259	382W02DB 00200	2212 BUENA VISTA DR MEDFORD/COUNTY O	2022-30314	0.59	285,550	87,690	373,240	465,770	Oct-22	11	80
5	22	000	401	143	30A	10484734	382W11A0 04800	6775 PIONEER RD MEDFORD/COUNTY OR 97	2022-18541	1.47	284,010	162,180	446,190	537,240	Jun-22	12	83
5	22	000	401	162	33	10469051	382W0700 00604	1412 STERLING CR RD MEDFORD/COUNTY O	2022-15226	16.28	415,750	1,295,520	1,711,270	2,043,090	Apr-22	13	84
5	22	000	401	141	30A	10447280	382W11BD 01300	3220 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-23064	0.76	190,880	70,330	261,210	312,490	Jul-22	14	84
5	22	000	400		30A	10500411	382W0300 03601	SOUTH STAGE RD MEDFORD/COUNTY OR	2022-35054	15.42	232,700	0	232,700	274,313	Dec-22	15	85
5	22	000	401	131	30A	10446915	382W11A0 02300	6674 PIONEER RD MEDFORD/COUNTY OR 97	2022-11046	2.00	286,870	117,770	404,640	470,353	Mar-22	16	86
5	22	000	401	141	30A	10599731	382W1500 00212	268 HAWK RD MEDFORD/COUNTY OR 97501	2022-14398	7.24	368,290	620,660	988,950	1,118,605	Apr-22	17	88
5	22	000	401	143	33	10502197	382W0900 01200	4356 GRIFFIN CR RD W MEDFORD/COUNTY O	2022-4844	4.97	316,200	208,110	524,310	587,857	Feb-22	18	89
5	22	000	401	143	30A	10445992	382W02DA 03500	2871 GEORGIA ST MEDFORD/COUNTY OR 97	2022-21831	0.42	174,440	356,680	531,120	597,251	Jun-22	19	89
5	22	000	401	141	30A	10447961	382W12C0 01000	3589 DARRELL DR MEDFORD/COUNTY OR 97	2022-10645	4.06	273,810	404,480	678,290	710,451	Mar-22	20	95
5	22	000	401	154	30B	10469466	382W1600 00101	4766 ANDREWS RD MEDFORD/COUNTY OR	2022-15731	63.20	422,120	662,000	1,084,120	1,137,632	May-22	21	95
5	22	000	401	148	30A	10443430	382W02BD 00500	2782 JUDY WAY MEDFORD/COUNTY OR 9750	2022-20864	0.50	175,210	508,050	683,260	717,557	Jun-22	22	95
5	22	000	401	151	33	10786011	382W11CA 01000	3638 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-15694	1.20	224,080	338,900	562,980	583,740	Apr-22	23	96
5	22	000	401	121	30B	10443197	382W01D0 02100	1154 VAWTER RD MEDFORD/COUNTY OR 97	2022-20741	2.22	270,230	30,240	300,470	308,511	Jun-22	24	97
5	22	000	401	141	33	10668118	382W1500 00223	412 HAWK RD MEDFORD/COUNTY OR 97501	2022-35644	5.71	280,150	495,960	776,110	798,880	Dec-22	25	97
5	22	000	401	141	33	10448235	382W12B0 03600	1575 SKYVIEW DR MEDFORD/COUNTY OR 97	2022-19173	1.13	241,220	346,580	587,800	600,588	May-22	26	98
5	22	000	409	962	16A	10445211	382W02CA 00900	2287 BUENA VISTA DR MEDFORD/COUNTY O	2022-20513	2.14	297,750	151,970	449,720	460,130	Jun-22	27	98
5	22	000	401	152	30B	10828791	382W11CA 00300	2914 NEVILLE LN MEDFORD/COUNTY OR 975	2022-23964	2.57	310,350	496,380	806,730	822,687	Jul-22	28	98
5	22	000	409	952	16A	10038024	382W1300 02705	5700 DARK HOLLOW RD PHOENIX-TALENT/C	2022-18618	5.04	314,550	185,420	499,970	503,207	Jun-22	29	99
5	22	000	401	141	30A	10443073	382W01D0 00301	669 SOUTH STAGE RD MEDFORD/COUNTY O	2022-28701	0.97	288,480	259,420	547,900	548,784	Sep-22	30	100
5	22	000	400		30A	10502754	382W1000 03001	3062 BURRELL RD MEDFORD/COUNTY OR	2022-12894	4.73	200,430	0	200,430	199,137	Apr-22	31	101
5	22	000	641	133	17	10469474	382W1600 00103	4790 ANDREWS RD MEDFORD/COUNTY OR	2022-20203	20.47	434,810	343,240	778,050	768,280	Jun-22	32	101
5	22	000	401	141	30A	10442948	382W01CD 01300	3013 DARK HOLLOW RD MEDFORD/COUNTY	2022-20368	6.86	277,410	256,280	533,690	523,177	Jun-22	33	102
5	22	000	400		33	10597721	382W1000 00801	3410 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-5838	12.59	312,870	0	312,870	303,975	Feb-22	34	103

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	22	000	401	141	33	10485285	382W14A0 02000	4599 DARK HOLLOW RD MEDFORD/COUNTY	2022-22212	2.70	304,210	218,520	522,730	505,009	Jul-22	35	104
5	22	000	401	141	30B	10445771	382W02DD 00400	2886 ORCHARD HOME DR MEDFORD/COUNT	2022-8724	0.26	164,740	297,100	461,840	437,220	Mar-22	36	106
5	22	000	401	141	30B	10453913	382W01AD 00900	2413 KINGS HWY MEDFORD/COUNTY OR 97	2022-3381	1.09	226,230	359,240	585,470	544,832	Jan-22	37	107
5	22	000	401	142	33	10443318	382W01D0 02600	665 1/2 SOUTH STAGE RD MEDFORD/COUNT	2022-6333	4.62	345,290	511,950	857,240	796,125	Feb-22	38	108
5	22	000	401	132	33	10456124	382W01D0 01600	909 SOUTH STAGE RD MEDFORD/COUNTY O	2022-8568	3.30	368,140	184,730	552,870	509,925	Mar-22	39	108
5	22	000	401	158	30A	10444225	382W02AD 01900	1958 SOUTH STAGE RD MEDFORD/COUNTY O	2022-7312	0.42	189,500	425,120	614,620	564,027	Feb-22	40	109
5	22	000	401	151	33	10446460	382W02DC 01300	2428 GLORY C RD MEDFORD/COUNTY OR 97	2022-3862	1.01	239,960	903,540	1,143,500	1,040,580	Feb-22	41	110
5	22	000	401	141	33	10502489	382W1000 01400	3242 GRIFFIN CR RD W MEDFORD/COUNTY O	2022-4233	10.69	386,030	176,710	562,740	505,733	Jan-22	42	111
5	22	000	401	162	30A	10447506	382W12A0 00400	3255 CARRIAGE DR MEDFORD/COUNTY OR 9	2022-12558	8.87	368,830	923,310	1,292,140	1,164,720	Apr-22	43	111
5	22	000	401	151	30B	10633733	382W11A0 01800	2411 GLORY C RD MEDFORD/COUNTY OR 97	2022-9565	5.24	396,570	471,750	868,320	769,543	Mar-22	44	113
5	22	000	401	141	30B	10807286	382W02DA 03000	2801 GEORGIA ST MEDFORD/COUNTY OR 97	2022-34318	0.41	171,780	352,720	524,500	461,041	Nov-22	45	114
5	22	000	401	141	30B	10445798	382W02DA 01200	2866 ORCHARD HOME DR MEDFORD/COUNT	2022-34477	0.43	175,040	322,580	497,620	430,402	Nov-22	46	116
5	22	000	401	151	30B	10639681	382W0900 01401	5253 GRIFFIN CR RD W MEDFORD/COUNTY O	2022-3475	20.35	483,520	557,910	1,041,430	871,515	Jan-22	47	119
5	22	000	401		30B	10502326	382W1000 00100	3144 GRIFFIN CR RD W MEDFORD/COUNTY O	2022-18580	30.50	466,020	0	466,020	390,920	Jun-22	48	119
5	22	000	409	952	16B	10445074	382W0200 00800	2481 SOUTH STAGE RD MEDFORD/COUNTY O	2022-19308	11.40	510,400	90,680	601,080	488,950	Jun-22	49	123
5	22	000	401	300	30B	10444217	382W02AD 01700	2260 ORCHARD HOME DR MEDFORD/COUNT	2022-11168	1.21	230,530	80,210	310,740	242,400	Mar-22	50	128
5	22	000	401	154	30B	10447911	382W12C0 00600	3508 DARRELL DR MEDFORD/COUNTY OR 97	2022-12716	2.17	344,340	901,330	1,245,670	971,200	Apr-22	51	128

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	5	23	000	2023	7	APPLGATE/RUCH	400	5	23	160	2023	3	H&B USE RES FR-160
401	5	23	000	2023	54	APPLGATE/RUCH	401	5	23	160	2023	3	H&B USE RES FR-160
406	5	23	406	2023	7	APPLGT/RUCH RIVER							

Adjustment Calculation Summary

Sample - Number of Sales	71			
Population - Number of Accounts	2726			
Sales as a percentage of the Population	2.60%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	1,136,638,075	62.10%	1,136,638,075	62.10%
OSD RMV	193,900,320	10.59%	193,900,320	10.59%
Improvement RMV	474,677,900	25.93%	474,677,900	25.93%
Farm Improvement RMV	25,173,260	1.38%	25,173,260	1.38%
Selected Ratio From Sales	100			
Time Trend Adjustment	-4			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

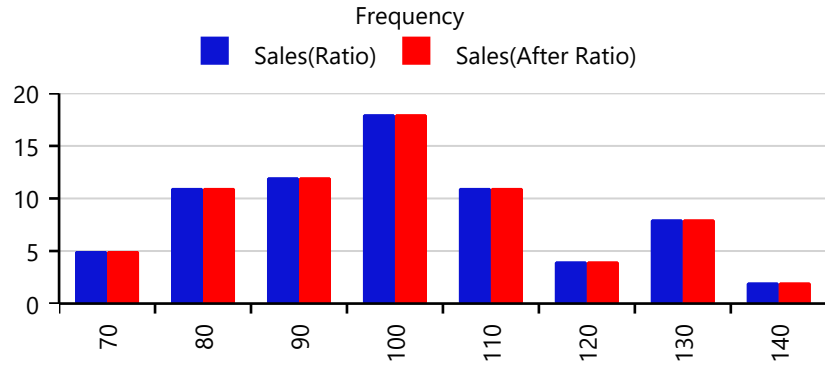
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.54	10.68	9.56*	11.24*	-
PRD	1.01	1.00	1.01*	1.01*	-

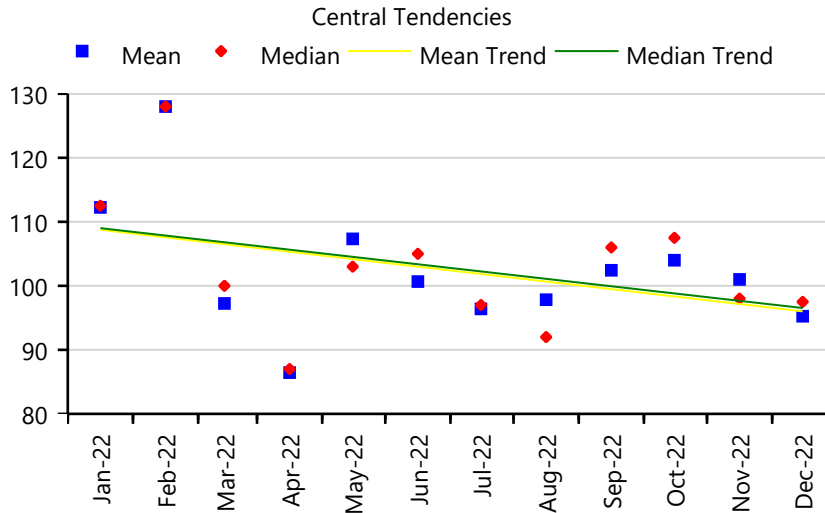
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
70	5	5
80	11	11
90	12	12
100	18	18
110	11	11
120	4	4
130	8	8
140	2	2
Median	98	98
AAD	14.25	14.25
COD	14.54	14.54
Mean	100	100
SD	17.74	17.74
COV	17.74	17.74
Wtd Mean	99	99
GeoMean	98	98
PRD	1.01	1.01
95% Confidence	4.13	4.13

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	112	113	8
Feb-22	128	128	1
Mar-22	97	100	8
Apr-22	86	87	9
May-22	107	103	3
Jun-22	101	105	9
Jul-22	96	97	5
Aug-22	98	92	6
Sep-22	102	106	7
Oct-22	104	108	4
Nov-22	101	98	7
Dec-22	95	98	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	23	000	600		22	10567841	403W19B0 00508	13901 UPPER APPLGATE RD MEDFORD/COU	2022-600	5.52	88,350	0	88,350	124,826	Jan-22	1	71
5	23	160	601	121	22	10483519	404W2700 00500	4980 CARBERRY CR RD MEDFORD/COUNTY O	2022-31410	4.19	143,940	66,800	210,740	296,728	Oct-22	2	71

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	23	160	601	131	22	10729419	403W31AD 00400	1010 FRENCH GULCH RD MEDFORD/COUNTY	2022-13645	8.00	165,650	133,240	298,890	418,003	Apr-22	3	72
5	23	406	406	131	30B	10482652	403W18D0 00700	13218 UPPER APPLGATE RD MEDFORD/COU	2022-28201	2.50	271,970	84,320	356,290	489,159	Sep-22	4	73
5	23	000	401	121	30A	10682901	393W1300 00300	1999 LITTLE APPLGATE RD MEDFORD/COUN	2022-19569	4.81	280,780	52,970	333,750	448,994	Jun-22	5	74
5	23	000	601	131	22	10308486	384W2100 00508	18390 HWY 238 APPLGATE/COUNTY OR	2022-13041	22.06	265,100	117,110	382,210	509,451	Apr-22	6	75
5	23	000	401	141	30B	10476821	383W34B0 01900	1011 UPPER APPLGATE RD MEDFORD/COUN	2022-10623	2.01	238,410	259,480	497,890	630,175	Mar-22	7	79
5	23	406	406	132	30A	10682650	393W0300 01602	2306 UPPER APPLGATE RD MEDFORD/COUN	2022-7652	3.26	351,130	162,620	513,750	642,856	Mar-22	8	80
5	23	000	409	300	16A	10476928	383W34C0 00100	1375 UPPER APPLGATE RD MEDFORD/COUN	2022-13141	5.40	270,340	1,750	272,090	339,990	Apr-22	9	80
5	23	000	581	142	17	10580320	374W3200 00400	1110 SLAGLE CR RD APPLGATE/COUNTY OR	2022-33592	22.47	445,020	331,390	776,410	969,833	Nov-22	10	80
5	23	000	409	952	16A	10504552	382W24BA 01700	1745 APACHE DR MEDFORD/COUNTY OR 97	2022-21004	1.56	191,500	98,330	289,830	358,570	Jun-22	11	81
5	23	000	551	141	17	10767408	374W3100 01312	1494 KUBLI RD APPLGATE/COUNTY OR 9752	2022-25297	9.74	427,480	312,990	740,470	906,108	Aug-22	12	82
5	23	000	401	132	30A	10310494	384W3200 00404	2861 THOMPSON CR RD APPLGATE/COUNTY	2022-27999	1.17	183,220	138,900	322,120	394,746	Sep-22	13	82
5	23	000	401	141	30B	10305462	374W3100 01101	1440 KUBLI RD APPLGATE/COUNTY OR 9752	2022-13680	5.64	262,440	339,910	602,350	729,150	Apr-22	14	83
5	23	000	551	133	17	10470575	382W3200 00500	5758 STERLING CR RD MEDFORD/COUNTY O	2023-219	64.53	567,390	95,450	662,840	798,760	Dec-22	15	83
5	23	000	401	141	33	10473540	383W27C0 03000	464 UPPER APPLGATE RD MEDFORD/COUNT	2022-26694	0.47	151,500	163,990	315,490	374,832	Aug-22	16	84
5	23	000	401	121	30A	10480798	393W3300 00314	7810 UPPER APPLGATE RD MEDFORD/COUN	2022-22435	5.53	279,680	66,400	346,080	407,240	Jul-22	17	85
5	23	000	601	131	22	10641606	384W1700 00201	16568 NORTH APPLGATE RD APPLGATE/CO	2022-18130	11.00	269,980	202,220	472,200	547,008	Jun-22	18	86
5	23	000	401	141	30A	10476336	383W34A0 01100	358 TUMBLEWEED TRAIL MEDFORD/COUNTY	2022-13392	3.02	270,560	221,490	492,050	564,713	Apr-22	19	87
5	23	000	401	152	33	10476407	383W34A0 00800	329 TUMBLEWEED TRAIL MEDFORD/COUNTY	2022-23711	3.12	245,280	575,870	821,150	932,802	Jul-22	20	88
5	23	000	401	131	30A	10583091	383W1400 00323	5920 HWY 238 MEDFORD/COUNTY OR	2022-24303	1.98	209,240	195,250	404,490	457,235	Aug-22	21	88
5	23	000	409	942	16B	10474155	383W27A0 02502	108 ROCKY KNOLL LN MEDFORD/COUNTY O	2022-32244	0.99	187,510	54,030	241,540	273,185	Nov-22	22	88
5	23	000	401	144	30A	10307441	384W1400 00206	1684 HUMBUG CR RD APPLGATE/COUNTY O	2022-14130	7.33	344,240	412,280	756,520	850,938	Apr-22	23	89
5	23	000	040		30B	10474668	383W27D0 00700	UPPER APPLGATE RD MEDFORD/COUNTY O	2022-18481	0.28	17,450	0	17,450	19,536	Jun-22	24	89
5	23	000	409	962	16A	10473029	383W2300 00800	6554 HWY 238 MEDFORD/COUNTY OR	2022-13342	1.87	215,680	161,770	377,450	417,702	Apr-22	25	90
5	23	000	601	142	22	10940318	382W3300 00114	7735 GRIFFIN LN MEDFORD/COUNTY OR 975	2022-28840	27.44	335,680	320,630	656,310	712,368	Sep-22	26	92
5	23	000	401	141	33	10674827	384W22BB 00201	18798 NORTH APPLGATE RD APPLGATE/CO	2022-17585	3.43	268,340	404,170	672,510	712,407	May-22	27	94
5	23	000	401	141	30B	10472081	383W1400 00316	5700 HWY 238 MEDFORD/COUNTY OR	2022-33904	0.98	189,910	213,660	403,570	428,065	Nov-22	28	94
5	23	000	551	132	17	10473256	383W2600 00502	240 HAVEN RD MEDFORD/COUNTY OR 9753	2022-35196	12.67	408,010	99,500	507,510	534,660	Dec-22	29	95
5	23	406	556	152	17	10307790	384W1700 00600	16623 NORTH APPLGATE RD APPLGATE/CO	2022-11757	20.90	851,140	820,610	1,671,750	1,746,900	Apr-22	30	96
5	23	406	546	131	17	10480984	393W3300 01200	9075 UPPER APPLGATE RD MEDFORD/COUN	2022-25790	6.31	492,660	133,950	626,610	651,808	Aug-22	31	96
5	23	000	401	133	30A	10478986	393W0300 00901	1877 UPPER APPLGATE RD MEDFORD/COUN	2022-10169	0.93	186,290	208,300	394,590	406,896	Mar-22	32	97
5	23	000	401	148	30B	10593274	383W2100 00214	1800 CHINA GULCH RD MEDFORD/COUNTY	2022-9954	13.53	303,620	165,280	468,900	483,966	Mar-22	33	97
5	23	000	401	131	33	10310226	384W2800 00501	1720 THOMPSON CR RD APPLGATE/COUNTY	2022-22688	2.12	226,220	168,470	394,690	407,281	Jul-22	34	97

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	23	000	401	131	30B	10475832	383W2900 01100	10065 HWY 238 MEDFORD/COUNTY OR	2022-30491	1.50	226,290	96,280	322,570	332,019	Oct-22	35	97
5	23	000	601	151	22	10504319	382W2300 01600	6798 GRIFFIN CR RD MEDFORD/COUNTY OR	2022-33359	21.89	231,770	390,120	621,890	635,613	Nov-22	36	98
5	23	000	551	152	17	10308981	384W2200 01600	233 THOMPSON CR RD APPLGATE/COUNTY	2022-3616	37.62	671,920	572,760	1,244,680	1,250,937	Jan-22	37	99
5	23	000	600		22	10567832	403W19B0 00507	13801 UPPER APPLGATE RD MEDFORD/COU	2022-3874	5.47	125,020	0	125,020	124,813	Jan-22	38	100
5	23	000	601	152	22	10309855	384W2500 01301	12560 HWY 238 APPLGATE/COUNTY OR	2022-34776	6.04	296,170	576,680	872,850	872,638	Dec-22	39	100
5	23	000	401	121	33	10471903	383W1400 00201	5091 HWY 238 MEDFORD/COUNTY OR	2022-23316	0.89	162,330	36,200	198,530	196,420	Jul-22	40	101
5	23	000	401	131	30A	10471395	383W1100 01500	4716 HWY 238 MEDFORD/COUNTY OR	2022-32153	5.30	283,160	90,540	373,700	367,521	Nov-22	41	102
5	23	000	601	141	22	10311085	394W0400 01300	1212 HOGAN RD APPLGATE/COUNTY OR	2022-2183	40.00	472,800	373,260	846,060	817,615	Jan-22	42	103
5	23	000	601	142	22	10477357	392W0500 00800	7550 STERLING CR RD MEDFORD/COUNTY O	2022-10994	20.00	357,870	294,930	652,800	635,088	Mar-22	43	103
5	23	000	409	962	16A	10483063	403W19B0 00505	13975 UPPER APPLGATE RD MEDFORD/COU	2022-17752	5.01	281,010	187,960	468,970	453,468	May-22	44	103
5	23	000	551	152	17	10479933	393W1500 00500	5100 UPPER APPLGATE RD MEDFORD/COUN	2022-36232	6.83	355,500	468,640	824,140	798,560	Dec-22	45	103
5	23	000	401	134	30B	10476944	383W34B0 02000	1049 UPPER APPLGATE RD MEDFORD/COUN	2022-10679	3.94	253,740	199,470	453,210	436,095	Mar-22	46	104
5	23	000	409	941	16B	10306039	384W0200 00118	3995 HUMBUG CR RD APPLGATE/COUNTY O	2022-20198	5.28	255,600	51,470	307,070	293,490	Jun-22	47	105
5	23	000	401	141	33	10472991	383W2300 00606	6479 HWY 238 MEDFORD/COUNTY OR	2022-12573	5.01	276,660	466,910	743,570	704,120	Apr-22	48	106
5	23	000	551	142	17	10310145	384W2800 00100	939 THOMPSON CR RD APPLGATE/COUNTY	2022-21241	36.96	712,810	450,490	1,163,300	1,102,163	Jun-22	49	106
5	23	406	406	142	30B	10480927	393W33CA 00800	8387 UPPER APPLGATE RD MEDFORD/COUN	2022-27960	2.73	489,140	477,700	966,840	913,345	Sep-22	50	106
5	23	406	406	151	30B	10483227	403W19C0 00800	14738 UPPER APPLGATE RD MEDFORD/COU	2022-25636	6.62	533,880	389,950	923,830	856,950	Aug-22	51	108
5	23	000	400		30A	10473599	383W27C0 02100	UPPER APPLGATE RD MEDFORD/COUNTY O	2022-7608	0.65	148,100	0	148,100	135,338	Mar-22	52	109
5	23	000	409	942	16B	10311417	394W0500 02600	91 DECKER LN APPLGATE/COUNTY OR	2022-9372	1.52	217,660	45,900	263,560	242,025	Mar-22	53	109
5	23	000	551	141	17	10772851	393W1500 00509	4748 UPPER APPLGATE RD MEDFORD/COUN	2022-24348	11.35	434,050	228,900	662,950	598,586	Jul-22	54	111
5	23	000	601	132	22	10305041	374W3200 01900	SLAGLE CR RD APPLGATE/COUNTY OR 9752	2022-29339	18.99	312,870	247,610	560,480	499,799	Sep-22	55	112
5	23	000	400		30A	10472008	383W1400 00308	HWY 238 MEDFORD/COUNTY OR	2022-33905	2.75	482,560	0	482,560	428,065	Nov-22	56	113
5	23	000	601	152	17	10311255	394W0500 01300	4137 THOMPSON CR RD APPLGATE/COUNTY	2022-19779	8.14	337,580	483,600	821,180	719,051	Jun-22	57	114
5	23	000	601	154	22	10480463	393W2800 01015	7230 UPPER APPLGATE RD MEDFORD/COUN	2022-31194	10.04	236,680	411,410	648,090	550,616	Oct-22	58	118
5	23	000	609	952	22	10827593	383W27C0 01509	700 UPPER APPLGATE RD MEDFORD/COUNT	2022-29380	5.00	266,990	118,020	385,010	321,653	Sep-22	59	120
5	23	000	409		30B	11009830	383W2300 00312	6051 HWY 238 MEDFORD/COUNTY OR	2022-19549	1.61	219,010	0	219,010	180,912	Jun-22	60	121
5	23	406	406	122	30B	10483006	403W19B0 00400	13800 UPPER APPLGATE RD MEDFORD/COU	2022-2699	2.64	425,910	42,980	468,890	384,038	Jan-22	61	122
5	23	000	400		33	10572473	383W2800 00401	CHINA GULCH RD MEDFORD/COUNTY OR 97	2022-15000	2.51	203,790	0	203,790	163,514	May-22	62	125
5	23	000	409	962	16B	10717731	383W34B0 00101	21 ANNA LAURA DR MEDFORD/COUNTY OR	2022-2573	2.50	248,570	207,820	456,390	360,788	Jan-22	63	126
5	23	000	401	131	30B	10682943	393W1300 00901	3291 LITTLE APPLGATE RD MEDFORD/COUN	2022-5496	3.17	274,300	122,340	396,640	308,768	Feb-22	64	128
5	23	000	601	144	22	10729224	372W1900 00309	1000 MORTON WAY MEDFORD/COUNTY OR	2022-25512	211.57	1,006,240	494,240	1,500,480	1,161,197	Aug-22	65	129
5	23	160	409	300	30B	10483550	404W2700 00900	4754 CARBERRY CR RD MEDFORD/COUNTY O	2022-20617	1.85	133,530	6,730	140,260	107,657	Jun-22	66	130

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	23	000	541	131	17	10309271	384W2300 00409	415 HUMBUG CR RD APPLGATE/COUNTY OR	2022-32058	5.17	324,920	197,690	522,610	402,044	Oct-22	67	130
5	23	000	401	131	30B	10472721	383W2200 00203	1600 CHINA GULCH RD MEDFORD/COUNTY	2022-29497	10.00	295,290	124,950	420,240	318,189	Sep-22	68	132
5	23	000	400	300	30A	10477063	383W34C0 00800	1665 UPPER APPLGATE RD MEDFORD/COUN	2022-32256	5.56	354,500	10	354,510	268,245	Nov-22	69	132
5	23	000	401	131	30B	10699224	403W0800 02301	11501 UPPER APPLGATE RD MEDFORD/COU	2022-3265	5.56	255,790	320,920	576,710	423,632	Jan-22	70	136
5	23	000	601	142	22	10591330	393W1300 01503	2666 LITTLE APPLGATE RD MEDFORD/COUN	2022-3552	10.00	384,930	401,050	785,980	558,540	Jan-22	71	141

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
101	5	30	101	2023	1	VINTAGE/HISTORIC	101	6	30	101	2023	1	VINTAGE/HISTORIC

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	2
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales	87
RMV Adjustment	100
 Before Ratio	 87
Overall Adjustment Factor	115
Land Adjustment Factor	115
OSD Adjustment Factor	100
Improvement Adjustment Factor	117
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

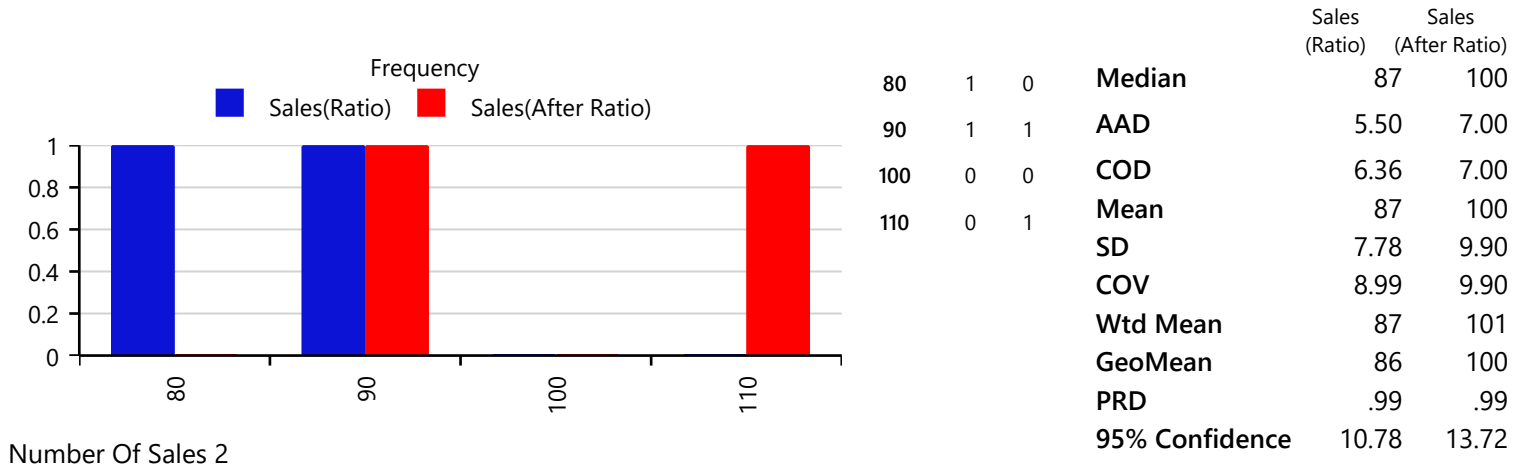
Population totals (including recalculated study area 30): 48

Performance History

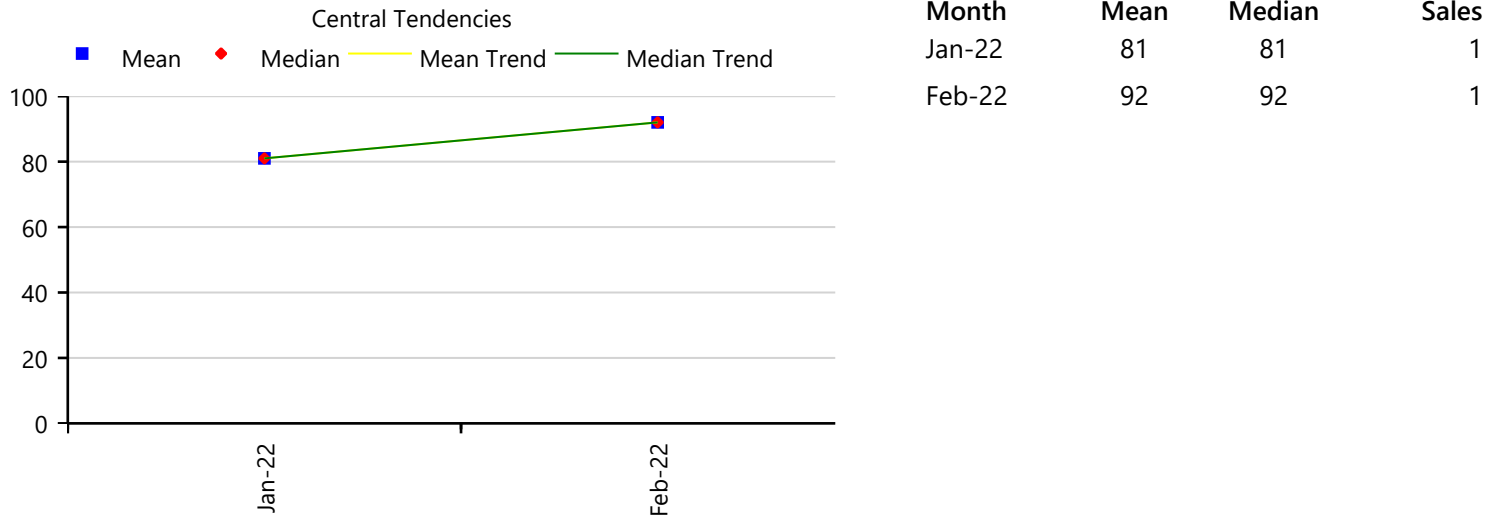
	2023	2022	2021	2020	2019
COD	7.00	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 2



Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	101	101	154	30A	10365834	371W30AD 02100	1320 MAIN ST E MEDFORD OR 97520	2022-1746	0.28	158,000	277,200	435,200	539,500	Jan-22	1	81
5	30	101	101	162	33	10440611	372W36AD 02000	1307 KINGS HWY MEDFORD OR 97501	2022-4988	1.18	233,000	460,700	693,700	752,000	Feb-22	2	92

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUM
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUMS

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

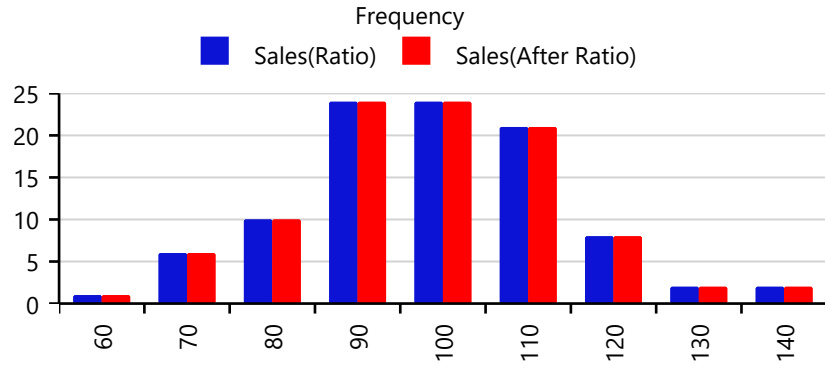
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

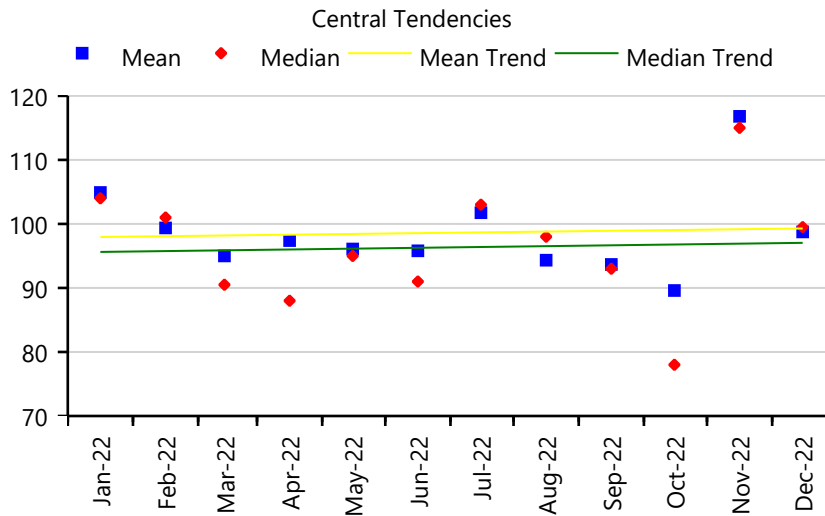
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	103	2023		TOWNHOMES	100	6	30	103	2023		TOWNHOMES
101	4	08	000	2023	2	TOWNHOMES	101	5	30	103	2023	20	TOWNHOMES
101	6	30	103	2023	29	TOWNHOMES							

Adjustment Calculation Summary

Sample - Number of Sales	51			
Population - Number of Accounts	152			
Sales as a percentage of the Population	33.55%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	13,384,780	28.90%	12,447,845	28.69%
OSD RMV	4,623,830	9.98%	4,623,830	10.66%
Improvement RMV	28,302,640	61.11%	26,321,455	60.66%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	107			
RMV Adjustment	100			
Before Ratio	107			
Overall Adjustment Factor	93			
Land Adjustment Factor	93			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	93			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1036

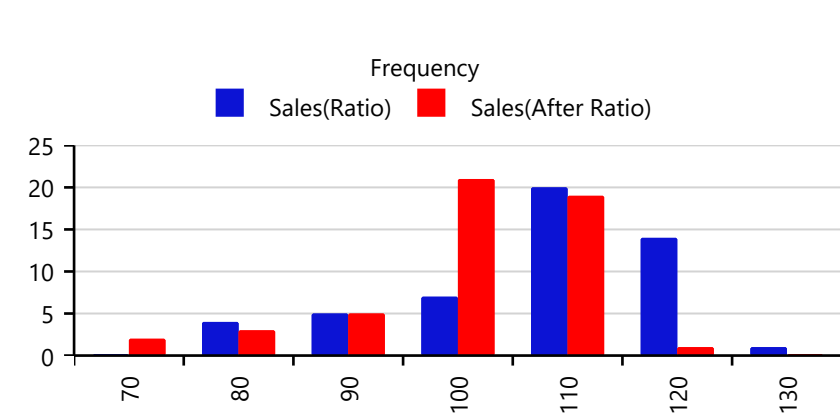
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	7.14	6.66	5.62*	5.20*	5.09*
PRD	1.00	1.00	1.00*	1.00*	1.01*

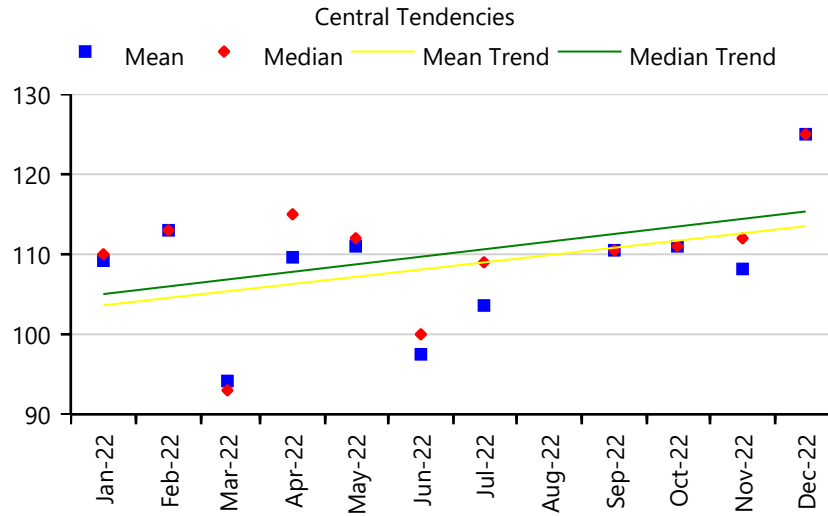
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	111	103
AAD	7.88	7.35
COD	7.10	7.14
Mean	107	100
SD	11.15	10.37
COV	10.43	10.37
Wtd Mean	107	100
GeoMean	106	99
PRD	1.00	1.00
95% Confidence	3.06	2.85

Number Of Sales 51



Month	Mean	Median	Sales
Jan-22	109	110	5
Feb-22	113	113	2
Mar-22	94	93	6
Apr-22	110	115	8
May-22	111	112	10
Jun-22	98	100	4
Jul-22	104	109	5
Sep-22	111	111	2
Oct-22	111	111	2
Nov-22	108	112	6
Dec-22	125	125	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	132	30A	10709825	372W14AD 05227	2484 CONNELL AVE MEDFORD OR	2022-8107	0.05	93,000	102,820	195,820	260,000	Mar-22	1	75
6	30	103	101	141	30A	10366093	371W30AD 04007	224 MT ECHO DR MEDFORD OR 97520	2022-20178	0.07	113,000	132,320	245,320	310,000	Jun-22	2	79
6	30	103	101	142	33	10586624	371W32AD 08400	2671 PATRIOT WAY MEDFORD OR	2022-21959	0.07	113,000	200,650	313,650	390,000	Jul-22	3	80

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	103	101	131	30A	10619293	371W19DA 02607	1145 BON-BON CIR MEDFORD OR	2022-33779	0.08	118,000	101,880	219,880	265,000	Nov-22	4	83
6	30	103	101	131	30A	10892652	371W17DB 03501	2398 SPRINGBROOK RD 1 MEDFORD OR	2022-10727	0.07	113,000	192,560	305,560	345,000	Mar-22	5	89
6	30	103	101	151	30A	10565337	371W32AD 06800	2689 FREEDOM WAY MEDFORD OR	2022-13164	0.07	113,000	229,330	342,330	371,000	Apr-22	6	92
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11252	0.07	70,000	0	70,000	75,000	Mar-22	7	93
5	30	103	101	141	30B	11010560	382W01AA 04003	772 TERRAZZO WAY MEDFORD OR	2022-10670	0.07	70,000	0	70,000	75,000	Mar-22	8	93
6	30	103	101	142	30A	10366077	371W30AD 04005	206 MT ECHO DR MEDFORD OR 97520	2022-18968	0.06	113,000	166,160	279,160	299,000	Jun-22	9	93
5	30	103	101	131	30A	10977250	372W12CC 00810	3015 MERRIMAN RD 12 MEDFORD OR 97501	2022-1757	0.05	98,000	178,780	276,780	278,500	Jan-22	10	99
5	30	103	101	142	30A	10985887	372W26AB 02600	623 HEBER LN MEDFORD OR 97501	2022-18490	0.07	96,000	291,020	387,020	380,000	May-22	11	102
6	30	103	101	142	30A	10983234	371W23DC 10000	232 DUNTHORPE DR MEDFORD OR	2022-13892	0.05	116,000	298,040	414,040	403,000	Apr-22	12	103
5	30	103	101	142	30A	10985888	372W26AB 02900	638 KAITLIN LN MEDFORD OR 97501	2022-14214	0.07	96,000	283,060	379,060	366,800	Apr-22	13	103
6	30	103	101	142	30A	10880052	371W20AD 00954	1224 MODOC AVE N 52 MEDFORD OR	2022-20695	0.03	113,000	217,850	330,850	319,900	May-22	14	103
6	30	103	101	142	30A	10880087	371W20AD 00957	1224 MODOC AVE N 45 MEDFORD OR	2022-23897	0.03	113,000	217,850	330,850	320,000	Jul-22	15	103
5	30	103	101	141	33	10983575	372W13BB 04910	187 MELLECKER WAY MEDFORD OR 97501	2022-10694	0.05	93,000	281,650	374,650	360,000	Mar-22	16	104
6	30	103	101	143	33	10366474	371W30AD 04045	215 MT ECHO DR MEDFORD OR 97520	2022-27051	0.06	113,000	302,100	415,100	395,000	Sep-22	17	105
4	08	000	101	132	30A	10872183	381W16AD 05900	1000 MEGAN LN PHOENIX OR 97501	2022-16044	0.09	120,260	216,820	337,080	318,000	May-22	18	106
5	30	103	101	142	30A	11010025	372W25DB 12802	1030 W TENTH ST MEDFORD OR	2022-20955	0.06	96,000	242,320	338,320	315,000	Jun-22	19	107
6	30	103	101	142	30B	10983205	371W23CD 00153	143 EAGLE TRACE DR MEDFORD OR 97501	2022-30310	0.05	116,000	310,020	426,020	397,500	Oct-22	20	107
6	30	103	101	142	30A	10983208	371W23CD 00156	125 EAGLE TRACE DR MEDFORD OR 97501	2022-3815	0.05	116,000	310,020	426,020	390,000	Jan-22	21	109
6	30	103	101	142	30A	10746129	371W19BB 03900	627 GOLDEN LN MEDFORD OR	2022-22631	0.19	116,850	198,360	315,210	290,000	Jul-22	22	109
5	30	103	101	141	30A	10983567	372W13BB 04902	167 MELLECKER WAY MEDFORD OR 97501	2022-1389	0.05	93,000	281,650	374,650	340,000	Jan-22	23	110
6	30	103	101	142	33	10366125	371W30AD 04010	230 MT ECHO DR MEDFORD OR 97520	2022-33148	0.08	113,000	274,950	387,950	353,000	Nov-22	24	110
6	30	103	101	141	33	10837459	371W30DA 00603	311 ASHLAND AVE B MEDFORD OR	2022-2679	0.05	113,000	210,590	323,590	292,500	Jan-22	25	111
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11253	0.07	96,000	263,550	359,550	324,900	Mar-22	26	111
5	30	103	101	142	30A	10987481	372W23DC 02131	677 KAITLIN LN MEDFORD OR 97501	2022-17350	0.07	96,000	321,510	417,510	375,000	May-22	27	111
6	30	103	101	142	30A	10880046	371W20AD 00953	1224 MODOC AVE N 51 MEDFORD OR	2022-18308	0.03	113,000	217,850	330,850	299,000	Jun-22	28	111
6	30	103	101	141	33	10976433	371W08CC 00120	3170 FOREST HILLS DR A MEDFORD OR 9750	2022-22791	0.08	116,000	233,730	349,730	315,000	Jul-22	29	111
6	30	103	101	141	33	10586568	371W32AD 07800	2659 CONGRESS WAY MEDFORD OR	2022-34639	0.07	101,740	191,650	293,390	265,000	Nov-22	30	111
6	30	103	101	141	30A	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.05	114,000	187,500	301,500	268,500	Feb-22	31	112
5	30	103	101	141	30B	11010561	382W01AA 04004	764 TERRAZZO WAY MEDFORD OR	2022-16560	0.07	96,000	262,190	358,190	320,250	May-22	32	112
5	30	103	101	134	30A	10985777	372W13CA 03514	411 BERRYDALE AVE 17 MEDFORD OR 97501	2022-16485	0.02	93,000	246,300	339,300	304,000	May-22	33	112
5	30	103	101	142	30B	10985885	372W23DC 02122	2353 DAHLIA WAY MEDFORD OR 97501	2022-33256	0.07	96,000	267,490	363,490	322,000	Nov-22	34	113
6	30	103	101	141	33	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.19	116,850	189,020	305,870	268,500	Feb-22	35	114

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	141	33	11010562	382W01AA 04005	756 TERRAZZO WAY MEDFORD OR	2022-16563	0.07	96,000	262,120	358,120	315,250	May-22	36	114
6	30	103	101	132	30A	10975386	371W08BB 03428	3855 DOVER RIDGE DR 24 MEDFORD OR	2022-11978	0.03	116,000	204,880	320,880	278,000	Apr-22	37	115
5	30	103	101	142	30A	11011285	372W23DD 01306	700 ROSS LN N MEDFORD OR	2022-13051	0.11	94,000	295,850	389,850	340,000	Apr-22	38	115
6	30	103	101	141	33	10976418	371W08CC 00105	3184 FOREST HILLS DR B MEDFORD OR 9750	2022-23255	0.08	116,000	233,600	349,600	305,000	Jul-22	39	115
5	30	103	101	144	30B	10989947	372W26CA 00136	341 ENGLEMANN LN MEDFORD OR 97501	2022-30958	0.03	94,000	319,510	413,510	360,000	Oct-22	40	115
6	30	103	101	142	30A	10980035	371W33AC 08765	3126 ALAMEDA ST 408 MEDFORD OR 97504	2022-33344	0.04	114,000	303,170	417,170	363,000	Nov-22	41	115
6	30	103	101	142	30A	10879995	371W20AD 00948	1224 MODOC AVE N 57 MEDFORD OR	2022-12186	0.04	118,000	218,960	336,960	290,000	Apr-22	42	116
6	30	103	101	142	30A	10873201	371W20AD 00933	1224 MODOC AVE N 36 MEDFORD OR	2022-14177	0.03	113,000	217,850	330,850	285,000	Apr-22	43	116
6	30	103	101	142	33	10980008	371W33AC 08738	3126 ALAMEDA ST 519 MEDFORD OR 97504	2022-17126	0.03	114,000	303,170	417,170	359,000	May-22	44	116
6	30	103	101	132	30A	10645550	371W30DA 14800	1327 MAPLE LEAF CT 4B MEDFORD OR	2022-28157	0.02	113,000	129,960	242,960	210,000	Sep-22	45	116
5	30	103	121	132	30A	10937381	372W25CA 00405	1215 MAIN ST W E MEDFORD OR 97501	2022-3242	0.02	93,000	76,320	169,320	145,000	Jan-22	46	117
6	30	103	101	142	33	10980016	371W33AC 08746	3126 ALAMEDA ST 115 MEDFORD OR 97504	2022-11960	0.03	114,000	281,280	395,280	337,000	Apr-22	47	117
5	30	103	101	134	30A	10985776	372W13CA 03513	411 BERRYDALE AVE 18 MEDFORD OR 97501	2022-16063	0.02	93,000	246,300	339,300	290,000	May-22	48	117
5	30	103	101	142	30B	11011284	372W23DD 01305	706 ROSS LN N MEDFORD OR	2022-18119	0.10	94,000	295,850	389,850	332,500	May-22	49	117
6	30	103	101	132	30B	10975962	371W17CC 02349	2030 BROOKHURST ST 49 MEDFORD OR 975	2022-34164	0.03	113,000	150,740	263,740	225,000	Nov-22	50	117
4	08	000	101	132	30B	10867494	381W09DB 06600	201 DANO DR PHOENIX OR	2022-36467	1.86	112,350	232,120	344,470	275,900	Dec-22	51	125

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV						Location	
Class	MA	SA	NH	App Year	# of Sales	Class	MA	SA	NH	App Year	# of Sales	Location	
100	1	12	000	2023		100	4	09	000	2023		MULTI-FAMILY	
100	5	30	104	2023	1	101	1	12	000	2023	3	MULTI-FAM	
101	3	06	000	2023	9	101	4	09	000	2023	5	MULT-FAMILY	
101	5	05	000	2023		101	5	30	104	2023	40	MULT-FAMILY	
101	6	30	104	2023	13							MULT-FAMILY	

Adjustment Calculation Summary

Sample - Number of Sales	71
Population - Number of Accounts	1204
Sales as a percentage of the Population	5.90%

Prior Year Population Values

		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	102,846,020	19.68%	122,386,764	19.65%
OSD RMV	69,632,570	13.32%	69,632,570	11.18%
Improvement RMV	350,172,180	67.00%	430,711,781	69.16%
Farm Improvement RMV	0	0.00%	0	0.00%

Selected Ratio From Sales	84
RMV Adjustment	100

Before Ratio	84
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Overall Adjustment Factor	119
Land Adjustment Factor	119
OSD Adjustment Factor	100
Improvement Adjustment Factor	123
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

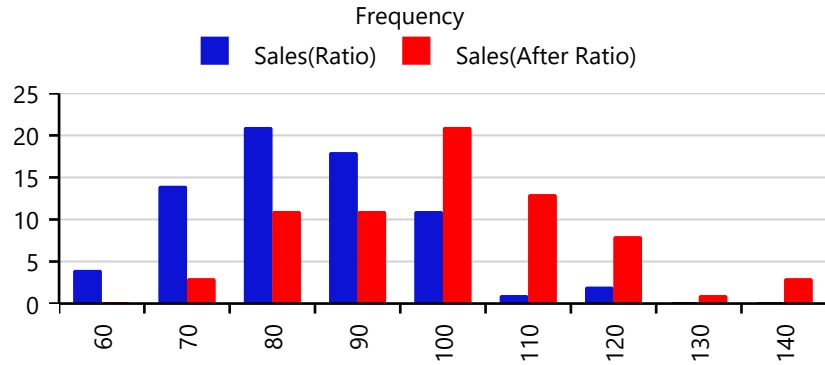
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

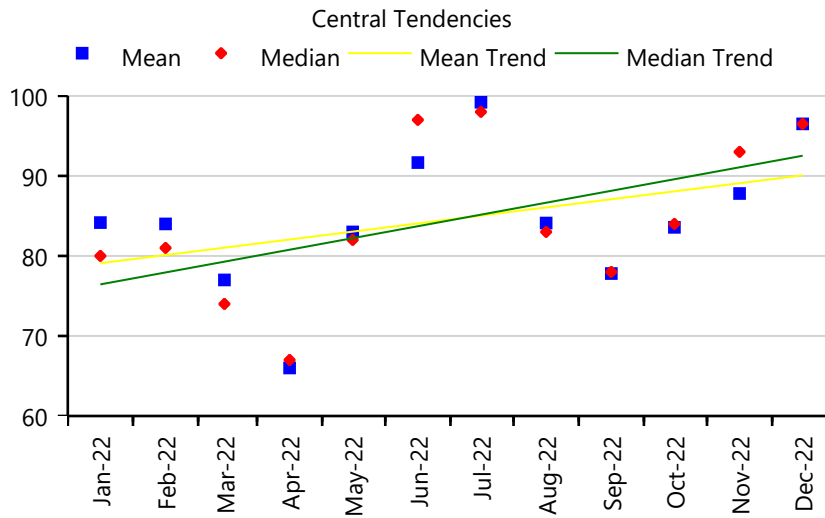
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	4	0
70	14	3
80	21	11
90	18	11
100	11	21
110	1	13
120	2	8
130	0	1
140	0	3
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	3	09	000	2023		POTENTIAL DEVELOPMNT	100	5	09	000	2023		POTENTIAL DEVELOPMNT
100	5	30	105	2023	1	POTENTIAL DEVELOPMNT	100	6	30	105	2023		POTENTIAL DEVELOPMNT
101	3	09	000	2023		POTENTIAL DEVELOPMNT	101	5	09	000	2023		POTENTIAL DEVELOPMNT
101	5	30	105	2023	2	POTENTIAL DEVELOPMNT	101	6	30	105	2023		POTENTIAL DEVELOPMNT

Adjustment Calculation Summary

Sample - Number of Sales	3
Population - Number of Accounts	325
Sales as a percentage of the Population	0.92%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	93,798,860	67.32%	98,488,803
OSD RMV	10,637,240	7.63%	10,637,240
Improvement RMV	34,783,600	24.97%	37,218,452
Farm Improvement RMV	105,590	0.08%	105,590

Selected Ratio From Sales	95
RMV Adjustment	100
Before Ratio	95
Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	107
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 601

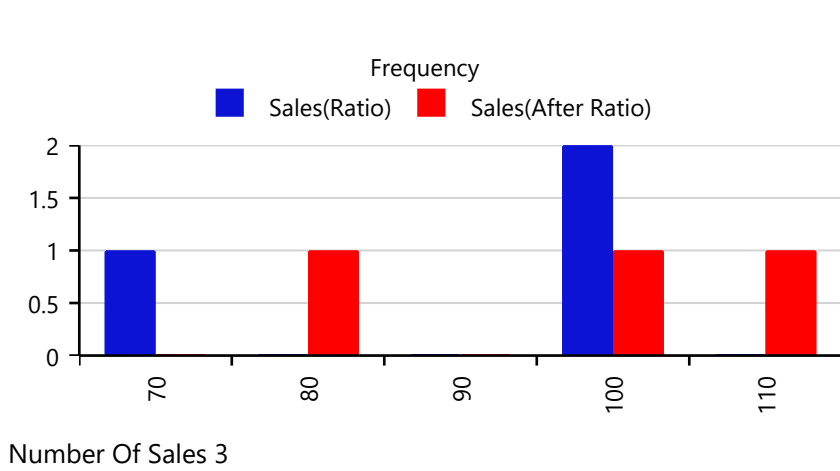
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	9.67	-	6.31*	9.44*	20.53*
PRD	0.98	-	1.01*	1.01*	1.01*

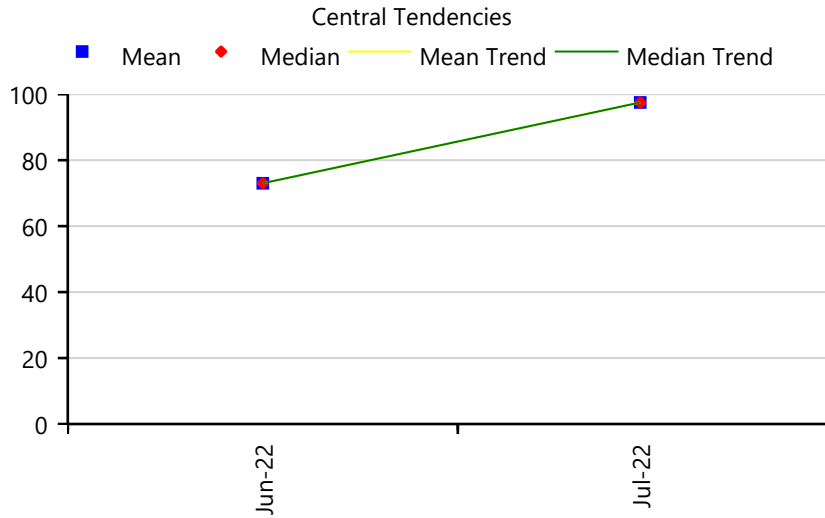
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	9.00	9.67
COD	9.47	9.67
Mean	89	94
SD	14.36	15.50
COV	16.08	16.55
Wtd Mean	91	95
GeoMean	89	93
PRD	.99	.98
95% Confidence	16.25	17.54

Number Of Sales 3



Month	Mean	Median	Sales
Jun-22	73	73	1
Jul-22	98	98	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	105	109		30B	10440481	372W35DD 03400	1955 SUNSET DR MEDFORD/COUNTY OR 975	2022-19378	1.49	263,560	0	263,560	363,300	Jun-22	1	73
5	30	105	190		30A	10432204	372W26DB 01200	110 LOZIER LN MEDFORD/COUNTY OR 97501	2022-22494	4.61	859,480	0	859,480	900,000	Jul-22	2	95
5	30	105	191		30A	10451134	372W26AA 00300	SWEET RD MEDFORD OR	2022-21082	1.21	225,720	0	225,720	225,000	Jul-22	3	100

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	108	2023		INFILL	100	6	30	108	2023	1	INFILL
101	5	30	108	2023	14	INFILL	101	6	30	108	2023	12	INFILL

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	27
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

<i>Prior Year Population Values</i>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales	90
RMV Adjustment	100
Before Ratio	90
Overall Adjustment Factor	111
Land Adjustment Factor	111
OSD Adjustment Factor	100
Improvement Adjustment Factor	111
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 623

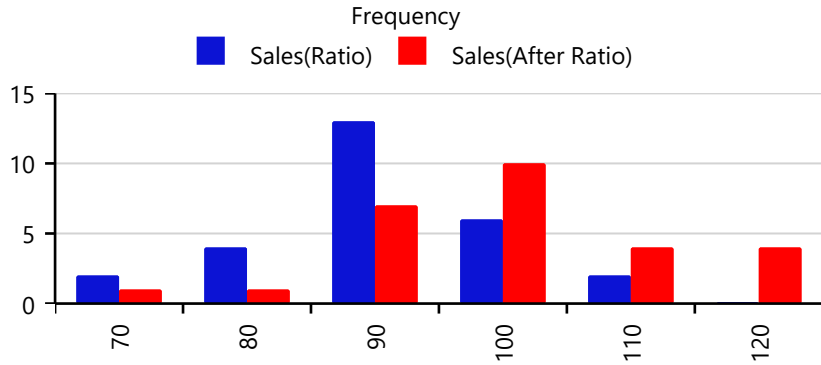
JACKSON County 2023 Ratio Study

Performance History

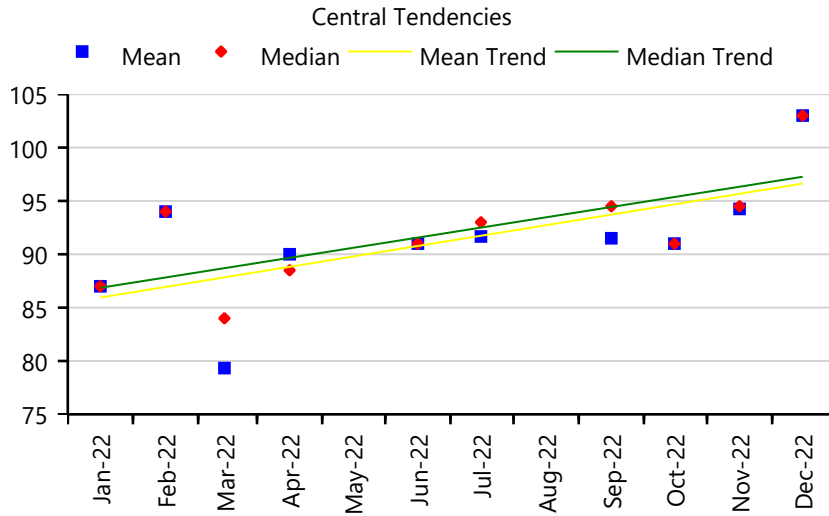
	2023	2022	2021	2020	2019
COD	8.75	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 27



	Sales (Ratio)	Sales (After Ratio)
Median	90	99
AAD	7.74	8.67
COD	8.60	8.75
Mean	90	100
SD	10.29	11.47
COV	11.38	11.51
Wtd Mean	92	101
GeoMean	90	99
PRD	.99	.99
95% Confidence	3.88	4.33

Month	Mean	Median	Sales
Jan-22	87	87	2
Feb-22	94	94	1
Mar-22	79	84	3
Apr-22	90	89	4
Jun-22	91	91	2
Jul-22	92	93	3
Sep-22	92	95	6
Oct-22	91	91	1
Nov-22	94	95	4
Dec-22	103	103	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	108	109		16A	10718605	371W32C0 01501	319 CHARLOTTE ANN RD MEDFORD OR	2022-10214	0.43	137,830	0	137,830	210,000	Mar-22	1	66
5	30	108	109	952	16A	10453020	372W36DC 00105	1827 PEACH ST S MEDFORD/COUNTY OR 97	2022-29500	0.28	123,000	85,300	208,300	300,000	Sep-22	2	69
5	30	108	101	131	33	10977081	372W14AA 03602	2721 CONNELL AVE MEDFORD OR	2022-27489	0.14	96,000	186,250	282,250	356,000	Sep-22	3	79
5	30	108	101	131	30A	10975710	372W36DC 09000	831 DIAMOND ST MEDFORD OR 97501	2022-22654	0.10	94,000	173,520	267,520	327,000	Jul-22	4	82
5	30	108	101		30A	10438339	372W35AB 02500	1134 LOZIER LN MEDFORD/COUNTY OR 9750	2022-34314	0.55	204,000	0	204,000	245,000	Nov-22	5	83
6	30	108	101	141	30A	10988166	371W18DA 01603	2147 CRATER LAKE AVE MEDFORD OR	2022-10863	0.13	116,000	177,110	293,110	350,000	Mar-22	6	84
5	30	108	101	131	30A	10942602	372W35AA 01001	1058 CHERRY ST MEDFORD OR	2022-1788	0.16	106,000	186,690	292,690	345,000	Jan-22	7	85
5	30	108	101	131	30A	10987054	372W12CC 01618	3145 CIRCLEWOOD DR MEDFORD OR 97501	2022-14096	0.13	98,000	236,590	334,590	392,000	Apr-22	8	85
5	30	108	101	131	30A	10981057	372W13BD 04401	423 DE BARR AVE MEDFORD OR 97501	2022-34104	0.15	96,000	175,230	271,230	318,000	Nov-22	9	85
6	30	108	101	152	33	10365751	371W30AD 01300	123 FLORENCE AVE MEDFORD OR 97520	2022-13812	0.14	123,000	409,090	532,090	610,000	Apr-22	10	87
5	30	108	101	142	30A	10983524	382W02AB 03801	2121 ARCHER DR MEDFORD OR 97501	2022-9376	0.19	104,000	371,480	475,480	540,000	Mar-22	11	88
6	30	108	101	132	30A	10613661	371W28CB 10212	2617 SISKIYOU BLVD MEDFORD OR 97504	2022-1755	0.27	146,000	254,700	400,700	450,000	Jan-22	12	89
6	30	108	101	131	30A	10422833	371W08BA 00900	3798 SPRINGBROOK RD MEDFORD OR 97501	2022-11680	0.32	144,000	166,890	310,890	347,000	Apr-22	13	90
6	30	108	101	141	33	10734465	371W17DA 04700	2809 HANOVER CIR MEDFORD OR	2022-20262	0.25	148,000	395,840	543,840	602,500	Jun-22	14	90
6	30	108	101	131	30A	10319285	371W18AD 00700	1990 ALPINE CT MEDFORD OR 97501	2022-28915	0.12	114,000	165,080	279,080	310,000	Sep-22	15	90
6	30	108	101	131	30B	10332609	371W19DD 11800	334 EFFIE ST MEDFORD OR 97504	2022-31938	0.11	133,830	236,540	370,370	406,000	Oct-22	16	91
5	30	108	101	141	30A	10993322	372W13BB 00901	239 MACE RD MEDFORD OR	2022-20776	0.29	116,000	261,800	377,800	410,000	Jun-22	17	92
5	30	108	101	141	30B	11011015	372W35AD 00804	1383 ORCHARD HOME DR MEDFORD OR	2022-23585	0.20	106,000	307,310	413,310	443,700	Jul-22	18	93
6	30	108	101	142	33	10978504	371W20CB 04301	1360 HILLCOURT ST MEDFORD OR 97504	2022-4231	0.14	116,000	331,050	447,050	475,000	Feb-22	19	94
5	30	108	101	131	33	10550643	382W01AC 03400	1054 SHAFER LN MEDFORD OR 97501	2022-11889	0.20	106,000	279,140	385,140	394,000	Apr-22	20	98
5	30	108	101	141	33	10983544	372W26DD 00802	480 VICK LN MEDFORD OR 97501	2022-28719	0.18	106,000	274,250	380,250	383,000	Sep-22	21	99
6	30	108	101	131	30A	10980678	371W17BB 01202	2106 DELTA WATERS RD MEDFORD OR 97504	2022-24052	0.15	123,000	221,220	344,220	345,800	Jul-22	22	100
6	30	108	101	131	33	10980678	371W17BB 01202	2106 DELTA WATERS RD MEDFORD OR 97504	2022-36125	0.15	123,000	221,220	344,220	335,000	Dec-22	23	103
6	30	108	101	152	30A	10703164	371W33CD 04200	1393 RYAN DR MEDFORD OR	2022-28822	0.29	146,000	583,800	729,800	700,000	Sep-22	24	104
5	30	108	191	141	33	10454456	382W01AC 02800	1000 SHAFER LN MEDFORD/COUNTY OR 975	2022-32242	0.64	218,000	565,090	783,090	755,000	Nov-22	25	104
6	30	108	101	142	30A	10980677	371W17BB 01201	2110 DELTA WATERS RD MEDFORD OR 97504	2022-33762	0.16	133,000	316,700	449,700	430,000	Nov-22	26	105
6	30	108	100		33	10973644	371W21AB 01200	FOOTHILL RD N MEDFORD OR 97501	2022-27501	0.69	54,090	0	54,090	50,000	Sep-22	27	108

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	109	2023	3	PRIOR TO 1950	100	5	30	110	2023		1970-1989
100	5	30	111	2023		1970-1989	101	5	30	109	2023	76	PRIOR TO 1950
101	5	30	110	2023	45	1950-1969	101	5	30	111	2023	47	1950-1969

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	171		
Population - Number of Accounts	0		
Sales as a percentage of the Population	0.00%		
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values Post Trend Brkdwn
Land Rmv		0.00%	0.00%
OSD RMV		0.00%	0.00%
Improvement RMV		0.00%	0.00%
Farm Improvement RMV		0.00%	0.00%
Selected Ratio From Sales	74		
RMV Adjustment	100		
Before Ratio	74		
Overall Adjustment Factor	135		
Land Adjustment Factor	135		
OSD Adjustment Factor	100		
Improvement Adjustment Factor	145		
Farm Improvement Factor	100		
After Ratio	100		

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 4913

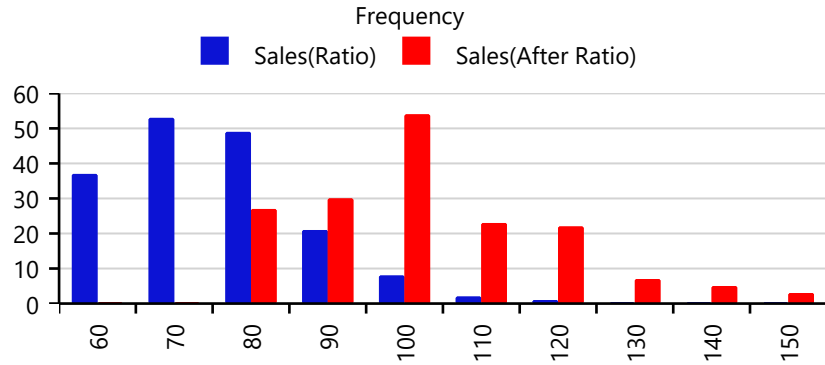
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.34	-	-	-	-
PRD	1.00	-	-	-	-

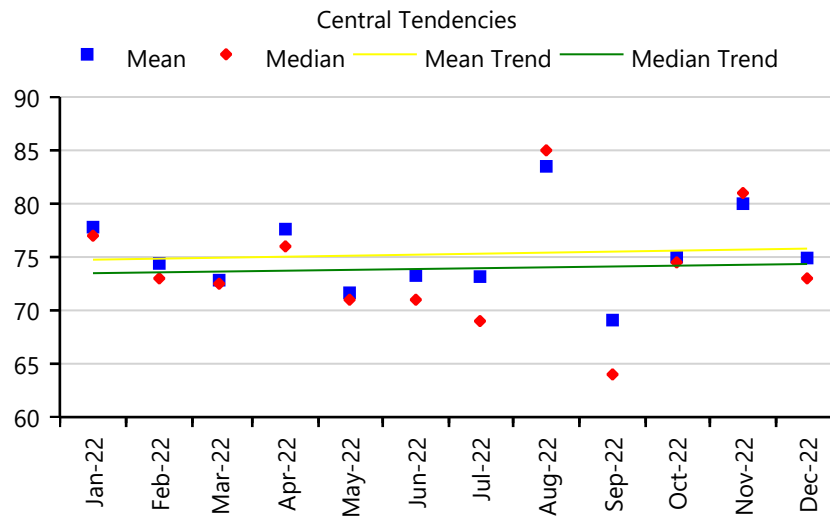
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	74	100
AAD	8.97	12.34
COD	12.12	12.34
Mean	75	102
SD	11.60	16.07
COV	15.48	15.82
Wtd Mean	75	101
GeoMean	74	100
PRD	1.00	1.00
95% Confidence	1.74	2.41

Number Of Sales 171



Month	Mean	Median	Sales
Jan-22	78	77	15
Feb-22	74	73	15
Mar-22	73	73	18
Apr-22	78	76	26
May-22	72	71	20
Jun-22	73	71	15
Jul-22	73	69	12
Aug-22	84	85	8
Sep-22	69	64	11
Oct-22	75	75	12
Nov-22	80	81	8
Dec-22	75	73	11

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	109	101	131	33	10374916	371W31BA 11500	730 HOLLY ST S MEDFORD OR	2022-4701	0.14	96,000	58,990	154,990	267,000	Feb-22	1	58
5	30	111	101	131	30A	10383143	371W31CC 09300	1741 WHITMAN AVE MEDFORD OR	2022-17338	0.21	116,000	103,180	219,180	378,000	May-22	2	58
5	30	109	101	132	30A	10411517	372W25DC 01500	1015 ELEVENTH ST W MEDFORD OR	2022-22073	0.19	104,000	64,790	168,790	289,000	Jul-22	3	58
5	30	109	101	131	33	10404111	372W25CA 07400	115 WASHINGTON ST MEDFORD OR 97501	2022-23880	0.15	98,000	52,860	150,860	260,000	Jul-22	4	58
5	30	111	101	121	30A	10407541	372W25CD 06900	526 BENSON ST MEDFORD OR 97501	2022-4755	0.13	112,030	89,330	201,360	340,000	Feb-22	5	59
5	30	109	101	131	33	10405765	372W25CB 08900	216 CHESTNUT ST MEDFORD OR 97524	2022-11367	0.16	104,000	31,430	135,430	228,000	Mar-22	6	59
5	30	110	101	131	30A	10421578	372W36BA 16100	1208 STEWART AVE MEDFORD OR	2022-13366	0.16	106,000	51,930	157,930	266,800	Apr-22	7	59
5	30	109	101	132	30A	10402234	372W25BD 02800	807 PENNSYLVANIA AVE MEDFORD OR 9750	2022-17087	0.17	104,000	84,900	188,900	318,000	May-22	8	59
5	30	110	101	131	30A	10381388	371W31CB 01700	372 GARFIELD ST MEDFORD OR 97501	2022-27855	0.23	116,000	61,420	177,420	300,000	Sep-22	9	59
5	30	109	101	141	30B	10373901	371W30CC 07100	705 OAKDALE AVE S MEDFORD OR	2022-31250	0.20	126,030	117,680	243,710	415,000	Oct-22	10	59
5	30	110	101	131	33	10881723	372W36BA 00301	1115 DAKOTA AVE MEDFORD OR	2022-31612	0.18	104,000	94,080	198,080	335,000	Oct-22	11	59
5	30	110	101	131	30A	10418119	372W36AB 15600	921 WINCHESTER AVE MEDFORD OR 97501	2022-34876	0.20	106,000	54,100	160,100	273,000	Dec-22	12	59
5	30	111	101	131	30A	10578913	372W13BC 00410	2632 SENECA AVE MEDFORD OR	2022-16183	0.15	96,000	133,160	229,160	378,900	May-22	13	60
5	30	109	121	131	33	10372402	371W30CB 03200	334 GRAPE ST S MEDFORD OR	2022-20804	0.11	94,000	45,960	139,960	235,000	Jun-22	14	60
5	30	109	121	121	30A	10410618	372W25DA 09800	102 MISTLETOE ST MEDFORD OR	2022-1737	0.12	93,000	78,870	171,870	279,500	Jan-22	15	61
5	30	110	101	131	33	10421560	372W36BA 16000	1216 STEWART AVE MEDFORD OR	2022-15248	0.16	106,000	92,960	198,960	325,000	May-22	16	61
5	30	109	101	131	33	10404411	372W25CA 10500	205 LINCOLN ST MEDFORD OR 97501	2022-17194	0.19	106,000	89,440	195,440	322,000	May-22	17	61
5	30	110	101	131	30A	10384261	372W12CD 05700	2957 FAIRWEATHER DR MEDFORD OR	2022-22449	0.14	96,000	107,290	203,290	331,000	Jul-22	18	61
5	30	110	101	131	30A	10407143	372W25CD 03200	402 BENSON ST MEDFORD OR 97501	2022-29487	0.18	104,000	51,670	155,670	257,000	Sep-22	19	61
5	30	109	101	131	30B	10415738	372W36AA 07500	613 CATHERINE ST MEDFORD OR 97501	2022-34401	0.24	116,000	74,890	190,890	315,000	Nov-22	20	61
5	30	109	101	131	30A	10387309	372W24CD 06300	618 JACKSON ST W MEDFORD OR	2022-2116	0.13	96,000	80,070	176,070	285,000	Jan-22	21	62
5	30	110	101	131	30A	10382261	371W31CC 00500	525 GARFIELD ST MEDFORD OR 97501	2022-7950	0.15	96,000	93,320	189,320	305,000	Feb-22	22	62
5	30	111	101	131	30A	10490241	372W13CA 00900	480 DE BARR AVE MEDFORD OR	2022-8267	0.20	106,000	115,320	221,320	355,000	Mar-22	23	62
5	30	109	100		33	11012120	372W35DC 02301	1984 WILLOW BROOK DR MEDFORD OR	2022-18525	0.20	80,000	0	80,000	130,000	Jun-22	24	62
5	30	109	101	121	30A	10406251	372W25CC 02800	1620 PRUNE ST MEDFORD OR 97524	2022-19555	0.16	104,000	44,870	148,870	239,000	Jun-22	25	62
5	30	109	101	131	30A	10441056	372W36CB 12600	1538 DIXIE LN MEDFORD OR 97501	2022-21297	0.16	108,000	109,330	217,330	348,000	Jul-22	26	62
5	30	109	101	131	30A	10442192	382W01BB 07800	1725 ORCHARD HOME CT MEDFORD OR 975	2022-29158	0.33	118,000	235,670	353,670	569,300	Sep-22	27	62
5	30	109	101	132	30A	10396452	372W25AC 20900	59 QUINCE ST MEDFORD OR	2022-34456	0.12	96,000	69,050	165,050	265,000	Dec-22	28	62
5	30	111	101	131	30A	10488866	372W13BB 05300	2772 HOWARD AVE MEDFORD OR	2022-28142	0.25	116,000	94,970	210,970	332,500	Sep-22	29	63
5	30	109	101	131	30B	10401220	372W25BC 01200	1216 LOCUST ST MEDFORD OR 97501	2022-31084	0.17	106,000	36,500	142,500	225,000	Oct-22	30	63
5	30	110	101	131	30A	10382463	371W31CC 02500	540 SOUVENIR ST MEDFORD OR 97501	2022-33672	0.17	106,000	87,770	193,770	308,000	Nov-22	31	63
5	30	109	101	122	30A	10412765	372W25DC 13800	608 NEWTOWN ST MEDFORD OR	2022-5150	0.22	132,030	58,510	190,540	297,000	Feb-22	32	64

JACKSON County 2023 Ratio Study

Included Sales

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5	30	110	101	131	30A	10421551	372W36BA 15900	1224 STEWART AVE MEDFORD OR	2022-7119	0.16	104,000	103,610	207,610	322,500	Feb-22	33	64
5	30	110	101	131	33	10421237	372W36BA 12600	1012 WINCHESTER AVE MEDFORD OR	2022-10649	0.19	108,000	78,770	186,770	291,500	Mar-22	34	64
5	30	111	101	131	30A	10578921	372W13BC 00411	2644 SENECA AVE MEDFORD OR	2022-17771	0.15	94,000	119,770	213,770	336,000	May-22	35	64
5	30	110	101	131	30A	10488622	372W13BB 02900	2841 HOWARD AVE MEDFORD OR	2022-27921	0.15	94,000	61,580	155,580	245,000	Sep-22	36	64
5	30	110	101	131	30A	10421130	372W36BA 11600	1124 WINCHESTER AVE MEDFORD OR	2022-29703	0.17	106,000	87,160	193,160	303,000	Sep-22	37	64
5	30	110	101	131	33	10419115	372W36AC 06500	1017 INGRID ST MEDFORD OR 97501	2022-10908	0.15	96,000	100,290	196,290	300,000	Mar-22	38	65
5	30	109	101	131	33	10420069	372W36BA 01101	1303 DAKOTA AVE MEDFORD OR	2022-22269	0.15	94,000	107,610	201,610	308,000	Jul-22	39	65
5	30	110	101	131	30A	10400996	372W25BB 09600	1102 SUNSET AVE MEDFORD OR	2022-1448	0.22	114,000	73,370	187,370	285,000	Jan-22	40	66
5	30	109	101	131	30A	10379906	371W31BA 09700	1010 GRAPE ST S MEDFORD OR	2022-9338	0.13	96,000	61,620	157,620	238,900	Mar-22	41	66
5	30	110	101	131	30A	10493482	372W11DD 10500	708 HERMAN AVE MEDFORD OR	2022-13765	0.18	108,000	93,730	201,730	305,000	Apr-22	42	66
5	30	111	101	131	30A	10418750	372W36AC 03200	925 JANES RD MEDFORD OR 97501	2022-17203	0.15	96,000	168,260	264,260	399,900	May-22	43	66
5	30	109	101	131	33	10389789	372W24DC 08500	709 ALDER ST MEDFORD OR	2022-17897	0.12	96,000	135,800	231,800	350,000	May-22	44	66
5	30	110	101	131	30A	10420611	372W36BA 06400	1208 MT PITT AVE MEDFORD OR	2022-26923	0.18	106,000	75,130	181,130	275,000	Aug-22	45	66
5	30	111	101	131	30A	10406496	372W25CC 07100	612 CHESTNUT ST MEDFORD OR 97501	2022-9851	0.12	94,000	147,840	241,840	360,000	Mar-22	46	67
5	30	110	101	131	30A	10381899	371W31CB 06800	1401 WHITMAN AVE MEDFORD OR 97501	2022-20233	0.24	116,000	97,530	213,530	321,000	Jun-22	47	67
5	30	110	101	132	30A	10414903	372W25DD 19200	315 NEWTOWN ST MEDFORD OR	2022-23090	0.28	118,000	111,850	229,850	345,000	Jul-22	48	67
5	30	111	101	131	30B	10563270	372W11DD 01100	3062 STARWOOD CT MEDFORD OR	2022-30434	0.15	96,000	146,560	242,560	360,000	Oct-22	49	67
5	30	110	101	131	33	10421586	372W36BA 16200	1200 STEWART AVE MEDFORD OR	2022-10832	0.16	106,000	103,950	209,950	310,000	Mar-22	50	68
5	30	111	101	141	30A	10383101	371W31CC 08900	532 GLAIRGEAU CIR MEDFORD OR 97501	2022-12550	0.22	118,000	151,900	269,900	395,000	Apr-22	51	68
5	30	110	101	131	33	10492828	372W11DD 11100	659 ELLEN AVE MEDFORD OR	2022-17641	0.18	108,000	143,100	251,100	369,000	May-22	52	68
5	30	111	101	131	30A	10380665	371W31BB 07200	942 WHITMAN AVE MEDFORD OR	2022-27340	0.22	116,000	149,110	265,110	388,000	Sep-22	53	68
5	30	111	101	131	30A	10586276	372W36AD 05425	1367 SEQUOIA CIR MEDFORD OR 97501	2022-1889	0.20	106,000	122,450	228,450	330,000	Jan-22	54	69
5	30	109	191	131	30A	10449988	372W23DD 02100	1223 MAPLE PARK DR MEDFORD/COUNTY OR	2022-4355	0.95	204,000	87,260	291,260	425,000	Feb-22	55	69
5	30	109	101	131	33	10417261	372W36AB 07200	829 PEACH ST S MEDFORD OR 97501	2022-19256	0.16	106,000	153,620	259,620	375,000	Jun-22	56	69
5	30	110	191	121	30B	10440289	372W35DD 00700	1987 WESTWOOD DR MEDFORD/COUNTY OR	2022-20304	1.08	224,000	26,690	250,690	365,000	Jun-22	57	69
5	30	109	121	131	30A	10410634	372W25DA 10200	112 MISTLETOE ST MEDFORD OR	2022-26082	0.12	94,000	84,120	178,120	260,000	Aug-22	58	69
5	30	109	101	141	30B	10489521	372W13BC 03800	2511 HOWARD AVE MEDFORD OR	2022-10201	0.15	94,000	132,970	226,970	326,500	Mar-22	59	70
5	30	110	101	131	30A	10384172	372W12CD 04800	340 ARNWOOD ST MEDFORD OR	2022-11236	0.16	106,000	152,290	258,290	370,000	Apr-22	60	70
5	30	111	101	131	33	10570300	372W36DD 02302	635 IPSON DR MEDFORD OR 97501	2022-14921	0.31	116,000	153,080	269,080	385,000	May-22	61	70
5	30	109	131	131	30B	10389300	372W24CD 07400	920 BROAD ST MEDFORD OR	2022-30616	0.18	104,000	139,700	243,700	349,900	Oct-22	62	70
5	30	111	101	131	30A	10633549	372W36DC 05000	1688 LILLIAN ST MEDFORD/COUNTY OR 975	2022-34969	0.16	108,000	123,100	231,100	330,000	Dec-22	63	70
5	30	111	101	131	30A	10378659	371W31B0 00800	1180 HOLLY ST S MEDFORD OR	2022-1950	0.14	96,000	135,690	231,690	325,000	Jan-22	64	71

JACKSON County 2023 Ratio Study

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5	30	111	101	131	33	10616512	371W31BC 03100	1323 JASPER ST MEDFORD OR	2022-3256	0.19	106,000	137,280	243,280	345,000	Jan-22	65	71
5	30	111	101	131	30A	10629076	371W31BC 01408	550 HOLMES AVE MEDFORD OR	2022-12086	0.19	106,000	163,740	269,740	380,000	Apr-22	66	71
5	30	109	101	131	30B	10491043	372W13CB 02600	247 BERRYDALE AVE MEDFORD OR	2022-19185	0.19	106,000	112,930	218,930	309,000	Jun-22	67	71
5	30	109	101	131	33	10374576	371W30CC 13900	625 HOLLY ST S MEDFORD OR	2022-19938	0.11	98,000	100,650	198,650	280,000	Jun-22	68	71
5	30	110	101	141	30A	10382771	371W31CC 05600	508 BARRY CIR MEDFORD OR 97501	2022-22416	0.21	116,000	140,110	256,110	363,000	Jun-22	69	71
5	30	109	101	131	30B	10373651	371W30CC 04800	515 J STREET MEDFORD OR	2022-23982	0.17	108,000	140,700	248,700	349,000	Jul-22	70	71
5	30	109	101	131	33	10402364	372W25BD 04500	1010 FOURTH ST W MEDFORD OR 97501	2022-26334	0.12	98,000	105,980	203,980	287,500	Aug-22	71	71
5	30	110	101	131	30A	10421130	372W36BA 11600	1124 WINCHESTER AVE MEDFORD OR	2022-6631	0.17	106,000	87,160	193,160	270,000	Feb-22	72	72
5	30	110	101	131	33	10411622	372W25DC 02600	1048 TWELFTH ST W MEDFORD OR	2022-9557	0.16	106,000	110,450	216,450	300,000	Mar-22	73	72
5	30	109	101	131	30A	10494802	372W14AB 04700	2705 ELLIOTT AVE MEDFORD OR	2022-12024	0.13	94,000	125,290	219,290	303,500	Apr-22	74	72
5	30	111	101	141	33	10557723	372W36BD 03200	1116 DOUGLAS AVE MEDFORD OR	2022-13046	0.19	106,000	159,000	265,000	366,000	Apr-22	75	72
5	30	111	101	131	33	10578873	372W13BC 00406	2568 SENECA AVE MEDFORD OR	2022-15884	0.15	98,000	149,820	247,820	342,000	May-22	76	72
5	30	109	101	138	30B	10406104	372W25CC 01500	309 CHESTNUT ST MEDFORD OR 97524	2022-31157	0.16	104,000	122,670	226,670	313,000	Oct-22	77	72
5	30	111	101	121	30A	10729362	372W25CA 15500	326 BENSON ST MEDFORD OR 97501	2022-34806	0.18	104,000	75,460	179,460	249,900	Dec-22	78	72
5	30	110	101	131	30A	10931530	371W31CB 11601	1595 OAKDALE AVE S MEDFORD OR 97501	2022-4451	0.13	96,000	133,080	229,080	315,000	Feb-22	79	73
5	30	111	101	131	30A	10579107	372W13BC 00429	2591 AZTEC AVE MEDFORD OR	2022-6899	0.15	96,000	119,580	215,580	295,000	Feb-22	80	73
5	30	111	101	131	30A	10579140	372W13BC 00433	250 CHEYENNE ST MEDFORD OR	2022-8180	0.21	116,000	149,430	265,430	365,000	Mar-22	81	73
5	30	111	101	131	30A	10489416	372W13BC 03100	180 DE HAGUE ST MEDFORD OR	2022-16441	0.39	144,000	124,270	268,270	369,000	May-22	82	73
5	30	110	101	131	30A	10441015	372W36CB 14100	1472 DIXIE LN MEDFORD OR	2022-27299	0.26	116,000	134,480	250,480	345,000	Sep-22	83	73
5	30	111	109	962	33	10727564	372W36CB 01800	1457 DIXIE LN MEDFORD OR 97501	2022-36320	0.15	96,000	143,630	239,630	330,000	Dec-22	84	73
5	30	111	101	131	30A	10443894	382W02AB 03300	2080 ALAMAR ST MEDFORD OR	2022-36514	0.27	118,000	124,240	242,240	334,000	Dec-22	85	73
5	30	111	101	131	30A	10608315	372W36BD 05705	1062 ASPEN ST MEDFORD OR	2022-6093	0.24	118,000	176,160	294,160	395,000	Feb-22	86	74
5	30	109	101	142	30A	10418792	372W36AC 03600	973 JANES RD MEDFORD OR 97501	2022-8178	0.26	116,000	197,300	313,300	425,000	Mar-22	87	74
5	30	110	101	131	30A	10381899	371W31CB 06800	1401 WHITMAN AVE MEDFORD OR 97501	2022-13290	0.24	116,000	97,530	213,530	288,500	Apr-22	88	74
5	30	109	101	121	30A	10489481	372W13BC 03500	2573 HOWARD AVE MEDFORD OR	2022-14127	0.21	114,000	69,730	183,730	248,000	Apr-22	89	74
5	30	109	101	121	30A	10494900	372W14AD 00700	154 DE HAGUE ST MEDFORD OR	2022-35173	0.19	120,520	41,460	161,980	220,000	Dec-22	90	74
5	30	109	101	138	30A	10452422	372W36DA 03400	793 MARSHALL AVE MEDFORD/COUNTY OR	2022-11143	0.33	116,000	48,750	164,750	220,000	Apr-22	91	75
5	30	110	101	131	30A	10381700	371W31CB 04900	1545 JASPER ST MEDFORD OR 97501	2022-12340	0.23	116,000	81,970	197,970	265,000	Apr-22	92	75
5	30	109	121	131	30A	10413656	372W25DD 06800	408 PARK AVE MEDFORD OR	2022-17879	0.07	94,000	104,230	198,230	265,000	May-22	93	75
5	30	109	101	231	30A	10402583	372W25BD 06500	108 COLUMBUS AVE N MEDFORD OR 97501	2022-20632	0.11	129,050	49,590	178,640	238,500	Jun-22	94	75
5	30	109	101	131	30B	10452684	372W36DB 00900	837 MARSHALL AVE MEDFORD OR 97501	2022-22387	0.14	94,000	151,370	245,370	329,000	Jul-22	95	75
5	30	109	101	138	30A	10407654	372W25CD 08000	615 BENSON ST MEDFORD OR 97501	2022-22438	0.13	103,000	98,320	201,320	270,000	Jul-22	96	75

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5	30	111	101	131	30A	10453362	372W36CD 03400	1335 GARFIELD ST MEDFORD OR	2022-11306	0.66	206,000	115,870	321,870	425,000	Mar-22	97	76
5	30	110	101	131	30A	10487993	372W13BA 06000	432 MORNINGSIDE ST MEDFORD OR	2022-11802	0.18	106,000	84,220	190,220	249,000	Apr-22	98	76
5	30	110	101	131	30A	10487993	372W13BA 06000	432 MORNINGSIDE ST MEDFORD OR	2022-11802	0.18	106,000	84,220	190,220	249,000	Apr-22	99	76
5	30	109	101	132	30A	10405490	372W25CB 06200	103 LEWIS AVE MEDFORD OR 97524	2022-12546	0.14	94,000	110,080	204,080	270,000	Apr-22	100	76
5	30	109	101	131	33	10374227	371W30CC 10400	653 IVY ST S MEDFORD OR	2022-18756	0.13	98,000	116,920	214,920	284,500	Jun-22	101	76
5	30	109	101	138	30B	10406188	372W25CC 02100	304 CHESTNUT ST MEDFORD OR 97524	2022-21021	0.30	114,000	154,710	268,710	355,000	Jun-22	102	76
5	30	109	101	132	30A	10399989	372W25BA 20500	718 PALM ST MEDFORD OR	2022-22785	0.12	94,000	42,200	136,200	180,000	Jul-22	103	76
5	30	109	101	131	30A	10398593	372W25BA 06600	449 HAVEN ST MEDFORD OR	2022-2283	0.15	96,000	122,080	218,080	285,000	Jan-22	104	77
5	30	109	101	131	33	11011813	372W24DC 04201	818 OAK ST MEDFORD OR	2022-1533	0.12	96,000	80,110	176,110	229,000	Jan-22	105	77
5	30	109	101	131	33	10488833	372W13BB 05000	2763 HOWARD AVE MEDFORD OR	2022-3412	0.29	118,000	123,930	241,930	315,000	Jan-22	106	77
5	30	109	101	131	33	10394745	372W25AC 03600	417 OAKDALE AVE N MEDFORD OR	2022-14196	0.14	98,000	148,470	246,470	321,000	Apr-22	107	77
5	30	110	101	131	30A	10404098	372W25CA 07200	123 WASHINGTON ST MEDFORD OR 97501	2022-15071	0.15	94,000	79,810	173,810	225,000	May-22	108	77
5	30	109	101	132	30A	10414174	372W25DD 12000	602 KING ST MEDFORD OR	2022-17508	0.17	106,000	72,090	178,090	231,000	May-22	109	77
5	30	111	109	952	30A	10727400	372W36CA 06100	1310 BRENTCREST DR MEDFORD OR	2022-17620	0.19	106,000	124,920	230,920	300,000	May-22	110	77
5	30	111	101	131	33	10710975	372W12CD 12127	3076 CLEARVIEW AVE MEDFORD OR	2022-28925	0.14	96,000	155,570	251,570	325,000	Sep-22	111	77
5	30	109	101	131	30A	10388182	372W24DA 07800	416 BOARDMAN ST MEDFORD OR	2022-30284	0.16	104,000	111,110	215,110	278,500	Oct-22	112	77
5	30	110	101	131	30B	10441753	372W35DD 01700	1861 ORCHARD HOME DR MEDFORD/COUNT	2022-31521	0.41	144,000	86,800	230,800	300,000	Oct-22	113	77
5	30	111	101	131	30B	10710829	372W12CD 12112	3060 GLENGROVE AVE MEDFORD OR	2022-33087	0.17	106,000	150,670	256,670	335,000	Nov-22	114	77
5	30	109	101	131	33	10380981	371W31BB 10400	379 OGARA ST MEDFORD OR	2022-36460	0.14	98,000	123,060	221,060	288,000	Dec-22	115	77
5	30	109	101	131	33	10401579	372W25BC 06100	26 WESTERN AVE MEDFORD OR 97501	2022-451	0.20	124,030	132,600	256,630	330,000	Jan-22	116	78
5	30	111	101	141	30A	10619609	372W12CC 01604	3140 CIRCLEWOOD DR MEDFORD OR 97501	2022-3207	0.15	96,000	166,260	262,260	336,000	Jan-22	117	78
5	30	110	101	141	33	10493117	372W11DC 04100	852 HERMAN AVE MEDFORD OR 97501	2022-12662	0.18	106,000	176,120	282,120	360,000	Apr-22	118	78
5	30	110	101	131	33	10429768	372W25CC 05400	819 CHERRY ST MEDFORD OR	2022-13718	0.36	146,000	154,890	300,890	385,000	Apr-22	119	78
5	30	109	101	121	30A	10388117	372W24DA 07100	334 ALICE ST MEDFORD OR	2022-14003	0.05	94,000	16,630	110,630	142,500	Apr-22	120	78
5	30	109	101	142	30A	10413500	372W25DD 05300	614 PARK AVE MEDFORD OR	2022-2232	0.17	106,000	178,840	284,840	359,000	Jan-22	121	79
5	30	109	101	131	30A	10405351	372W25CB 04600	27 LEWIS AVE MEDFORD OR 97501	2022-9961	0.13	94,000	98,550	192,550	243,600	Mar-22	122	79
5	30	110	101	131	30A	10421489	372W36BB 06600	1317 WINCHESTER AVE MEDFORD OR	2022-17178	0.17	106,000	157,430	263,430	335,000	May-22	123	79
5	30	109	121	142	30B	10403521	372W25CA 01500	1511 MAIN ST W MEDFORD OR 97501	2022-28570	0.14	94,000	150,080	244,080	310,000	Sep-22	124	79
5	30	109	101	131	30A	10404973	372W25CB 00900	35 CHESTNUT ST MEDFORD OR 97501	2022-33645	0.17	124,030	121,180	245,210	311,000	Nov-22	125	79
5	30	109	101	121	30A	10389237	372W24DC 03000	406 CLARK ST MEDFORD OR	2022-6624	0.14	94,000	33,650	127,650	158,000	Feb-22	126	81
5	30	111	101	131	33	10384521	372W12CD 10700	410 DUSK CIR MEDFORD OR	2022-8142	0.21	116,000	156,460	272,460	338,000	Mar-22	127	81
5	30	110	101	132	30A	10421121	372W36BA 11500	1132 WINCHESTER AVE MEDFORD OR	2022-10129	0.17	104,000	60,500	164,500	200,000	Mar-22	128	82

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	109	101	131	30A	10399443	372W25BA 15100	724 SECOND ST W MEDFORD OR	2022-12429	0.15	98,000	105,530	203,530	249,000	Apr-22	129	82
5	30	109	101	142	33	10394437	372W25AB 13000	333 SECOND ST W MEDFORD OR	2022-18445	0.08	94,000	196,350	290,350	352,000	Jun-22	130	82
5	30	109	121	121	33	10385371	372W24AD 09100	1049 BEATTY ST MEDFORD OR	2022-9457	0.11	96,000	40,980	136,980	165,000	Mar-22	131	83
5	30	111	101	131	30A	10488631	372W13BB 03000	2837 HOWARD AVE MEDFORD OR	2022-9732	0.19	104,000	210,460	314,460	380,000	Mar-22	132	83
5	30	111	101	131	30A	10578954	372W13BC 00414	323 PAWNEE ST MEDFORD OR	2022-13124	0.23	116,000	212,770	328,770	395,000	Apr-22	133	83
5	30	111	101	141	30A	10587953	372W36CA 02500	1019 ASPEN ST MEDFORD OR 97501	2022-29981	0.23	118,000	227,020	345,020	417,000	Oct-22	134	83
5	30	109	101	131	33	10488436	372W13BB 01100	211 MACE RD MEDFORD OR	2022-34049	0.20	106,000	134,580	240,580	289,000	Nov-22	135	83
5	30	110	101	131	30A	10419951	372W36BA 00100	704 HAMILTON ST MEDFORD OR	2022-1752	0.17	104,000	146,670	250,670	300,000	Jan-22	136	84
5	30	109	101	131	30A	10406099	372W25CC 01400	317 CHESTNUT ST MEDFORD OR	2022-28742	0.16	104,000	129,190	233,190	277,500	Aug-22	137	84
5	30	109	101	131	30A	10449807	372W23DD 00300	1040 MAPLE PARK DR MEDFORD/COUNTY OR	2022-1944	0.23	116,000	172,520	288,520	341,500	Nov-22	138	84
5	30	109	100	300	30A	11011013	372W35AD 00802	1691 ARLINGTON DR MEDFORD OR	2022-34964	0.14	70,000	1,490	71,490	85,000	Dec-22	139	84
5	30	110	101	131	30A	10489597	372W13BD 01200	2541 TABLE ROCK RD MEDFORD OR	2022-11751	0.18	106,000	60,020	166,020	195,000	Apr-22	140	85
5	30	111	101	131	30A	10416002	372W36AA 09609	941 PARK AVE MEDFORD OR 97501	2022-14302	0.16	106,000	127,050	233,050	275,000	Apr-22	141	85
5	30	109	101	131	30A	11001334	372W13BA 02004	2784 MERRIMAN RD MEDFORD OR	2022-13068	0.42	146,000	108,550	254,550	297,500	Apr-22	142	86
5	30	110	101	131	30A	10448703	372W23DA 01400	1160 ROSS LN N MEDFORD/COUNTY OR 975	2022-16797	0.57	206,000	52,780	258,780	300,000	May-22	143	86
5	30	111	101	141	33	10557512	372W36BD 01100	1105 KELLY ST MEDFORD OR	2022-27443	0.19	108,000	189,920	297,920	345,000	Aug-22	144	86
5	30	109	101	131	33	10415446	372W36AA 04800	825 GRANT AVE MEDFORD OR 97501	2022-5399	0.21	116,000	175,320	291,320	334,000	Feb-22	145	87
5	30	109	101	131	30A	10393595	372W25AA 10000	428 HOLLY ST N MEDFORD OR	2022-8743	0.11	96,000	165,600	261,600	300,000	Mar-22	146	87
5	30	109	101	142	33	10395985	372W25AC 16001	56 PEACH ST N MEDFORD OR	2022-31878	0.17	106,000	256,960	362,960	415,000	Oct-22	147	87
5	30	109	101	121	30B	10411998	372W25DC 06200	409 PEACH ST S MEDFORD OR	2022-35094	0.05	94,000	24,950	118,950	137,500	Dec-22	148	87
5	30	109	101	128	30A	10396341	372W25AC 19800	16 QUINCE ST MEDFORD OR	2022-6052	0.12	96,000	67,130	163,130	185,000	Feb-22	149	88
5	30	110	101	131	30B	10417327	372W36AB 07800	805 PEACH ST S MEDFORD OR 97501	2022-30753	0.15	94,000	38,090	132,090	150,000	Oct-22	150	88
5	30	111	101	141	30A	10608307	372W36BD 05704	1074 ASPEN ST MEDFORD OR	2022-14806	0.23	118,000	206,180	324,180	365,000	May-22	151	89
5	30	111	101	141	33	10629141	371W31BC 01415	549 DRIFTWOOD PL MEDFORD OR	2022-26969	0.18	108,000	213,060	321,060	360,000	Aug-22	152	89
5	30	111	101	141	30A	10629124	371W31BC 01413	573 DRIFTWOOD PL MEDFORD OR	2022-4984	0.19	106,000	238,810	344,810	385,000	Feb-22	153	90
5	30	109	101	131	30A	10412457	372W25DC 10700	843 THIRTEENTH ST W MEDFORD OR	2022-13905	0.15	112,030	240,640	352,670	393,000	Apr-22	154	90
5	30	110	101	131	33	10412205	372W25DC 08200	1028 THIRTEENTH ST W MEDFORD OR	2022-20255	0.15	108,000	117,950	225,950	251,500	Jun-22	155	90
5	30	111	101	141	33	10800056	372W36BD 05301	1048 ASPEN ST MEDFORD OR	2022-27337	0.23	116,000	251,580	367,580	409,000	Sep-22	156	90
5	30	110	101	131	33	10381599	371W31CB 03800	1425 JASPER ST MEDFORD OR 97501	2022-14254	0.23	116,000	161,500	277,500	306,000	Apr-22	157	91
5	30	109	101	121	33	10432083	372W26DA 02700	119 LOZIER LN MEDFORD/COUNTY OR 97501	2022-36425	0.28	116,000	69,720	185,720	200,000	Dec-22	158	93
5	30	109	100		30A	10407348	372W25CD 05100	618 COLUMBUS AVE S MEDFORD OR 97501	2022-24962	0.12	94,000	0	94,000	100,000	Aug-22	159	94
5	30	109	101	131	30B	10494983	372W14AD 01500	2580 CONNELL AVE MEDFORD OR	2022-34094	0.16	108,000	129,200	237,200	253,000	Nov-22	160	94

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	109	131	121	30A	10429176	372W24CD 09100	740 MC ANDREWS RD W MEDFORD OR	2022-16556	0.22	114,000	62,590	176,590	185,000	May-22	161	95
5	30	111	191	143	30A	10441421	372W36BB 03700	1794 STEWART AVE MEDFORD OR 97501	2022-18578	0.98	208,000	410,510	618,510	630,000	Jun-22	162	98
5	30	111	101	131	33	10575801	372W36DC 00701	1865 PEACH ST S MEDFORD/COUNTY OR 97	2022-30747	0.22	116,000	120,830	236,830	241,000	Oct-22	163	98
5	30	111	191	131	33	10546675	372W13BD 02903	2627 MERRIMAN RD MEDFORD OR	2022-34086	0.70	208,000	173,080	381,080	385,000	Nov-22	164	99
5	30	109	121	111	30A	10391454	372W24DA 14300	330 EDWARDS ST MEDFORD OR	2022-11520	0.07	96,000	20,140	116,140	115,000	Apr-22	165	101
5	30	110	101	131	30A	10488193	372W13AC 02000	867 SWING LN MEDFORD OR 97501	2022-2247	0.54	204,000	87,860	291,860	285,000	Jan-22	166	102
5	30	111	101	141	30A	10419936	372W36BD 05500	1056 ASPEN ST MEDFORD OR	2022-5747	0.36	146,000	214,800	360,800	355,000	Feb-22	167	102
5	30	111	191	300	30B	10429697	372W25CC 04800	693 CHERRY ST MEDFORD/COUNTY OR	2022-24150	0.85	208,000	108,080	316,080	310,000	Jul-22	168	102
5	30	109	101	148	30A	10454740	382W01AB 00900	803 AGATE ST MEDFORD OR	2022-22060	0.28	118,000	245,530	363,530	337,742	Jul-22	169	108
5	30	111	101	131	30A	10444053	382W02AC 00300	2091 ALAMAR ST MEDFORD OR	2022-26410	0.25	116,000	228,850	344,850	315,500	Aug-22	170	109
5	30	109	131	111	33	10450187	372W24CA 01300	1115 PINECROFT AVE MEDFORD/COUNTY OR	2022-4170	0.51	220,860	29,980	250,840	217,500	Jan-22	171	115

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	112	2023	1	1990-1999	101	5	30	112	2023	49	1990-1999

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	50
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales 86

RMV Adjustment 100

Before Ratio 86

Overall Adjustment Factor 116

Land Adjustment Factor 116

OSD Adjustment Factor 100

Improvement Adjustment Factor 118

Farm Improvement Factor 100

After Ratio 100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

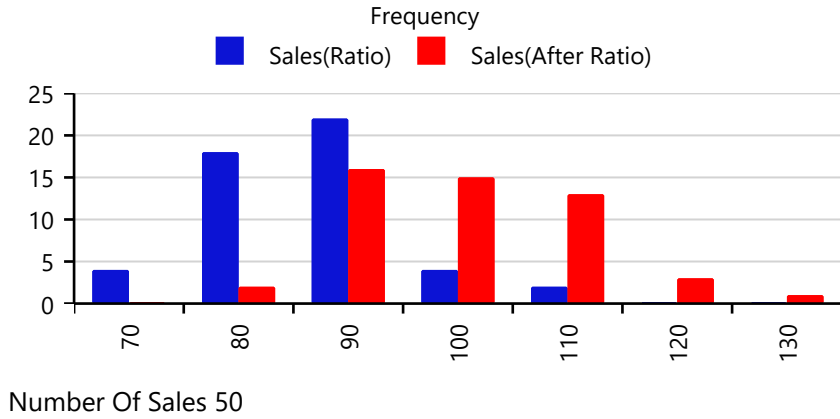
Population totals (including recalculated study area 30): 1128

Performance History

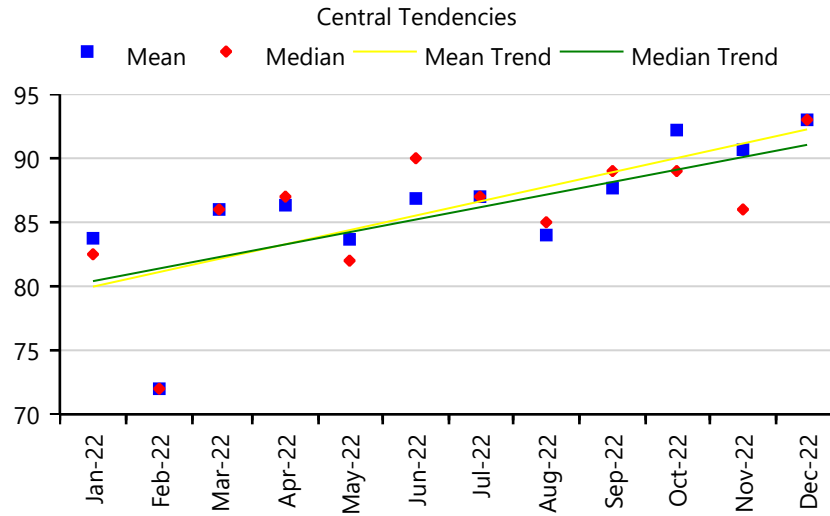
	2023	2022	2021	2020	2019
COD	8.48	-	-	-	-
PRD	1.00	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	86	100
AAD	7.10	8.48
COD	8.26	8.48
Mean	86	100
SD	8.91	10.50
COV	10.35	10.52
Wtd Mean	86	100
GeoMean	86	99
PRD	1.00	1.00
95% Confidence	2.47	2.91



Month	Mean	Median	Sales
Jan-22	84	83	4
Feb-22	72	72	2
Mar-22	86	86	1
Apr-22	86	87	9
May-22	84	82	6
Jun-22	87	90	7
Jul-22	87	87	2
Aug-22	84	85	7
Sep-22	88	89	3
Oct-22	92	89	5
Nov-22	91	86	3
Dec-22	93	93	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	112	109	942	16A	10486119	372W13BA 02400	2971 TABLE ROCK RD MEDFORD OR	2022-6252	0.23	113,000	57,340	170,340	254,753	Feb-22	1	67
5	30	112	101	131	30B	10915087	372W36AD 03308	765 SUMMER GLEN DR MEDFORD OR 97501	2022-16557	0.19	106,000	170,970	276,970	387,000	May-22	2	72

JACKSON County 2023 Ratio Study

Included Sales

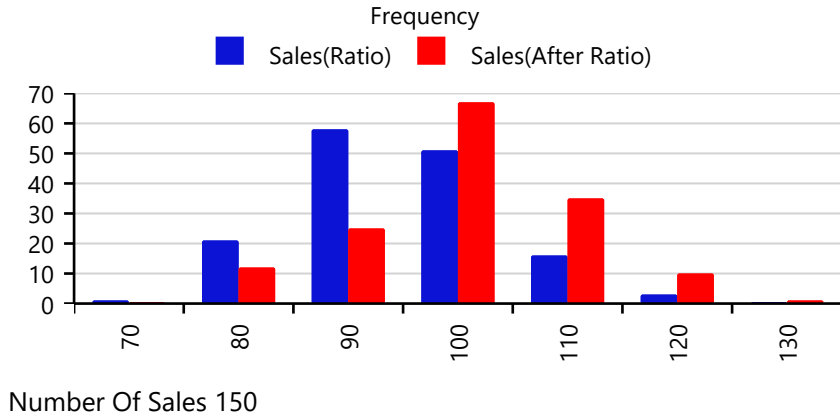
MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	112	101	131	30A	10837353	372W36DB 04200	1424 BRITT DR MEDFORD OR 97501	2022-12475	0.14	96,000	165,940	261,940	352,500	Apr-22	3	74
5	30	112	101	131	30A	10915052	372W36AD 03305	747 SUMMER GLEN DR MEDFORD OR 97501	2022-26865	0.14	96,000	180,320	276,320	372,500	Aug-22	4	74
5	30	112	101	131	33	10873056	372W26DD 01713	1931 PRUNE ST MEDFORD OR 97501	2022-18081	0.15	96,000	167,650	263,650	353,000	Jun-22	5	75
5	30	112	101	131	33	10863311	372W36CB 07000	1482 AVALON DR MEDFORD OR 97501	2022-1444	0.14	94,000	156,810	250,810	330,000	Jan-22	6	76
5	30	112	101	131	33	10840940	372W13BA 00121	466 MACE RD MEDFORD OR	2022-14617	0.12	98,000	162,240	260,240	344,000	Apr-22	7	76
5	30	112	101	131	30A	10428104	372W13AC 00100	698 MIDWAY RD MEDFORD OR 97501	2022-16608	0.12	96,000	186,470	282,470	370,000	May-22	8	76
5	30	112	101	131	30A	10905886	372W36BD 07908	1322 ASPEN ST MEDFORD OR	2022-6966	0.15	98,000	191,530	289,530	375,000	Feb-22	9	77
5	30	112	101	131	30A	10841069	372W13BA 00133	458 HAYES AVE MEDFORD OR	2022-25363	0.12	96,000	164,160	260,160	335,000	Aug-22	10	78
5	30	112	101	132	30B	10836973	372W36BB 02414	1731 TANGLEWOOD LN MEDFORD OR	2022-34092	0.21	118,000	266,960	384,960	486,900	Nov-22	11	79
5	30	112	101	131	30A	10889145	372W36CD 08500	1816 SARAH WAY MEDFORD OR	2022-19571	0.19	106,000	213,260	319,260	399,900	Jun-22	12	80
5	30	112	101	131	30A	10860631	372W13AC 00120	714 MIDWAY RD MEDFORD OR 97501	2022-19760	0.12	96,000	187,930	283,930	356,000	Jun-22	13	80
5	30	112	101	131	30A	10824839	372W36CA 04200	1012 PEACHWOOD CT MEDFORD OR	2022-26494	0.15	96,000	177,560	273,560	344,000	Aug-22	14	80
5	30	112	101	131	30A	10921145	371W31CB 10800	595 SHADOW WOOD DR MEDFORD OR 97501	2022-5026	0.16	108,000	218,440	326,440	410,000	Sep-22	15	80
5	30	112	101	131	30A	10825209	372W13AC 00104	2668 CUMMINGS LN MEDFORD OR 97501	2022-12143	0.11	96,000	169,940	265,940	330,000	Apr-22	16	81
5	30	112	101	141	30A	10815562	371W31CD 00416	1708 HOLLY ST S MEDFORD OR	2022-15424	0.15	96,000	228,390	324,390	400,000	May-22	17	81
5	30	112	101	131	33	10441585	372W36CB 10200	1566 TORALON DR MEDFORD OR 97501	2022-30045	0.13	96,000	193,880	289,880	360,000	Oct-22	18	81
5	30	112	101	141	30A	10815813	371W31CD 00441	255 PEEBLER WAY MEDFORD OR	2022-2078	0.14	96,000	231,360	327,360	400,000	Jan-22	19	82
5	30	112	101	131	33	10876955	382W01BA 05900	2128 HAPPY VALLEY DR MEDFORD OR	2022-2407	0.24	118,000	193,470	311,470	375,000	Jan-22	20	83
5	30	112	101	141	30A	10900067	382W01BB 03700	1401 DIAMOND ST MEDFORD OR	2022-17872	0.18	108,000	267,620	375,620	449,900	May-22	21	83
5	30	112	101	141	33	10810718	372W25CC 05903	540 JEANETTE AVE MEDFORD OR 97501	2022-23260	0.16	106,000	205,050	311,050	375,000	Jul-22	22	83
5	30	112	101	131	33	10863506	372W36CB 08900	1431 RIDGEPINE WAY MEDFORD OR 97501	2022-24437	0.21	116,000	171,910	287,910	338,000	Aug-22	23	85
5	30	112	101	131	33	10888714	372W26DD 00704	451 VICK LN MEDFORD OR	2022-31375	0.13	98,000	161,070	259,070	305,000	Oct-22	24	85
5	30	112	101	141	30A	10863458	372W36CB 08400	1479 RIDGEPINE WAY MEDFORD OR 97501	2022-10219	0.16	108,000	250,080	358,080	415,000	Mar-22	25	86
5	30	112	101	131	30A	10825185	372W13AC 00102	2684 CUMMINGS LN MEDFORD OR 97501	2022-11985	0.11	96,000	213,210	309,210	360,000	Apr-22	26	86
5	30	112	101	141	30B	10816064	371W31CD 00466	1772 SANDPIPER DR MEDFORD OR	2022-33228	0.14	98,000	233,350	331,350	385,000	Nov-22	27	86
5	30	112	101	141	30A	10900034	382W01BB 04000	2026 TERREL DR MEDFORD OR	2022-11873	0.18	108,000	273,510	381,510	440,000	Apr-22	28	87
5	30	112	101	131	30A	10892995	372W11CD 02100	985 BEALL LN MEDFORD OR	2022-12555	0.18	106,000	175,590	281,590	322,000	Apr-22	29	87
5	30	112	101	141	30A	10696868	372W36BC 00800	1592 HANCOCK AVE MEDFORD OR 97501	2022-26565	0.18	104,000	227,870	331,870	375,000	Aug-22	30	88
5	30	112	101	141	33	10864326	382W01BA 01400	1113 AGATE ST MEDFORD OR 97501	2022-29604	0.22	118,000	265,860	383,860	429,000	Sep-22	31	89
5	30	112	101	141	33	10825144	372W36DB 03134	980 PEACHWOOD CT MEDFORD OR	2022-30405	0.17	106,000	206,330	312,330	349,900	Oct-22	32	89
5	30	112	101	141	33	10829967	371W31CC 15600	1732 DOVE LN MEDFORD OR	2022-17254	0.19	108,000	264,910	372,910	415,000	May-22	33	90
5	30	112	101	141	30A	10864748	382W01BC 00400	2251 TERREL DR MEDFORD OR 97501	2022-20884	0.19	108,000	306,640	414,640	460,400	Jun-22	34	90

JACKSON County 2023 Ratio Study

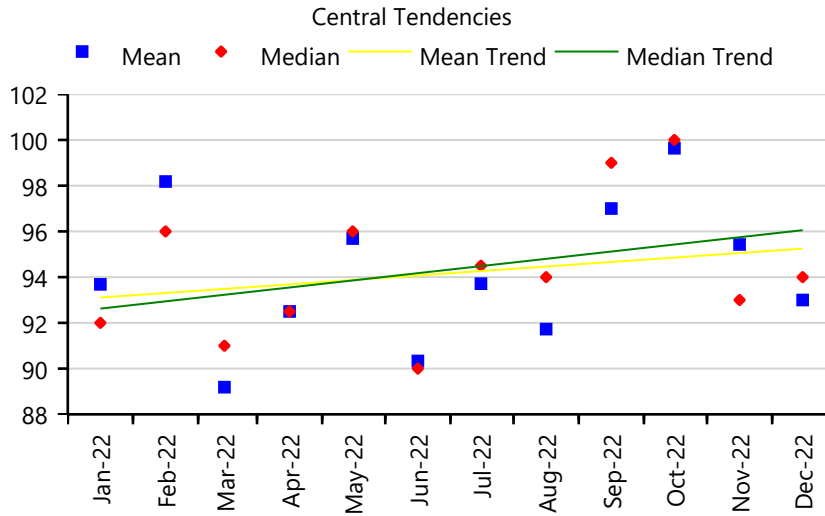
Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	112	101	141	30A	10832866	372W36CB 13400	1559 SARATOGA DR MEDFORD OR 97501	2022-27043	0.22	118,000	264,210	382,210	425,000	Aug-22	35	90
5	30	112	101	141	33	10984559	372W35DA 01102	1900 CUNNINGHAM AVE MEDFORD OR 9750	2022-18345	0.14	96,000	300,120	396,120	435,000	Jun-22	36	91
5	30	112	101	141	30A	10871308	372W36DA 01120	621 SHADOW WOOD DR MEDFORD OR 9750	2022-23747	0.16	108,000	274,230	382,230	420,000	Jul-22	37	91
5	30	112	101	141	33	10864545	382W01BB 00100	2129 TERREL DR MEDFORD OR	2022-11351	0.21	118,000	276,950	394,950	425,000	Apr-22	38	93
5	30	112	101	141	30A	10871308	372W36DA 01120	621 SHADOW WOOD DR MEDFORD OR 9750	2022-11222	0.16	108,000	274,230	382,230	409,900	Apr-22	39	93
5	30	112	101	131	30A	10880719	382W01BA 08700	1039 ARCHER DR MEDFORD OR 97501	2022-26651	0.18	108,000	228,590	336,590	360,000	Aug-22	40	93
5	30	112	101	141	30A	10852232	372W36CD 04300	1748 LOUISE AVE MEDFORD OR	2022-35893	0.18	108,000	237,020	345,020	371,250	Dec-22	41	93
5	30	112	101	141	33	10828346	372W36BC 04100	1577 HANCOCK AVE MEDFORD OR 97501	2022-4183	0.18	108,000	267,190	375,190	399,000	Jan-22	42	94
5	30	112	109	952	30A	10418508	372W36AC 00700	1393 BEEKMAN AVE MEDFORD OR 97501	2022-20734	0.78	204,000	125,690	329,690	350,000	Jun-22	43	94
5	30	112	101	141	30A	10452009	371W31CB 11800	1581 OAKDALE AVE S MEDFORD OR 97501	2022-29102	0.17	108,000	276,990	384,990	410,000	Sep-22	44	94
5	30	112	101	141	30B	10895844	372W36CA 01400	1151 PEACHWOOD CT MEDFORD OR	2022-31973	0.12	96,000	240,510	336,510	350,000	Oct-22	45	96
5	30	112	101	141	33	10828222	372W36BC 02900	1553 WILLIAMSBURG CIR MEDFORD OR 9750	2022-21038	0.23	118,000	242,540	360,540	369,000	Jun-22	46	98
5	30	112	100		33	11000324	372W25CC 05915	COLINWOOD CT MEDFORD OR	2022-13547	0.53	180,000	0	180,000	180,000	Apr-22	47	100
5	30	112	101	141	30A	10864229	382W01BA 00300	1128 AGATE ST MEDFORD OR 97501	2022-15960	0.22	118,000	271,200	389,200	390,000	May-22	48	100
5	30	112	101	141	33	10916140	372W36CD 00200	1361 GARFIELD ST MEDFORD OR	2022-32472	0.17	106,000	241,890	347,890	325,000	Nov-22	49	107
5	30	112	101	141	33	10877230	382W01BB 02700	2055 TERREL DR MEDFORD OR	2022-30912	0.17	108,000	248,210	356,210	325,000	Oct-22	50	110

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	94	100
AAD	7.19	7.63
COD	7.65	7.63
Mean	94	100
SD	9.34	9.91
COV	9.92	9.90
Wtd Mean	94	100
GeoMean	94	100
PRD	1.00	1.00
95% Confidence	1.49	1.59



Month	Mean	Median	Sales
Jan-22	94	92	19
Feb-22	98	96	11
Mar-22	89	91	16
Apr-22	93	93	14
May-22	96	96	16
Jun-22	90	90	9
Jul-22	94	95	14
Aug-22	92	94	11
Sep-22	97	99	16
Oct-22	100	100	11
Nov-22	95	93	7
Dec-22	93	94	6

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	131	30A	10612105	372W36DC 02407	1902 MCKENZIE DR MEDFORD OR	2022-3219	0.15	98,000	198,820	296,820	400,000	Jan-22	1	74
5	30	114	101	131	30A	10950689	372W14AA 04904	108 HORTON CIR MEDFORD OR	2022-23624	0.13	98,000	179,880	277,880	370,000	Jul-22	2	75

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	131	30A	10982438	372W23AB 13200	2220 KINGSWOOD DR MEDFORD OR 97501	2022-23157	0.13	96,000	203,300	299,300	400,000	Jul-22	3	75
5	30	114	101	131	30A	10982432	372W14DC 06900	505 WOODLARK DR MEDFORD OR 97501	2022-1641	0.11	96,000	223,230	319,230	420,000	Jan-22	4	76
5	30	114	101	131	30A	10936601	382W01AA 00107	1886 REGAL AVE MEDFORD OR 97501	2022-12667	0.11	96,000	181,480	277,480	364,000	Apr-22	5	76
5	30	114	101	131	33	10955603	372W36CA 02400	1089 ASPEN ST MEDFORD OR	2022-26696	0.12	96,000	197,820	293,820	380,000	Aug-22	6	77
5	30	114	101	131	30A	10966191	372W35DD 03900	1673 ALEXIS WAY MEDFORD OR 97501	2022-2075	0.12	98,000	201,150	299,150	385,100	Jan-22	7	78
5	30	114	101	131	33	10982213	372W35DA 00506	1941 LAYLA DR MEDFORD OR 97501	2022-8210	0.12	96,000	216,470	312,470	400,000	Mar-22	8	78
5	30	114	101	131	30A	10943583	382W01AA 03626	759 TRINITY WAY MEDFORD OR 97501	2022-10381	0.13	98,000	195,010	293,010	375,000	Mar-22	9	78
5	30	114	101	131	30A	10943451	382W01AA 03613	786 TRINITY WAY MEDFORD OR 97501	2022-10111	0.10	98,000	185,300	283,300	365,000	Mar-22	10	78
5	30	114	101	131	30A	10943583	382W01AA 03626	759 TRINITY WAY MEDFORD OR 97501	2022-17808	0.13	98,000	195,010	293,010	375,000	May-22	11	78
5	30	114	101	131	33	10943664	382W01AA 03634	866 ARCHER DR MEDFORD OR 97501	2022-25042	0.13	96,000	189,470	285,470	360,000	Aug-22	12	79
5	30	114	101	141	33	10997312	382W02AB 04107	2420 BRIDGEWATER WAY MEDFORD OR 9750	2022-17386	0.13	98,000	272,620	370,620	465,000	May-22	13	80
5	30	114	101	131	30A	10933863	372W35AD 01104	1810 LAYLA DR MEDFORD OR 97501	2022-18934	0.22	116,000	225,720	341,720	425,000	Jun-22	14	80
5	30	114	101	131	30A	10968939	382W01AC 05115	2325 LILLIAN ST MEDFORD OR 97501	2022-10934	0.23	118,000	205,830	323,830	400,000	Mar-22	15	81
5	30	114	101	131	30A	10952543	382W01AA 04600	883 ARCHER DR MEDFORD OR 97501	2022-12187	0.13	98,000	201,930	299,930	370,000	Apr-22	16	81
5	30	114	101	131	30A	10976261	372W36BD 05938	1352 CLEARWATER DR MEDFORD OR	2022-21798	0.20	108,000	206,690	314,690	387,000	Jul-22	17	81
5	30	114	109	962	16A	10929297	372W36BC 05112	1656 PAULINE PL MEDFORD OR 97501	2022-27965	0.12	96,000	158,640	254,640	315,000	Sep-22	18	81
5	30	114	101	142	30A	10443634	382W02AA 09900	2028 ORCHARD HOME DR MEDFORD OR 975	2022-9393	0.15	96,000	297,290	393,290	480,000	Mar-22	19	82
5	30	114	101	141	33	10976265	372W36BD 05942	1127 COLMAN CT MEDFORD OR 97501	2022-10830	0.21	118,000	242,940	360,940	440,000	Mar-22	20	82
5	30	114	101	131	30A	10976260	372W36BD 05937	1349 CLEARWATER DR MEDFORD OR 97501	2022-35458	0.13	96,000	202,430	298,430	359,000	Dec-22	21	83
5	30	114	101	131	30A	10971943	372W35DB 02600	1368 ANDREW DR MEDFORD OR 97501	2022-27390	0.15	98,000	246,150	344,150	410,000	Sep-22	22	84
5	30	114	101	142	30A	10938756	382W02AB 00900	1994 WOODSIDE DR MEDFORD OR	2022-17375	0.15	96,000	386,290	482,290	565,000	May-22	23	85
5	30	114	101	141	33	10984861	372W36AC 11700	1334 KYLE ST MEDFORD OR 97501	2022-17800	0.14	98,000	263,530	361,530	425,000	Jun-22	24	85
5	30	114	101	142	30A	10938415	382W02AA 07800	2023 FALLEN LEAF DR MEDFORD OR	2022-26019	0.25	116,000	349,680	465,680	549,000	Aug-22	25	85
5	30	114	101	131	33	10943623	382W01AA 03630	791 TRINITY WAY MEDFORD OR 97501	2022-33646	0.11	98,000	201,020	299,020	350,000	Nov-22	26	85
5	30	114	101	141	33	10993216	382W02AB 04004	1983 THOMAS RD MEDFORD OR	2022-8152	0.12	98,000	241,350	339,350	395,000	Mar-22	27	86
5	30	114	101	132	30A	10975643	372W23DC 07800	771 SPRING VALLEY DR MEDFORD OR 97501	2022-12705	0.12	94,000	231,760	325,760	380,000	Apr-22	28	86
5	30	114	101	132	30B	10981591	372W36BC 05503	1299 CLEARSPRINGS DR MEDFORD OR	2022-16341	0.04	94,000	206,180	300,180	347,500	May-22	29	86
5	30	114	101	141	30A	10977637	372W23AB 09500	931 HIGHBURY DR MEDFORD OR 97501	2022-17913	0.14	98,000	270,520	368,520	424,000	Jun-22	30	87
5	30	114	101	141	30A	10938821	382W02AB 02500	1973 WOODSIDE DR MEDFORD OR	2022-23339	0.17	108,000	305,730	413,730	475,000	Jul-22	31	87
5	30	114	101	141	33	11001209	382W02AB 04220	2105 LA CONNOR DR MEDFORD OR	2022-15728	0.13	96,000	292,220	388,220	440,000	May-22	32	88
5	30	114	101	141	33	11012099	372W35DC 03309	2212 SUNSET DR MEDFORD OR	2022-20422	0.17	108,000	319,230	427,230	485,000	Jun-22	33	88
5	30	114	101	141	33	11012097	372W35DC 03307	1831 DULCIMER LN MEDFORD OR	2022-22531	0.14	98,000	359,770	457,770	519,000	Jul-22	34	88

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	141	33	11012091	372W35DC 03301	2256 CALICO LN MEDFORD OR	2022-28565	0.12	96,000	329,040	425,040	485,000	Sep-22	35	88
5	30	114	101	132	30B	10981594	372W36BC 05506	1293 CLEARSPRINGS DR MEDFORD OR	2022-31181	0.06	98,000	211,730	309,730	350,000	Oct-22	36	88
5	30	114	101	141	30A	10976346	372W23BD 00100	1003 PARKDALE AVE MEDFORD OR	2022-6848	0.17	106,000	263,370	369,370	415,000	Feb-22	37	89
5	30	114	101	141	33	10982380	372W14DC 03400	965 PENDLETON DR MEDFORD OR 97501	2022-11461	0.11	98,000	275,890	373,890	420,000	Apr-22	38	89
5	30	114	101	141	33	10977677	372W23AB 10000	2140 KINGSWOOD DR MEDFORD OR 97501	2022-14692	0.13	98,000	282,000	380,000	425,000	Apr-22	39	89
5	30	114	101	141	30A	10984487	372W36DA 01308	659 MARSHALL AVE MEDFORD OR 97501	2022-15078	0.11	96,000	261,910	357,910	400,000	May-22	40	89
5	30	114	101	131	30B	10441461	372W36CA 02100	1157 PEACHWOOD CT MEDFORD OR 97501	2022-32994	0.10	98,000	225,320	323,320	365,000	Nov-22	41	89
5	30	114	101	141	30A	10975778	382W01BD 01100	1220 SHAFER LN MEDFORD OR 97501	2022-2191	0.11	98,000	252,140	350,140	389,000	Jan-22	42	90
5	30	114	101	141	30A	10938928	382W02AA 04900	1913 WOODSIDE DR MEDFORD OR	2022-6173	0.17	108,000	323,180	431,180	477,000	Feb-22	43	90
5	30	114	101	141	33	11005479	382W01BB 07104	2017 MILTON LN MEDFORD OR	2022-20618	0.12	96,000	279,500	375,500	415,000	Jun-22	44	90
5	30	114	101	141	33	10982528	372W23BA 08200	1059 WORCHESTER DR MEDFORD OR 97501	2022-29048	0.14	96,000	277,300	373,300	415,000	Sep-22	45	90
5	30	114	101	141	33	10988955	372W26AB 01818	2484 DESTINY LN MEDFORD OR 97501	2022-1707	0.12	96,000	249,540	345,540	380,000	Jan-22	46	91
5	30	114	101	142	30A	10982523	372W23BA 07700	1009 WORCHESTER DR MEDFORD OR 97501	2022-4484	0.13	98,000	381,610	479,610	525,000	Jan-22	47	91
5	30	114	101	131	30A	10945138	372W26DD 00315	442 VICK LN MEDFORD OR	2022-3310	0.13	96,000	213,090	309,090	340,000	Jan-22	48	91
5	30	114	101	141	30A	10982378	372W14DC 03600	981 PENDLETON DR MEDFORD OR 97501	2022-8276	0.11	98,000	285,720	383,720	420,000	Mar-22	49	91
5	30	114	101	141	30A	10982512	372W14CD 05800	1051 COMPTON WAY MEDFORD OR 97501	2022-8900	0.13	98,000	288,530	386,530	424,000	Mar-22	50	91
5	30	114	101	141	30A	10975658	372W23DC 06500	2325 STONEFIELD WAY MEDFORD OR 97501	2022-10810	0.15	98,000	263,370	361,370	395,900	Mar-22	51	91
5	30	114	101	141	30A	10933855	372W35AD 01103	1809 LAYLA DR MEDFORD OR 97501	2022-13539	0.16	106,000	251,960	357,960	395,000	Apr-22	52	91
5	30	114	101	141	33	11001215	382W02AB 04209	2084 LA CONNOR DR MEDFORD OR	2022-20742	0.13	96,000	307,650	403,650	445,000	Jun-22	53	91
5	30	114	101	141	30B	11010768	372W13BB 06903	182 MELLECKER WAY MEDFORD OR	2022-21872	0.11	94,000	265,990	359,990	396,000	Jul-22	54	91
5	30	114	101	141	30A	11006357	381W06BB 00322	671 NOBILITY DR MEDFORD OR 97501	2022-23974	0.14	98,000	346,470	444,470	487,000	Aug-22	55	91
5	30	114	101	142	30A	10977002	372W23DC 02215	691 SPRING VALLEY DR MEDFORD OR 97501	2022-26537	0.12	98,000	326,520	424,520	467,500	Aug-22	56	91
5	30	114	101	141	30A	10977816	372W36BB 02104	1770 KEY DR MEDFORD/COUNTY OR	2022-1105	0.17	106,000	260,750	366,750	400,000	Jan-22	57	92
5	30	114	101	131	33	10945014	372W26DD 00303	1901 ERIN WAY MEDFORD OR	2022-1421	0.19	108,000	203,030	311,030	339,000	Jan-22	58	92
5	30	114	101	141	30A	11012092	372W35DC 03302	2248 CALICO LN MEDFORD OR	2022-3672	0.14	96,000	340,910	436,910	475,000	Jan-22	59	92
5	30	114	101	141	33	11012101	372W35DC 03311	2222 SUNSET DR MEDFORD OR	2022-13265	0.12	98,000	328,320	426,320	465,000	Apr-22	60	92
5	30	114	101	142	30A	10978407	382W01BB 06900	2010 SPRUCE WAY MEDFORD OR 97501	2022-17346	0.22	118,000	327,530	445,530	482,500	May-22	61	92
5	30	114	101	141	30A	10985879	372W26AB 03600	2367 FINCH LN MEDFORD OR 97501	2022-19729	0.10	96,000	269,910	365,910	396,389	Jun-22	62	92
5	30	114	101	131	30B	10994439	372W23DD 00419	1063 KATIE MAE DR MEDFORD OR 97501	2022-34385	0.22	118,000	200,990	318,990	347,500	Dec-22	63	92
5	30	114	101	141	30A	10976369	372W23AB 03800	948 NEWCASTLE ST MEDFORD OR 97501	2022-5782	0.14	96,000	275,780	371,780	401,000	Feb-22	64	93
5	30	114	101	141	30B	11010569	382W01AA 04012	700 TERRAZZO WAY MEDFORD OR	2022-12287	0.11	70,000	0	70,000	75,000	Apr-22	65	93
5	30	114	101	141	30B	11010565	382W01AA 04008	732 TERRAZZO WAY MEDFORD OR	2022-23088	0.13	70,000	0	70,000	75,000	Jul-22	66	93

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	141	30A	10977716	372W23AB 12400	944 WILLOWDALE AVE MEDFORD OR 97501	2022-28031	0.14	98,000	272,770	370,770	400,000	Sep-22	67	93
5	30	114	101	141	33	11006854	372W23DD 04401	827 NICHOLAS LEE DR MEDFORD OR	2022-32876	0.12	96,000	257,670	353,670	379,000	Nov-22	68	93
5	30	114	101	131	33	10987991	372W36CA 02101	1163 PEACHWOOD CT MEDFORD OR 97501	2022-34362	0.10	98,000	225,320	323,320	347,000	Nov-22	69	93
5	30	114	101	141	30A	10983589	372W35DD 01504	1737 KAUFMAN WAY MEDFORD OR 97501	2022-902	0.19	108,000	285,630	393,630	420,000	Jan-22	70	94
5	30	114	101	142	33	10984489	372W36DA 01310	679 MARSHALL AVE MEDFORD OR 97501	2022-2534	0.12	98,000	336,100	434,100	460,000	Jan-22	71	94
5	30	114	101	141	30A	11004183	372W35DC 00318	2211 WESTWOOD DR MEDFORD OR	2022-4880	0.16	106,000	287,110	393,110	419,000	Feb-22	72	94
5	30	114	101	141	33	10981869	372W13AB 00209	232 REANNA WAY MEDFORD OR 97501	2022-8147	0.12	96,000	234,040	330,040	350,000	Mar-22	73	94
5	30	114	101	141	30A	10976405	372W23AB 05600	2051 KINGSWOOD DR MEDFORD OR 97501	2022-9419	0.15	96,000	299,090	395,090	420,000	Mar-22	74	94
5	30	114	101	141	30A	11006376	372W23DD 00605	772 NICHOLAS LEE DR MEDFORD OR	2022-12629	0.09	96,000	257,970	353,970	375,000	Mar-22	75	94
5	30	114	101	141	33	11010633	372W26AA 00906	502 NICHOLAS LEE DR MEDFORD OR	2022-26165	0.13	96,000	296,660	392,660	417,000	Aug-22	76	94
5	30	114	101	141	30A	11007422	372W36CA 02206	1627 S COLUMBUS AVE MEDFORD OR 97501	2022-26725	0.15	98,000	242,570	340,570	363,000	Aug-22	77	94
5	30	114	101	141	33	10987146	372W36CA 00301	1545 S COLUMBUS AVE MEDFORD OR 97501	2022-29295	0.24	113,350	387,930	501,280	535,000	Sep-22	78	94
5	30	114	101	141	30A	10976377	372W23BA 01800	2065 CHESHIRE WAY MEDFORD OR 97501	2022-36227	0.15	98,000	268,660	366,660	389,900	Dec-22	79	94
5	30	114	101	142	33	10984472	372W36DA 01201	660 MARSHALL AVE MEDFORD OR 97501	2022-36454	0.11	96,000	275,250	371,250	395,000	Dec-22	80	94
5	30	114	101	141	30A	10977315	372W23AB 02400	933 BIRMINGHAM ST MEDFORD OR 97501	2022-13661	0.14	98,000	288,330	386,330	406,000	Apr-22	81	95
5	30	114	101	141	30A	10428081	372W13AB 00200	229 REANNA WAY MEDFORD OR 97501	2022-19291	0.10	96,000	261,180	357,180	375,000	May-22	82	95
5	30	114	101	142	30A	10982459	372W14CD 00500	1048 PENDLETON DR MEDFORD OR 97501	2022-26907	0.10	96,000	313,810	409,810	430,000	Aug-22	83	95
5	30	114	101	142	33	11012098	372W35DC 03308	1839 DULCIMER LN MEDFORD OR	2022-27867	0.11	98,000	373,220	471,220	495,000	Sep-22	84	95
5	30	114	101	141	30B	10986976	372W35DA 01019	816 DANVILLE LN MEDFORD OR 97501	2022-33469	0.15	98,000	306,640	404,640	424,000	Nov-22	85	95
5	30	114	101	141	33	11010629	372W26AA 00902	534 NICHOLAS LEE DR MEDFORD OR	2022-35899	0.13	98,000	299,260	397,260	419,000	Dec-22	86	95
5	30	114	101	141	33	11008456	372W36DD 01202	760 PENN ST MEDFORD OR 97501	2022-3489	0.09	98,000	292,440	390,440	405,000	Jan-22	87	96
5	30	114	101	141	30A	10977115	372W23DC 01503	2368 KAMERIN LN MEDFORD OR 97501	2022-5223	0.10	98,000	263,230	361,230	378,000	Feb-22	88	96
5	30	114	101	142	30A	10977704	372W23BA 06900	1026 WILLOWDALE AVE MEDFORD OR 97501	2022-5778	0.13	98,000	311,870	409,870	425,000	Feb-22	89	96
5	30	114	101	142	30A	10984489	372W36DA 01310	679 MARSHALL AVE MEDFORD OR 97501	2022-21776	0.12	98,000	336,100	434,100	450,000	Jul-22	90	96
5	30	114	101	141	33	11003361	372W23DD 00514	1208 MAPLE PARK DR MEDFORD OR	2022-26570	0.11	96,000	252,140	348,140	363,500	Aug-22	91	96
5	30	114	101	141	33	11012076	382W01AB 00907	823 TRINITY WAY MEDFORD OR	2022-30263	0.13	98,000	283,950	381,950	395,900	Oct-22	92	96
5	30	114	101	141	33	11010344	382W01BD 07807	1134 SHAFER LN MEDFORD OR	2022-4392	0.11	96,000	281,000	377,000	389,900	Feb-22	93	97
5	30	114	101	141	30B	11010630	372W26AA 00903	526 NICHOLAS LEE DR MEDFORD OR	2022-12495	0.11	98,000	306,870	404,870	417,000	Apr-22	94	97
5	30	114	101	141	33	11010632	372W26AA 00905	510 NICHOLAS LEE DR MEDFORD OR	2022-17284	0.11	98,000	306,870	404,870	417,000	Apr-22	95	97
5	30	114	101	142	33	10938423	382W02AA 07700	2017 FALLEN LEAF DR MEDFORD OR	2022-16421	0.25	116,000	393,700	509,700	527,500	May-22	96	97
5	30	114	101	141	30B	10982020	372W36CC 02419	1700 KAUFMAN WAY MEDFORD/COUNTY OR	2022-31335	0.18	108,000	311,880	419,880	435,000	Oct-22	97	97
5	30	114	101	141	30B	11007209	372W36DA 05017	656 ASPEN ST MEDFORD/COUNTY OR 97501	2022-31540	0.13	98,000	337,580	435,580	450,000	Oct-22	98	97

JACKSON County 2023 Ratio Study

Included Sales

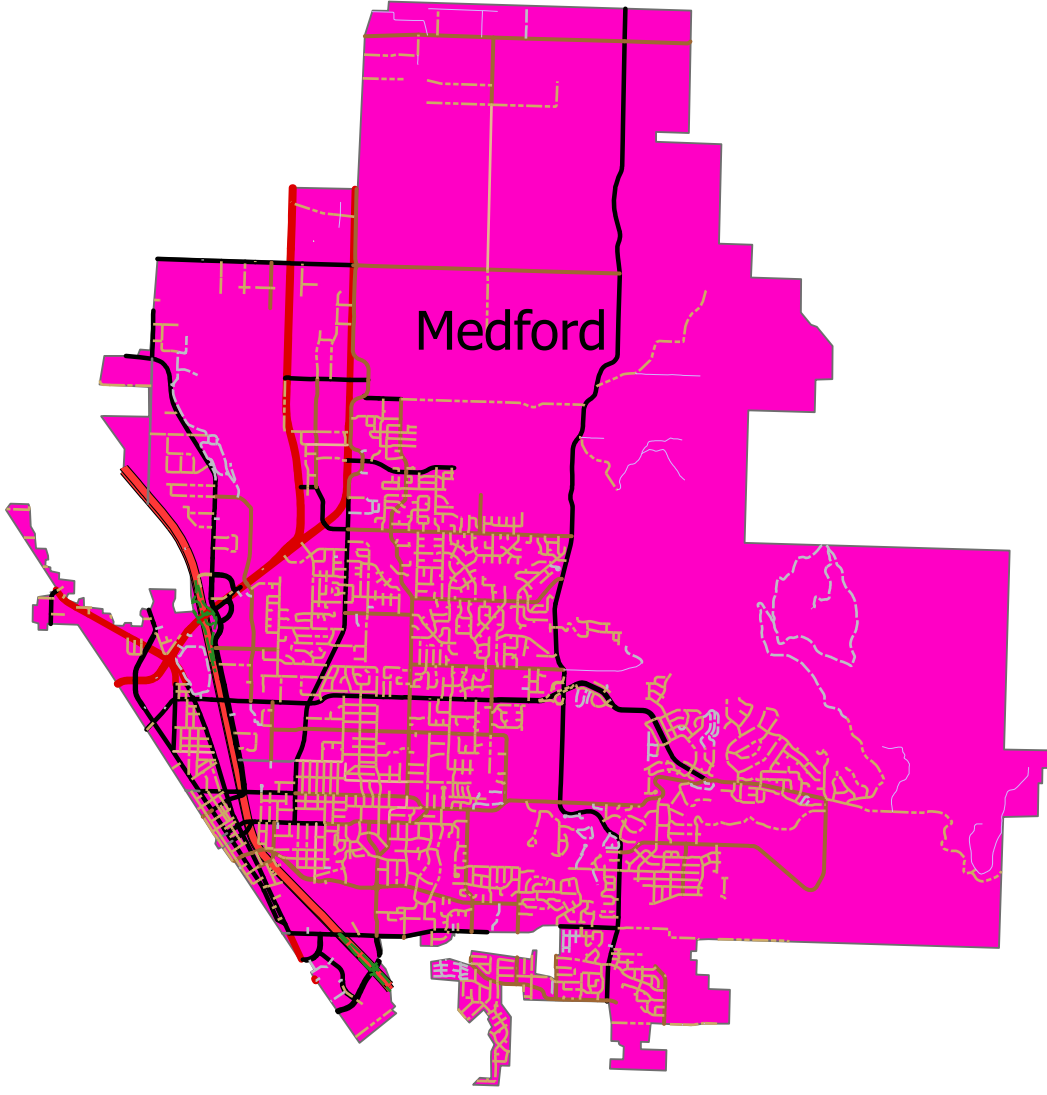
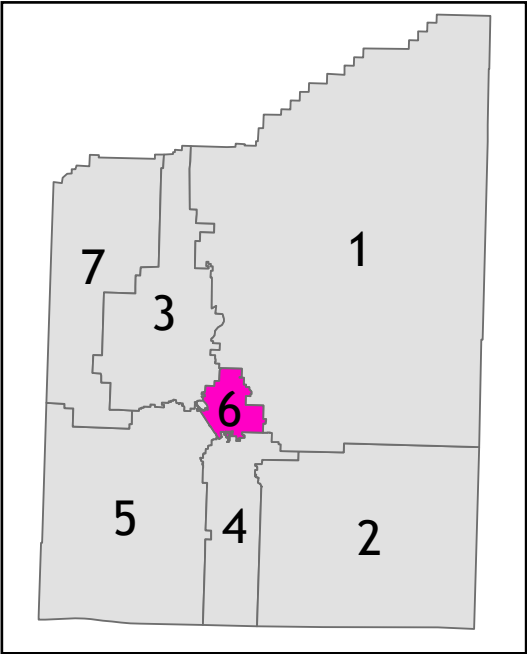
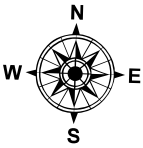
MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	141	33	11010342	382W01BD 07805	1118 SHAFER LN MEDFORD OR	2022-1682	0.11	96,000	281,000	377,000	385,000	Jan-22	99	98
5	30	114	101	141	30A	10977322	372W23AB 01700	975 BIRMINGHAM ST MEDFORD OR 97501	2022-4572	0.14	98,000	289,720	387,720	397,000	Feb-22	100	98
5	30	114	101	141	33	11010700	382W02AA 00203	1842 INGRAM LN MEDFORD OR	2022-7562	0.11	98,000	283,570	381,570	389,900	Mar-22	101	98
5	30	114	101	141	30A	10976406	372W23AB 05800	2048 KINGSWOOD DR MEDFORD OR 97501	2022-12448	0.14	96,000	289,250	385,250	395,000	Apr-22	102	98
5	30	114	101	141	33	10985882	372W26AB 03900	2343 FINCH LN MEDFORD OR 97501	2022-15130	0.10	98,000	300,780	398,780	409,000	May-22	103	98
5	30	114	101	141	33	10981883	372W13AB 00223	340 ISABELL DR MEDFORD OR 97501	2022-21217	0.10	96,000	261,160	357,160	366,000	Jun-22	104	98
5	30	114	101	141	30A	11007220	372W36DA 05028	665 ASPEN ST MEDFORD/COUNTY OR 97501	2022-28802	0.13	98,000	325,020	423,020	430,000	Sep-22	105	98
5	30	114	101	141	33	11010341	382W01BD 07804	1110 SHAFER LN MEDFORD OR	2022-1681	0.11	96,000	283,570	379,570	385,000	Jan-22	106	99
5	30	114	101	142	33	10437837	372W35AA 00800	1014 CHERRY ST MEDFORD OR	2022-11867	0.08	96,000	273,300	369,300	374,000	Apr-22	107	99
5	30	114	101	142	33	11010637	372W26AA 01004	535 NICHOLAS LEE DR MEDFORD OR	2022-20132	0.10	98,000	337,390	435,390	439,000	May-22	108	99
5	30	114	101	141	33	10938369	382W02AA 08300	2051 FALLEN LEAF DR MEDFORD OR	2022-26017	0.16	108,000	309,320	417,320	421,000	Aug-22	109	99
5	30	114	101	141	30B	11010591	382W01AA 04206	707 TERRAZZO WAY MEDFORD OR	2022-3800	0.09	70,000	0	70,000	70,000	Jan-22	110	100
5	30	114	101	141	30A	10993226	382W02AB 04014	2320 BRIDGEWATER WAY MEDFORD OR	2022-7634	0.16	108,000	280,420	388,420	390,000	Feb-22	111	100
5	30	114	101	141	33	11012073	382W01AB 00904	849 TRINITY WAY MEDFORD OR	2022-27992	0.12	98,000	286,400	384,400	385,125	Sep-22	112	100
5	30	114	101	141	30B	11012071	382W01AB 00902	829 AGATE ST MEDFORD OR	2022-28123	0.11	98,000	286,400	384,400	384,900	Sep-22	113	100
5	30	114	101	141	33	11012072	382W01AB 00903	848 TRINITY WAY MEDFORD OR	2022-28851	0.11	98,000	286,400	384,400	385,000	Sep-22	114	100
5	30	114	101	142	30A	10979753	372W26AB 06100	641 SPRING VALLEY DR MEDFORD OR 97501	2022-29425	0.20	106,000	370,820	476,820	475,000	Sep-22	115	100
5	30	114	101	141	30B	11005530	382W01AA 00403	837 TANNIN DR MEDFORD OR	2022-30513	0.16	106,000	270,380	376,380	375,000	Oct-22	116	100
5	30	114	101	142	33	10982388	372W14DC 01900	2252 KINGSWOOD DR MEDFORD OR 97501	2022-31693	0.13	98,000	368,280	466,280	465,000	Oct-22	117	100
5	30	114	101	141	30A	10971879	372W35AC 04700	1326 ANDREW DR MEDFORD OR 97501	2022-36555	0.15	96,000	310,170	406,170	406,000	Dec-22	118	100
5	30	114	101	141	30B	11011954	372W13BB 00517	2803 ORRIN DR MEDFORD OR	2022-23515	0.12	98,000	294,220	392,220	389,900	Jul-22	119	101
5	30	114	101	141	30B	11011948	372W13BB 00511	2828 ORRIN DR MEDFORD OR	2022-23383	0.10	98,000	289,090	387,090	384,900	Jul-22	120	101
5	30	114	101	142	33	10982433	372W14DC 06800	501 WOODLARK DR MEDFORD OR 97501	2022-31836	0.14	96,000	386,680	482,680	480,000	Oct-22	121	101
5	30	114	101	141	30A	11006359	381W06BB 00324	679 NOBILITY DR MEDFORD OR 97501	2022-20135	0.11	98,000	346,730	444,730	435,000	Jun-22	122	102
5	30	114	101	142	30B	11012100	372W35DC 03310	1855 DULCIMER LN MEDFORD OR	2022-21817	0.13	98,000	412,340	510,340	500,000	Jul-22	123	102
5	30	114	101	142	30A	10979735	372W26AB 05700	630 SPRING VALLEY DR MEDFORD OR 97501	2022-22692	0.10	98,000	339,930	437,930	430,000	Jul-22	124	102
5	30	114	101	142	30A	10979754	372W23DC 02257	645 SPRING VALLEY DR MEDFORD OR 97501	2022-29163	0.15	98,000	346,780	444,780	435,000	Sep-22	125	102
5	30	114	101	141	33	10975783	382W01BD 01600	1240 SHAFER LN MEDFORD OR 97501	2022-29976	0.12	98,000	243,890	341,890	336,725	Oct-22	126	102
5	30	114	101	141	30B	11010608	372W13BB 00503	2837 CASTER LN MEDFORD OR	2022-9404	0.14	94,000	293,750	387,750	374,900	Mar-22	127	103
5	30	114	101	131	30A	10968921	382W01AC 05114	2331 LILLIAN ST MEDFORD OR 97501	2022-23890	0.11	98,000	201,980	299,980	290,000	Jul-22	128	103
5	30	114	101	141	30B	11010613	372W13BB 00508	285 MACE RD MEDFORD OR	2022-29909	0.12	96,000	299,780	395,780	385,000	Sep-22	129	103
5	30	114	101	141	30A	11010606	372W13BB 00501	2814 CASTER LN MEDFORD OR	2022-1803	0.14	98,000	292,360	390,360	374,900	Jan-22	130	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	114	101	141	33	11011141	372W26DD 01005	2207 MEADOWS LN MEDFORD OR	2022-31130	0.10	98,000	282,410	380,410	365,000	Oct-22	131	104
5	30	114	101	141	30B	11010530	372W13AB 01801	365 ISABEL DR MEDFORD OR	2022-31766	0.11	98,000	293,910	391,910	375,000	Oct-22	132	105
5	30	114	101	141	30B	11010609	372W13BB 00504	2829 CASTER LN MEDFORD OR	2022-10237	0.10	94,000	302,350	396,350	374,900	Mar-22	133	106
5	30	114	101	141	33	11010568	382W01AA 04011	708 TERRAZZO WAY MEDFORD OR	2022-17454	0.14	96,000	242,110	338,110	319,900	May-22	134	106
5	30	114	101	141	30B	11010567	382W01AA 04010	716 TERRAZZO WAY MEDFORD OR	2022-19418	0.14	96,000	242,060	338,060	319,900	May-22	135	106
5	30	114	101	141	33	11011946	372W13BB 00509	2812 ORRIN DR MEDFORD OR	2022-29251	0.10	98,000	289,090	387,090	364,900	Sep-22	136	106
5	30	114	101	141	33	11010528	372W13AB 00236	252 REANNA WAY MEDFORD OR	2022-30696	0.09	98,000	293,540	391,540	369,900	Oct-22	137	106
5	30	114	101	141	30B	11010529	372W13AB 00237	258 REANNA WAY MEDFORD OR	2022-34113	0.10	98,000	310,780	408,780	385,400	Nov-22	138	106
5	30	114	101	141	30B	11012070	382W01AB 00901	820 TRINITY WAY MEDFORD OR	2022-32600	0.16	108,000	310,500	418,500	392,500	Nov-22	139	107
5	30	114	101	141	30B	11010525	372W13AA 00606	319 REANNA WAY MEDFORD OR	2022-15897	0.10	98,000	296,990	394,990	365,000	May-22	140	108
5	30	114	101	141	33	11007210	372W36DA 05018	664 ASPEN ST MEDFORD OR	2022-24422	0.18	108,000	340,140	448,140	415,000	Aug-22	141	108
5	30	114	101	141	30A	10938821	382W02AB 02500	1973 WOODSIDE DR MEDFORD OR	2022-16462	0.17	108,000	305,730	413,730	380,000	May-22	142	109
5	30	114	101	141	33	11010569	382W01AA 04012	700 TERRAZZO WAY MEDFORD OR	2022-12288	0.11	96,000	294,580	390,580	347,900	Apr-22	143	112
5	30	114	101	141	33	11010536	372W13AB 01807	731 MIDWAY RD MEDFORD OR	2022-6682	0.09	98,000	309,470	407,470	359,900	Feb-22	144	113
5	30	114	101	141	33	11010591	382W01AA 04206	707 TERRAZZO WAY MEDFORD OR	2022-3801	0.09	96,000	289,580	385,580	337,900	Jan-22	145	114
5	30	114	101	141	30B	11010594	382W01AA 04207	701 TERRAZZO WAY MEDFORD OR	2022-3527	0.09	96,000	289,580	385,580	337,900	Jan-22	146	114
5	30	114	101	141	30A	11010570	382W01AA 04013	753 TERRAZZO WAY MEDFORD OR	2022-4061	0.17	106,000	279,040	385,040	337,900	Feb-22	147	114
5	30	114	101	141	30B	11010527	372W13AA 00608	331 REANNA WAY MEDFORD OR	2022-16218	0.12	98,000	304,360	402,360	349,900	May-22	148	115
5	30	114	101	141	33	11010565	382W01AA 04008	732 TERRAZZO WAY MEDFORD OR	2022-23089	0.13	96,000	242,030	338,030	288,750	Jul-22	149	117
5	30	114	101	142	30A	10984453	372W36CB 11705	1360 SWAYZE LN MEDFORD OR 97501	2022-27439	0.19	108,000	304,940	412,940	350,000	Sep-22	150	118

Maintenance Area 6



MA 6 STUDY AREA DESCRIPTIONS

MA 6 SA 1 – EAST MEDFORD ‘FAIR’ - NOT USED AFTER 2023 RECALC

Located within the City of Medford and consisting primarily of homes between Classes 1 & 4, this study area lies along Crater Lake Avenue from Jackson Street to Delta Waters. The residences along Charlotte Ann Road also are included in this study area. The majority of development occurred between 1940 & 1970 with some infill occurring to present day. **NONHOMOGENEOUS**

MA 6 SA 2 – EAST MEDFORD ‘AVERAGE’ - NOT USED AFTER 2023 RECALC

Located within the City of Medford and consisting primarily of Class 3 & 4 homes. This study area is comprised of two large geographical areas. The northern boundary is the Medford City Limits heading south to Jackson Street and Brentwood Drive with Crater Lake Avenue being its westerly boundary stretching over to the easterly boundary of Foothills Road. This area ranges from homes built in the 1920's to some of Medford's newest subdivisions. The southern area ranges from the westerly extent where Willamette Avenue and Siskiyou Boulevard meet stretching eastward to North Phoenix Road. This section has developments along the southern portion of the Country Club and around Rogue Valley Medical Center. The southern border of both this study area and Maintenance Area 6 is Barnett Road. Homes range from those built in the 1940's to the 1990's with infill occurring today. This study area contains the majority of accounts which were formerly in the Market Approach Study Areas 92, 93 & 94. **NONHOMOGENEOUS**

MA 6 SA 3 – EAST MEDFORD ‘ABOVE AVERAGE’ - NOT USED AFTER 2023 RECALC

This study area consists of higher quality properties in various locations of East Medford. The majority of this study area lies east of North Phoenix Road and along Hillcrest Road and Cherry Lane. There are also pockets of this study area to be found on the eastern edges of Study Area 2. Residences in this study area are predominantly Class 4+ and 5 with a few Class 6 residences intermingled. With the exception of Skycrest Estates off of Hillcrest Road, the majority of homes were built between 1980 & 2000 with continued development and infill occurring today. This study contains some of the accounts that were in the old study areas 92, 93 and 94. **NONHOMOGENEOUS**

MA 6 SA 4 – EAST MEDFORD ‘SUPERIOR’ - NOT USED AFTER 2023 RECALC

This study area consists of exclusive east side neighborhoods. With the exception of Saddle Ridge Subdivision and the areas near Panorama Drive and Normil Avenue, development is limited due to scarcity of undeveloped lots. This study area consists of homes that are Class 5, 6, and 7. **NONHOMOGENEOUS**

MA 6 SA 4 NH 001 – SADDLE RIDGE SUBDIVISION - NOT USED AFTER 2023 RECALC

Beginning 2011, the Saddle Ridge Subdivision was set apart into MA 6 SA 4 NH 001 in an effort to more accurately appraise the lots and land. **NONHOMOGENEOUS**

MA 6 SA 5 – LOWER OLD EAST MEDFORD - NOT USED AFTER 2023 RECALC

This area is one of the oldest and established residential areas in East Medford. This area stretches east from Interstate 5 to Oregon Terrace and Eastwood Drive. Its northern extent is Jackson Street and goes south to roughly East 11th Street. The majority of homes are 1 to 3+ Class ranges. This area resembles more of a working-class neighborhood with the dominating architecture style being Craftsman or Bungalow. The lion's share of tax lots in this study area are laid out in a Lot & Block pattern typical of the era in which they were developed. This is a study area for single family use but there are some neighborhoods seeing some transition to multifamily plex's and commercial use which is typical for older, established areas that are close to downtown. Most of this study area was developed between 1900 and 1940 with some infill development occurring today. **NONHOMOGENEOUS**

MA 6 STUDY AREA DESCRIPTIONS

MA 6 SA 6 – UPPER OLD EAST MEDFORD - NOT USED AFTER 2023 RECALC

This area abuts the eastern edges of Study Area 5 and continues east along the corridors of Jackson Street and East Main/Hillcrest Road ending roughly at the Rogue Valley Country Club and Black Oak Drive. This area is considered to be more affluent. On average, the acreage of these tax lots and square footage of these homes when compared to Study Area 5 is larger. In addition, when compared to Study Area 5, the architecture of these homes is more extravagant and the tax lot layout is more random. Development of this area dates back to the 19th century thru the 1930's with some infill development occurring today.

NONHOMOGENEOUS

MA 6 SA 7 – TOWNHOMES - NOT USED AFTER 2023 RECALC

Homes in this study area range from Class 3+ to 4+ and are scattered as PUD's throughout the city. The predominant features of a townhome are single family use and their property lines are either common wall or zero lot line. Land and Improvement ownership belong to the same owner. The densities of these residences are relatively high and development coincides with City of Medford Zoning. Maximum site size is .10 acre; remaining acreage is allocated as rural tract.

NONHOMOGENEOUS

MA 6 SA 8 – CONDOMINIUMS - NOT USED AFTER 2023 RECALC

This study is dedicated to Condominiums. This study area lies throughout East Medford and homes in this study area are from 3 to 4 Class ranges. Unlike Townhomes, Condominium owners do not own the land underneath the residence. The subdivision must have Condominium in its subdivision name and tax lot numbers are in the ranges of 90000, 80000, 70000, etc.

HOMOGENEOUS

MA 6 SA 9 – RESIDENTIAL MULTI-FAMILY: DUPLEX, TRIPLEX, AND FOURPLEX - NOT USED AFTER 2023 RECALC

This study area lies throughout East Medford regardless of zoning, neighborhood or predominance of use in surrounding areas. If a properties' Highest & Best Use is as residential multifamily, it is to go into this study area.

NONHOMOGENEOUS

MA 6 SA 10 – SINGLE FAMILY USE IN A MULTI-FAMILY ZONE - NOT USED AFTER 2023 RECALC

This study area lies throughout East Medford. If an account has its H & B Use as SFR use in an MFR zone, it is to go into this study area. Currently, the City of Medford has MFR-15, MFR-20 and MFR-30, which represent in theory the maximum number of residences per acre.

MFR 15 – A maximum of 15 residences per acre MFR 20 – A maximum of 20 residences per acre MFR 30 – A maximum of 30 residences per acre.

NONHOMOGENEOUS

MA 6 SA 11 – POTENTIAL SUBDIVISION LAND - NOT USED AFTER 2023 RECALC

This study area lies throughout East Medford. These are tax lots that are either unimproved and sub dividable or are improved but the current Improvement would not impede any further development with the surrounding subdivide able acreage.

RURAL

MA 6 STUDY AREA DESCRIPTIONS

MA 6 SA 12 – RURAL MA 6 NORTHERN FLATS

This study area is semi-rural lying between Hwy 140 near White City to just north of Vilas Road. The easterly boundary lies about where Corey Road takes a 90 degree turn towards Highway 140 with the westerly boundary being Highway 62. There are two other pockets of SA 12: one pocket consists of the properties in MA 6 that abut Justice Road. The other is the area north of the Medford city limits that run along Table Rock Road. The soils in these areas are relatively poor and the majority of this area contains lower quality housing including manufactured homes. **RURAL**

MA 6 SA 13 – RURAL MA 6 CENTRAL FLATS

This study area abuts SA 12 to the north, Foothills Road to the east, Highway 62 to the west and the north line of the city limits to the south. This study area includes some of the best remaining farmland surrounding Medford which is mainly utilized as orchards. The majority of the homes in this area are within the Class 3 to 5 range. **RURAL**

MA 6 SA 14 – RURAL MA 6 FOOTHILLS

This study area consists of the majority of the east hill areas in Rural MA 6. These lots are moderately to severely steep and the majority of the land value resides in its site. The area for the majority has poor soil with little access to irrigation water. Although these areas have steep, poor soil, these properties offer superior views overlooking the City of Medford. Homes in the area range from Class 3 to 6. **RURAL**

MA 6 SA 15 – RURAL MA 6 SUPERIOR NEIGHBORHOODS & VIEW PROPERTIES

This area is in the same vicinity of SA 14 and has similar land characteristics. However, these properties are distinguished by their location within prestigious neighborhoods and/or are elevated to provide extensive views overlooking the City of Medford and beyond. The subdivisions included in this study area are: Gardner Subdivision, Roxy Anne Estates and Sun Ridge Estates. Homes in this area are predominantly Class 5-7. **RURAL**

MA 6 SA20 – SINGLE FAMILY RESIDENTIAL USE IN A COMMERCIAL/ INDUSTRIAL ZONE - **NOT USED AFTER 2023 RECALC**

This study area consists of single-family residential properties that have their Highest & Best Use as residential and are located in a Commercial or Industrial Zoning. Properties located on Lawndale, Gilman, and Charlotte Ann are typical for this study area. Judgment will need to be exercised when placing properties in or taking them out of this study area. Confer with your supervisor before doing so. This study area contains the majority of accounts that were formerly in Study Areas 21 through 28. **NONHOMOGENEOUS**

MA 6 SA 30 NEIGHBORHOOD DESCRIPTIONS

EAST MEDFORD – URBAN RE-CALC AREA

101 - Vintage/Historic

Located within the City of Medford, this would include vintage or historic homes primarily and/or generally built prior to 1930. It would include homes with significant architectural features of their era.

102 - Condominiums

This study area lies throughout the City of Medford. Unlike Townhomes, Condominium owners do not own the land underneath the residence. The subdivision must have Condominium in its subdivision name and tax lot numbers are in the ranges of 70000, 80000, 90000, etc.

103 - Townhouses

Townhouses in this study area are scattered as PUD's throughout the city. The predominant features of a townhome are single family use and their property lines are either common wall or zero lot line. Land and Improvement ownership belong to the same owner. The densities of these residences are relatively high and development coincides with City of Medford Zoning.

104- Residential Multi-Family: Duplex, Triplex, and Fourplex

This study area lies throughout the City of Medford regardless of zoning, neighborhood or predominance of use in surrounding areas. If a properties' Highest & Best Use is as residential multifamily, it is to go into this study area.

105 - Potential Subdivision Land

This study area lies throughout the City of Medford. These are tax lots that are either unimproved and sub dividable or are improved but the current Improvement would not impede any further development with the surrounding sub dividable acreage.

106 - River Front Property

This would include properties with river frontage.

MA 6 SA 30 NEIGHBORHOOD DESCRIPTIONS

EAST MEDFORD – URBAN RE-CALC AREA

107 - Exceptional Build and/or Significant Views (Elevated, Golf Course, Etc.)

Located within the City of Medford, this would include home in areas with exceptional build quality and/or with significant view such as golf course or by elevation.

108 - Infill

Infill - This would include more recently built homes within established neighborhoods or subdivisions which were primarily developed and/or established prior to 1990.

109 - Prior to 1950

Located within the City of Medford, this would include neighborhoods developed and/or established prior to 1950 which were designed and built for the working class of their era.

110 - 1950 to 1969

Located within the City of Medford, this would include neighborhoods developed and/or established between 1950 through 1969.

111 - Built 1970 - 1989

Located within the City of Medford, this would include neighborhoods developed and/or established between 1970 through 1989.

112 - Built 1990 - 1999

Located within the City of Medford, this would include neighborhoods developed and/or established between 1990 through 1999

113 - Newer Subdivisions built 2000 - present with Community Amenities

Located within the City of Medford this would include homes in newer developments established from 2000 through the present. Most of these homes are built by single builder/developers in homogenous planned subdivisions with amenities such as parks, rec courts and possibly some commercial.

MA 6 SA 30 NEIGHBORHOOD DESCRIPTIONS

EAST MEDFORD – URBAN RE-CALC AREA

114 - Newer Subdivisions built 2000 - present no/limited Community Amenities

Located within the City of Medford, this area would include homes in newer developments established from 2000 through the present. Most of these homes are built by single builder/developers in homogenous planned subdivision without extra amenities.

800 - Unbuildable & Sliver lots (typically entered value, un-trended.)

998 - Common area - Subdivision (street plug, storm drain, wetlands etc., no value)

999 - Common Area - Condo No Value

Summary of Ratio Indications

2023 Ratio Study

MAINTENANCE AREA 6

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC	
2023	400/401	6	12	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	13	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	14	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	400/401	6	15	000	90.	100.	88.	90.	13.92	.98	<input type="checkbox"/>	
2023	101	6	30	101	115.	100.	117.	115.	7.00	.99	<input checked="" type="checkbox"/>	
2023	102	6	30	102	100.	100.	100.	100.	12.05	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	103	93.	100.	93.	93.	7.14	1.00	<input checked="" type="checkbox"/>	
2023	101	6	30	104	119.	100.	123.	119.	12.45	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	105	105.	100.	107.	105.	9.67	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	107	104.	100.	104.	104.	8.29	1.01	<input checked="" type="checkbox"/>	
2023	100/101	6	30	108	111.	100.	111.	111.	8.75	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	109	125.	100.	128.	125.	15.13	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	110	125.	100.	128.	125.	15.13	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	111	118.	100.	119.	118.	10.75	.99	<input checked="" type="checkbox"/>	
2023	100/101	6	30	112	109.	100.	109.	109.	7.76	1.00	<input checked="" type="checkbox"/>	
2023	100/101	6	30	113	106.	100.	107.	106.	8.05	.98	<input checked="" type="checkbox"/>	
2023	100/101	6	30	114	99.	100.	99.	99.	5.53	1.00	<input checked="" type="checkbox"/>	

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
400	6	12	000	2023		E MED NORTH FLATS	400	6	13	000	2023		E MED NORTH HILLS
400	6	14	000	2023		E MED EAST HILLS	400	6	15	000	2023		UPPER HILLCREST AREA
401	6	12	000	2023	8	E MED NORTH FLATS	401	6	13	000	2023	1	E MED NORTH HILLS
401	6	14	000	2023	9	E MED EAST HILLS	401	6	15	000	2023	2	UPPER HILLCREST AREA

Adjustment Calculation Summary

Sample - Number of Sales	20
Population - Number of Accounts	842
Sales as a percentage of the Population	2.38%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	275,192,340	53.66%	247,673,106
OSD RMV	45,861,940	8.94%	45,861,940
Improvement RMV	187,607,398	36.58%	165,094,510
Farm Improvement RMV	4,171,090	0.81%	4,171,090

Selected Ratio From Sales	111
Time Trend Adjustment	-4

Before Ratio	111
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Overall Adjustment Factor	90
Land Adjustment Factor	90
OSD Adjustment Factor	100
Improvement Adjustment Factor	88
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

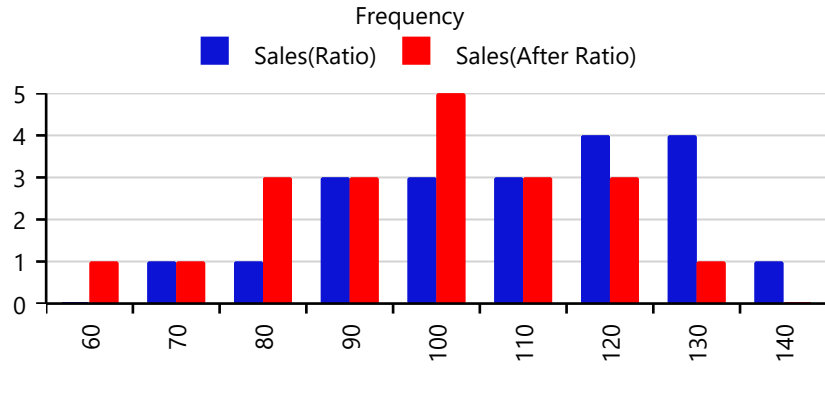
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	13.92	13.86	7.10*	10.89*	-
PRD	0.98	1.01	1.00*	0.99*	-

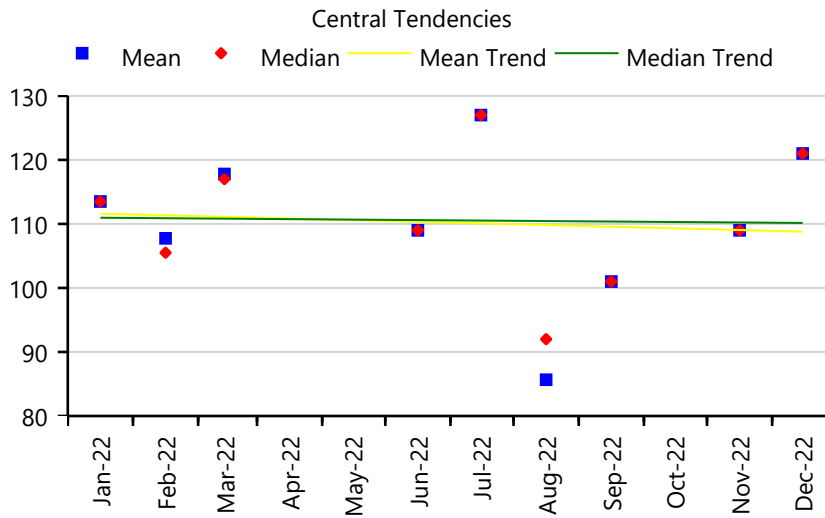
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	0	1
70	1	1
80	1	3
90	3	3
100	3	5
110	3	3
120	4	3
130	4	1
140	1	0
Median	111	100
AAD	15.50	13.85
COD	14.03	13.92
Mean	109	98
SD	19.34	17.29
COV	17.81	17.71
Wtd Mean	112	100
GeoMean	107	96
PRD	.97	.98
95% Confidence	8.48	7.58

Number Of Sales 20



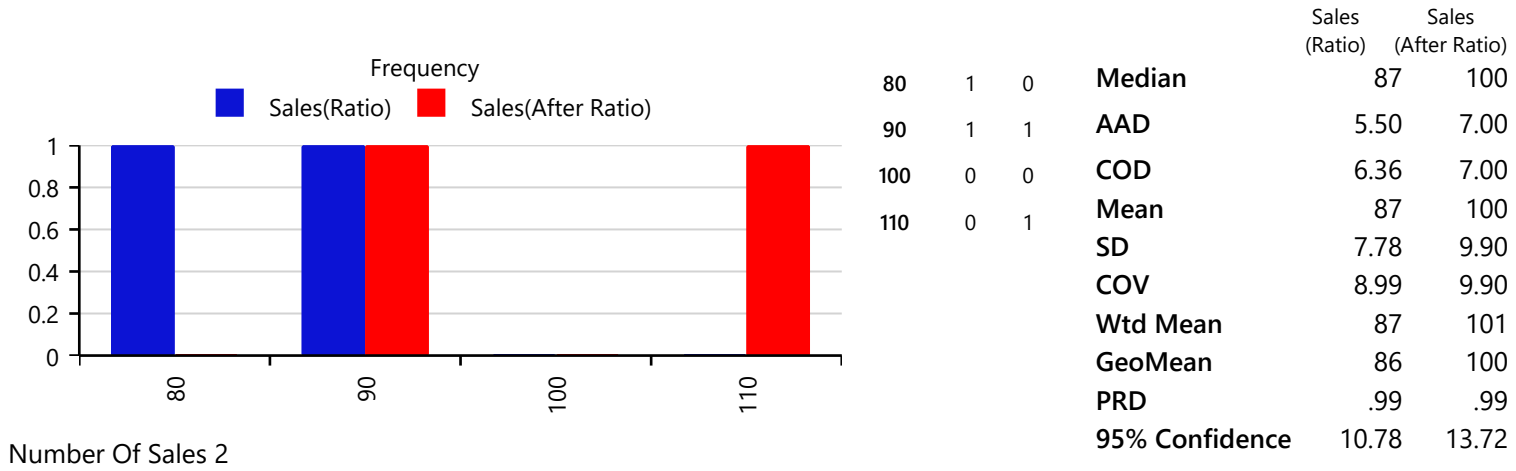
Month	Mean	Median	Sales
Jan-22	114	114	2
Feb-22	108	106	4
Mar-22	118	117	5
Jun-22	109	109	1
Jul-22	127	127	1
Aug-22	86	92	3
Sep-22	101	101	2
Nov-22	109	109	1
Dec-22	121	121	1

JACKSON County 2023 Ratio Study

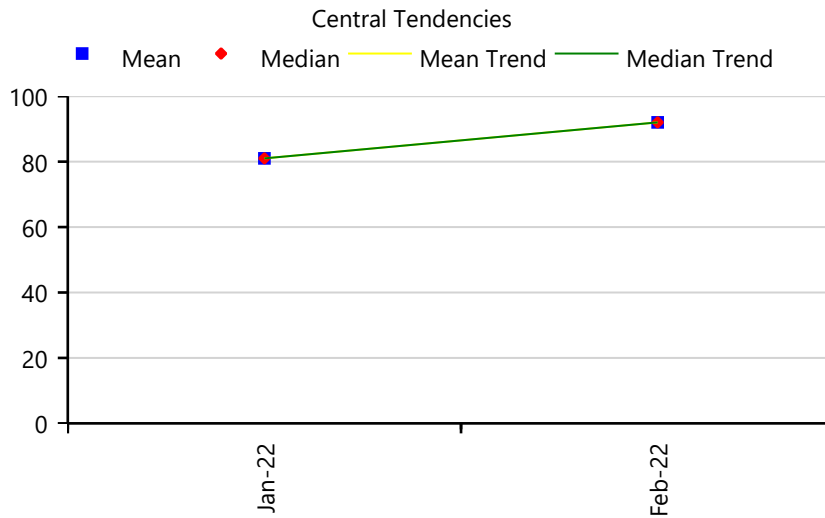
Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	12	000	401	131	30B	10458638	361W29D0 00212	2729 LOTUS LN MEDFORD/COUNTY OR	2022-24389	1.00	186,560	170,440	357,000	516,338	Aug-22	1	69
6	12	000	401	131	30B	10427118	372W12D0 00700	3414 TABLE ROCK RD MEDFORD/COUNTY OR	2022-6710	0.77	176,700	34,300	211,000	270,452	Feb-22	2	78
6	12	000	401	131	30B	10456432	361W28B0 00200	3433 COREY RD MEDFORD/COUNTY OR	2022-28885	2.00	207,990	63,270	271,260	316,608	Sep-22	3	86
6	12	000	401	131	30B	10458571	361W29D0 00206	2866 LOTUS LN MEDFORD/COUNTY OR	2022-26067	2.00	209,990	149,330	359,320	389,884	Aug-22	4	92
6	12	000	401	141	30B	10458979	361W29D0 01102	6221 MC LOUGHLIN DR MEDFORD/COUNTY	2022-1725	0.74	184,950	317,070	502,020	537,423	Jan-22	5	93
6	14	000	401	154	33	10460059	371W03A0 01900	4030 DRY CR RD MEDFORD/COUNTY OR 975	2022-4983	1.49	387,690	717,830	1,105,520	1,157,160	Feb-22	6	96
6	14	000	401	151	33	10495670	371W03A0 01800	4040 DRY CR RD MEDFORD/COUNTY OR 975	2022-26306	2.04	382,380	399,210	781,590	813,285	Aug-22	7	96
6	12	000	401	231	30B	10458069	361W29B0 02900	2225 FOWLER LN MEDFORD/COUNTY OR	2022-11463	2.00	237,170	388,680	625,850	610,470	Mar-22	8	103
6	12	000	401	131	30B	10457112	361W28C0 02300	3282 RANDALL AVE MEDFORD/COUNTY OR	2022-18832	2.00	209,990	109,400	319,390	293,250	Jun-22	9	109
6	12	000	409	952	16B	10457421	361W29A0 00700	2825 COREY RD MEDFORD/COUNTY OR	2022-34081	2.00	206,990	117,970	324,960	298,890	Nov-22	10	109
6	14	000	401	151	30A	10496180	371W09D0 00200	3532 ROXYANN HEIGHTS DR MEDFORD/COU	2022-10436	11.48	444,330	610,720	1,055,050	945,165	Mar-22	11	112
6	15	000	401	152	30B	10735494	371W25A0 01800	6185 HILLCREST RD MEDFORD/COUNTY OR	2022-7170	2.79	650,640	784,800	1,435,440	1,246,140	Feb-22	12	115
6	14	000	401	141	33	10460115	371W0300 01300	3701 DRY CR RD MEDFORD/COUNTY OR 975	2022-29209	3.29	382,540	304,740	687,280	593,640	Sep-22	13	116
6	13	000	401	131	33	10460756	371W0500 02501	2477 COKER BUTTE RD MEDFORD/COUNTY O	2022-10582	0.62	300,780	259,490	560,270	479,705	Mar-22	14	117
6	14	000	401	131	30B	10459934	361W3400 00201	5942 FOOTHILL RD N MEDFORD/COUNTY OR	2022-34862	0.64	317,420	101,730	419,150	346,028	Dec-22	15	121
6	14	000	401	131	30B	10423376	371W09D0 00400	3488 FOOTHILL RD N MEDFORD/COUNTY OR	2022-22978	0.73	318,750	55,690	374,440	294,540	Jul-22	16	127
6	14	000	401	161	33	10665486	371W0300 01804	4141 ROXY DR N MEDFORD/COUNTY OR 975	2022-10311	5.04	371,630	860,230	1,231,860	959,409	Mar-22	17	128
6	14	000	409	963	33	10461063	371W09A0 02200	3746 DEVILS GARDEN RD MEDFORD/COUNTY	2022-8607	0.93	342,260	221,390	563,650	435,420	Mar-22	18	129
6	15	000	401	161	33	10872240	371E19C0 00100	7012 PINE RIDGE DR EAGLE POINT/COUNTY	2022-910	4.72	669,250	1,043,540	1,712,790	1,274,584	Jan-22	19	134
6	14	000	551	142	30B	10495921	371W09A0 01400	3852 FOOTHILL RD N MEDFORD/COUNTY OR	2022-5571	9.00	463,110	640,260	1,103,370	775,458	Feb-22	20	142

JACKSON County 2023 Ratio Study



Number Of Sales 2



Month	Mean	Median	Sales
Jan-22	81	81	1
Feb-22	92	92	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	101	101	154	30A	10365834	371W30AD 02100	1320 MAIN ST E MEDFORD OR 97520	2022-1746	0.28	158,000	277,200	435,200	539,500	Jan-22	1	81
5	30	101	101	162	33	10440611	372W36AD 02000	1307 KINGS HWY MEDFORD OR 97501	2022-4988	1.18	233,000	460,700	693,700	752,000	Feb-22	2	92

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUM
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUMS

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

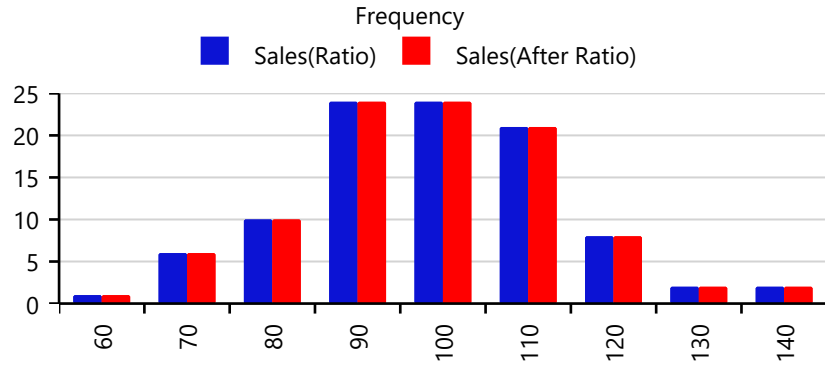
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

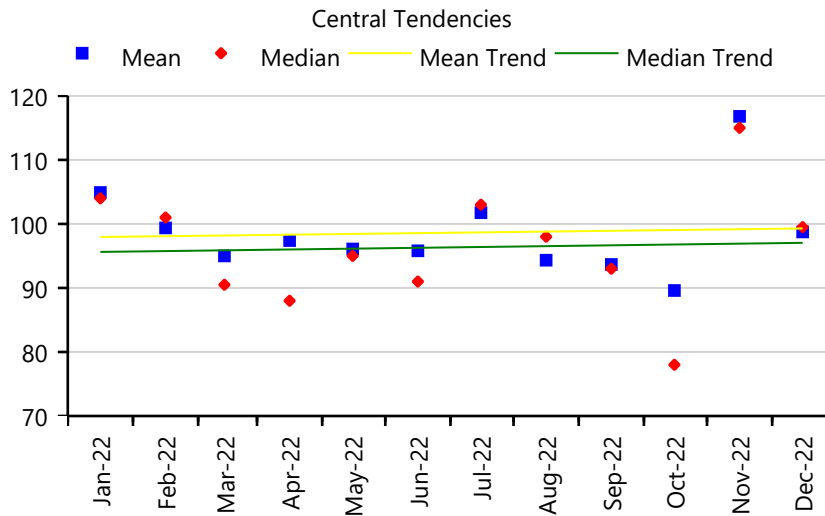
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	103	2023		TOWNHOMES	100	6	30	103	2023		TOWNHOMES
101	4	08	000	2023	2	TOWNHOMES	101	5	30	103	2023	20	TOWNHOMES
101	6	30	103	2023	29	TOWNHOMES							

Adjustment Calculation Summary

Sample - Number of Sales	51			
Population - Number of Accounts	152			
Sales as a percentage of the Population	33.55%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	13,384,780	28.90%	12,447,845	28.69%
OSD RMV	4,623,830	9.98%	4,623,830	10.66%
Improvement RMV	28,302,640	61.11%	26,321,455	60.66%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	107			
RMV Adjustment	100			
Before Ratio	107			
Overall Adjustment Factor	93			
Land Adjustment Factor	93			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	93			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1036

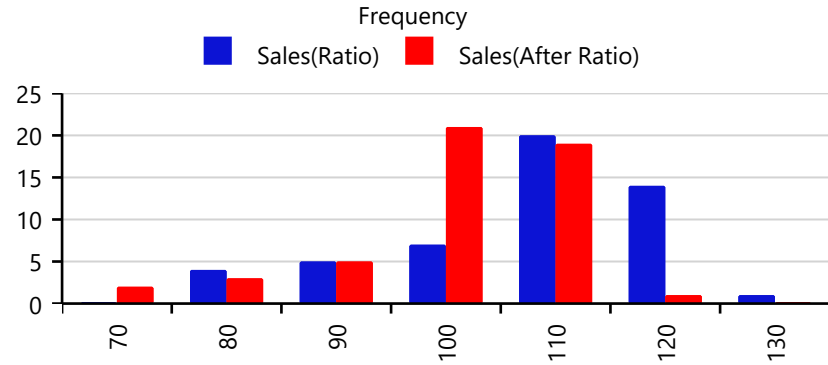
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	7.14	6.66	5.62*	5.20*	5.09*
PRD	1.00	1.00	1.00*	1.00*	1.01*

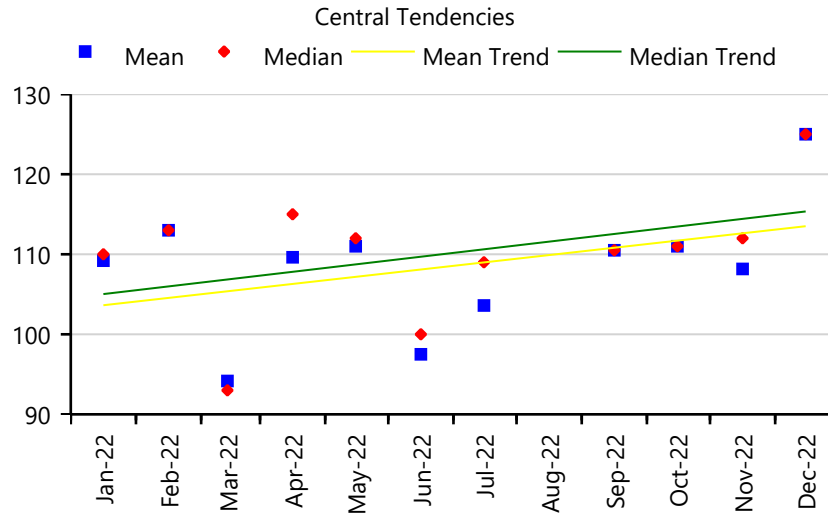
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	111	103
AAD	7.88	7.35
COD	7.10	7.14
Mean	107	100
SD	11.15	10.37
COV	10.43	10.37
Wtd Mean	107	100
GeoMean	106	99
PRD	1.00	1.00
95% Confidence	3.06	2.85

Number Of Sales 51



Month	Mean	Median	Sales
Jan-22	109	110	5
Feb-22	113	113	2
Mar-22	94	93	6
Apr-22	110	115	8
May-22	111	112	10
Jun-22	98	100	4
Jul-22	104	109	5
Sep-22	111	111	2
Oct-22	111	111	2
Nov-22	108	112	6
Dec-22	125	125	1

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	132	30A	10709825	372W14AD 05227	2484 CONNELL AVE MEDFORD OR	2022-8107	0.05	93,000	102,820	195,820	260,000	Mar-22	1	75
6	30	103	101	141	30A	10366093	371W30AD 04007	224 MT ECHO DR MEDFORD OR 97520	2022-20178	0.07	113,000	132,320	245,320	310,000	Jun-22	2	79
6	30	103	101	142	33	10586624	371W32AD 08400	2671 PATRIOT WAY MEDFORD OR	2022-21959	0.07	113,000	200,650	313,650	390,000	Jul-22	3	80

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	103	101	131	30A	10619293	371W19DA 02607	1145 BON-BON CIR MEDFORD OR	2022-33779	0.08	118,000	101,880	219,880	265,000	Nov-22	4	83
6	30	103	101	131	30A	10892652	371W17DB 03501	2398 SPRINGBROOK RD 1 MEDFORD OR	2022-10727	0.07	113,000	192,560	305,560	345,000	Mar-22	5	89
6	30	103	101	151	30A	10565337	371W32AD 06800	2689 FREEDOM WAY MEDFORD OR	2022-13164	0.07	113,000	229,330	342,330	371,000	Apr-22	6	92
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11252	0.07	70,000	0	70,000	75,000	Mar-22	7	93
5	30	103	101	141	30B	11010560	382W01AA 04003	772 TERRAZZO WAY MEDFORD OR	2022-10670	0.07	70,000	0	70,000	75,000	Mar-22	8	93
6	30	103	101	142	30A	10366077	371W30AD 04005	206 MT ECHO DR MEDFORD OR 97520	2022-18968	0.06	113,000	166,160	279,160	299,000	Jun-22	9	93
5	30	103	101	131	30A	10977250	372W12CC 00810	3015 MERRIMAN RD 12 MEDFORD OR 97501	2022-1757	0.05	98,000	178,780	276,780	278,500	Jan-22	10	99
5	30	103	101	142	30A	10985887	372W26AB 02600	623 HEBER LN MEDFORD OR 97501	2022-18490	0.07	96,000	291,020	387,020	380,000	May-22	11	102
6	30	103	101	142	30A	10983234	371W23DC 10000	232 DUNTHORPE DR MEDFORD OR	2022-13892	0.05	116,000	298,040	414,040	403,000	Apr-22	12	103
5	30	103	101	142	30A	10985888	372W26AB 02900	638 KAITLIN LN MEDFORD OR 97501	2022-14214	0.07	96,000	283,060	379,060	366,800	Apr-22	13	103
6	30	103	101	142	30A	10880052	371W20AD 00954	1224 MODOC AVE N 52 MEDFORD OR	2022-20695	0.03	113,000	217,850	330,850	319,900	May-22	14	103
6	30	103	101	142	30A	10880087	371W20AD 00957	1224 MODOC AVE N 45 MEDFORD OR	2022-23897	0.03	113,000	217,850	330,850	320,000	Jul-22	15	103
5	30	103	101	141	33	10983575	372W13BB 04910	187 MELLECKER WAY MEDFORD OR 97501	2022-10694	0.05	93,000	281,650	374,650	360,000	Mar-22	16	104
6	30	103	101	143	33	10366474	371W30AD 04045	215 MT ECHO DR MEDFORD OR 97520	2022-27051	0.06	113,000	302,100	415,100	395,000	Sep-22	17	105
4	08	000	101	132	30A	10872183	381W16AD 05900	1000 MEGAN LN PHOENIX OR 97501	2022-16044	0.09	120,260	216,820	337,080	318,000	May-22	18	106
5	30	103	101	142	30A	11010025	372W25DB 12802	1030 W TENTH ST MEDFORD OR	2022-20955	0.06	96,000	242,320	338,320	315,000	Jun-22	19	107
6	30	103	101	142	30B	10983205	371W23CD 00153	143 EAGLE TRACE DR MEDFORD OR 97501	2022-30310	0.05	116,000	310,020	426,020	397,500	Oct-22	20	107
6	30	103	101	142	30A	10983208	371W23CD 00156	125 EAGLE TRACE DR MEDFORD OR 97501	2022-3815	0.05	116,000	310,020	426,020	390,000	Jan-22	21	109
6	30	103	101	142	30A	10746129	371W19BB 03900	627 GOLDEN LN MEDFORD OR	2022-22631	0.19	116,850	198,360	315,210	290,000	Jul-22	22	109
5	30	103	101	141	30A	10983567	372W13BB 04902	167 MELLECKER WAY MEDFORD OR 97501	2022-1389	0.05	93,000	281,650	374,650	340,000	Jan-22	23	110
6	30	103	101	142	33	10366125	371W30AD 04010	230 MT ECHO DR MEDFORD OR 97520	2022-33148	0.08	113,000	274,950	387,950	353,000	Nov-22	24	110
6	30	103	101	141	33	10837459	371W30DA 00603	311 ASHLAND AVE B MEDFORD OR	2022-2679	0.05	113,000	210,590	323,590	292,500	Jan-22	25	111
5	30	103	101	141	30B	11010559	382W01AA 04002	780 TERRAZZO WAY MEDFORD OR	2022-11253	0.07	96,000	263,550	359,550	324,900	Mar-22	26	111
5	30	103	101	142	30A	10987481	372W23DC 02131	677 KAITLIN LN MEDFORD OR 97501	2022-17350	0.07	96,000	321,510	417,510	375,000	May-22	27	111
6	30	103	101	142	30A	10880046	371W20AD 00953	1224 MODOC AVE N 51 MEDFORD OR	2022-18308	0.03	113,000	217,850	330,850	299,000	Jun-22	28	111
6	30	103	101	141	33	10976433	371W08CC 00120	3170 FOREST HILLS DR A MEDFORD OR 9750	2022-22791	0.08	116,000	233,730	349,730	315,000	Jul-22	29	111
6	30	103	101	141	33	10586568	371W32AD 07800	2659 CONGRESS WAY MEDFORD OR	2022-34639	0.07	101,740	191,650	293,390	265,000	Nov-22	30	111
6	30	103	101	141	30A	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.05	114,000	187,500	301,500	268,500	Feb-22	31	112
5	30	103	101	141	30B	11010561	382W01AA 04004	764 TERRAZZO WAY MEDFORD OR	2022-16560	0.07	96,000	262,190	358,190	320,250	May-22	32	112
5	30	103	101	134	30A	10985777	372W13CA 03514	411 BERRYDALE AVE 17 MEDFORD OR 97501	2022-16485	0.02	93,000	246,300	339,300	304,000	May-22	33	112
5	30	103	101	142	30B	10985885	372W23DC 02122	2353 DAHLIA WAY MEDFORD OR 97501	2022-33256	0.07	96,000	267,490	363,490	322,000	Nov-22	34	113
6	30	103	101	141	33	10746102	371W19BB 03700	653 GOLDEN LN MEDFORD OR	2022-4040	0.19	116,850	189,020	305,870	268,500	Feb-22	35	114

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	103	101	141	33	11010562	382W01AA 04005	756 TERRAZZO WAY MEDFORD OR	2022-16563	0.07	96,000	262,120	358,120	315,250	May-22	36	114
6	30	103	101	132	30A	10975386	371W08BB 03428	3855 DOVER RIDGE DR 24 MEDFORD OR	2022-11978	0.03	116,000	204,880	320,880	278,000	Apr-22	37	115
5	30	103	101	142	30A	11011285	372W23DD 01306	700 ROSS LN N MEDFORD OR	2022-13051	0.11	94,000	295,850	389,850	340,000	Apr-22	38	115
6	30	103	101	141	33	10976418	371W08CC 00105	3184 FOREST HILLS DR B MEDFORD OR 9750	2022-23255	0.08	116,000	233,600	349,600	305,000	Jul-22	39	115
5	30	103	101	144	30B	10989947	372W26CA 00136	341 ENGLEMANN LN MEDFORD OR 97501	2022-30958	0.03	94,000	319,510	413,510	360,000	Oct-22	40	115
6	30	103	101	142	30A	10980035	371W33AC 08765	3126 ALAMEDA ST 408 MEDFORD OR 97504	2022-33344	0.04	114,000	303,170	417,170	363,000	Nov-22	41	115
6	30	103	101	142	30A	10879995	371W20AD 00948	1224 MODOC AVE N 57 MEDFORD OR	2022-12186	0.04	118,000	218,960	336,960	290,000	Apr-22	42	116
6	30	103	101	142	30A	10873201	371W20AD 00933	1224 MODOC AVE N 36 MEDFORD OR	2022-14177	0.03	113,000	217,850	330,850	285,000	Apr-22	43	116
6	30	103	101	142	33	10980008	371W33AC 08738	3126 ALAMEDA ST 519 MEDFORD OR 97504	2022-17126	0.03	114,000	303,170	417,170	359,000	May-22	44	116
6	30	103	101	132	30A	10645550	371W30DA 14800	1327 MAPLE LEAF CT 4B MEDFORD OR	2022-28157	0.02	113,000	129,960	242,960	210,000	Sep-22	45	116
5	30	103	121	132	30A	10937381	372W25CA 00405	1215 MAIN ST W E MEDFORD OR 97501	2022-3242	0.02	93,000	76,320	169,320	145,000	Jan-22	46	117
6	30	103	101	142	33	10980016	371W33AC 08746	3126 ALAMEDA ST 115 MEDFORD OR 97504	2022-11960	0.03	114,000	281,280	395,280	337,000	Apr-22	47	117
5	30	103	101	134	30A	10985776	372W13CA 03513	411 BERRYDALE AVE 18 MEDFORD OR 97501	2022-16063	0.02	93,000	246,300	339,300	290,000	May-22	48	117
5	30	103	101	142	30B	11011284	372W23DD 01305	706 ROSS LN N MEDFORD OR	2022-18119	0.10	94,000	295,850	389,850	332,500	May-22	49	117
6	30	103	101	132	30B	10975962	371W17CC 02349	2030 BROOKHURST ST 49 MEDFORD OR 975	2022-34164	0.03	113,000	150,740	263,740	225,000	Nov-22	50	117
4	08	000	101	132	30B	10867494	381W09DB 06600	201 DANO DR PHOENIX OR	2022-36467	1.86	112,350	232,120	344,470	275,900	Dec-22	51	125

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
100	1	12	000	2023		MULTI-FAM	100	4	09	000	2023		MULTI-FAMILY
100	5	30	104	2023	1	MULTI-FAM	101	1	12	000	2023	3	MULTI-FAMILY
101	3	06	000	2023	9	PLEX USE	101	4	09	000	2023	5	MULTI-FAMILY
101	5	05	000	2023		PLEX USE	101	5	30	104	2023	40	MULTI-FAMILY
101	6	30	104	2023	13	MULTI-FAM							

Adjustment Calculation Summary

Sample - Number of Sales	71															
Population - Number of Accounts	1204															
Sales as a percentage of the Population	5.90%															
<i>Prior Year Population Values</i>																
Land Rmv	102,846,020															
OSD RMV	69,632,570															
Improvement RMV	350,172,180															
Farm Improvement RMV	0															
	<table border="1"> <thead> <tr> <th>Pre-Trend Brkdwn</th> <th>Post Trend Values</th> <th>Post Trend Brkdwn</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">19.68%</td> <td style="text-align: right;">122,386,764</td> <td style="text-align: right;">19.65%</td> </tr> <tr> <td style="text-align: right;">13.32%</td> <td style="text-align: right;">69,632,570</td> <td style="text-align: right;">11.18%</td> </tr> <tr> <td style="text-align: right;">67.00%</td> <td style="text-align: right;">430,711,781</td> <td style="text-align: right;">69.16%</td> </tr> <tr> <td style="text-align: right;">0.00%</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0.00%</td> </tr> </tbody> </table>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	19.68%	122,386,764	19.65%	13.32%	69,632,570	11.18%	67.00%	430,711,781	69.16%	0.00%	0	0.00%
Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn														
19.68%	122,386,764	19.65%														
13.32%	69,632,570	11.18%														
67.00%	430,711,781	69.16%														
0.00%	0	0.00%														
Selected Ratio From Sales	84															
RMV Adjustment	100															
Before Ratio	84															
Overall Adjustment Factor	119															
Land Adjustment Factor	119															
OSD Adjustment Factor	100															
Improvement Adjustment Factor	123															
Farm Improvement Factor	100															
After Ratio	100															

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 2456

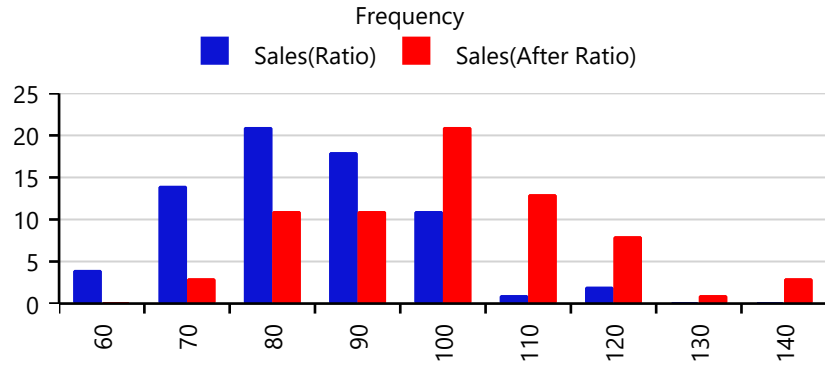
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.45	-	-	-	-
PRD	0.99	-	-	-	-

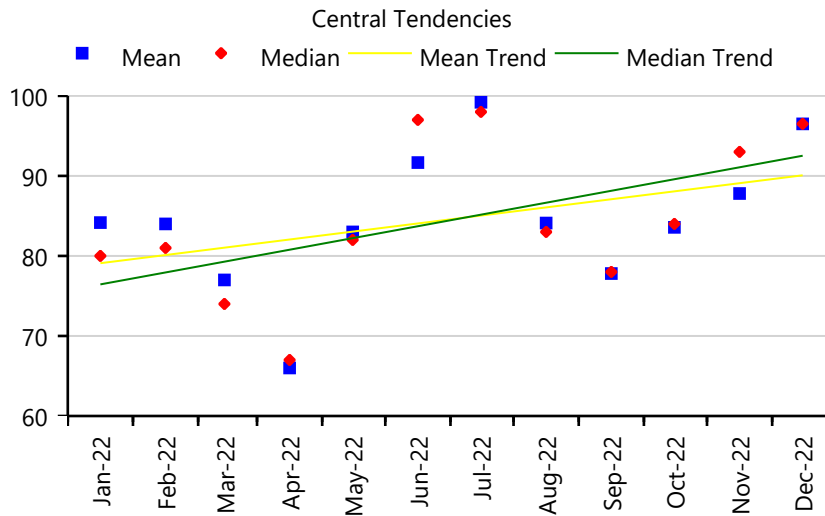
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	83	99
AAD	9.93	12.32
COD	11.96	12.45
Mean	84	100
SD	12.77	15.78
COV	15.21	15.81
Wtd Mean	84	101
GeoMean	83	99
PRD	.99	.99
95% Confidence	2.97	3.67

Number Of Sales 71



Month	Mean	Median	Sales
Jan-22	84	80	6
Feb-22	84	81	9
Mar-22	77	74	7
Apr-22	66	67	3
May-22	83	82	10
Jun-22	92	97	3
Jul-22	99	98	5
Aug-22	84	83	9
Sep-22	78	78	5
Oct-22	84	84	7
Nov-22	88	93	5
Dec-22	97	97	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	231	30A	10404990	372W25CB 01100	27 CHESTNUT ST MEDFORD OR 97501	2022-10944	0.17	114,000	90,220	204,220	335,000	Mar-22	1	61

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	431	33	10399348	372W25BA 14100	834 SECOND ST W MEDFORD OR	2022-13397	0.27	153,000	281,120	434,120	710,000	Apr-22	2	61
5	30	104	101	232	30A	10396161	372W25AC 18000	33 PEACH ST N MEDFORD OR	2022-4584	0.12	102,000	65,290	167,290	269,000	Feb-22	3	62
5	30	104	101	231	30A	10405929	372W25CB 10500	200 S COLUMBUS AVE MEDFORD OR 97501	2022-26355	0.18	112,000	99,620	211,620	330,000	Aug-22	4	64
5	30	104	101	232	30A	10402656	372W25BD 07200	25 MYERS CT MEDFORD OR 97501	2022-29075	0.18	134,000	82,160	216,160	335,000	Sep-22	5	65
5	30	104	101	231	33	10401149	372W25BC 00400	207 COLUMBUS AVE N MEDFORD OR	2022-28372	0.17	112,000	52,230	164,230	250,000	Sep-22	6	66
1	12	000	101	231	30B	10208513	361W03BA 05000	133 TRACY AVE EAGLE POINT OR	2022-11805	0.22	135,310	136,130	271,440	406,250	Apr-22	7	67
5	30	104	101	332	30A	10413323	371W30CC 16200	704 OAKDALE AVE S MEDFORD OR	2022-4199	0.27	153,000	304,920	457,920	652,000	Jan-22	8	70
1	12	000	101	231	30A	10210351	361W03BD 02406	600 PLATT PL EAGLE POINT OR	2022-10840	0.20	128,400	113,850	242,250	347,500	Mar-22	9	70
6	30	104	101	231	30A	10377689	371W30CA 11400	315 EARHART ST MEDFORD OR	2022-13196	0.14	122,000	44,000	166,000	236,000	Apr-22	10	70
6	30	104	101	231	30A	10331505	371W19DD 02501	506 BESSIE ST MEDFORD OR	2022-17788	0.11	124,000	134,350	258,350	370,000	May-22	11	70
5	30	104	101	331	33	10406625	372W25CC 08300	518 ALBERTS ST MEDFORD OR 97501	2022-32614	0.13	116,000	75,480	191,480	275,000	Nov-22	12	70
3	06	000	101	331	30A	10140571	372W03DD 03601	211 THIRD ST N CENTRAL POINT OR	2022-474	0.18	151,720	136,720	288,440	407,000	Jan-22	13	71
1	12	000	101	231	30A	10210360	361W03BD 02407	612 PLATT PL EAGLE POINT OR	2022-11154	0.20	128,400	111,690	240,090	335,000	Mar-22	14	72
4	09	000	101	231	33	10635564	381W23CD 02602	201 ROY AVE TALENT OR	2022-32245	0.15	136,870	185,130	322,000	445,865	Aug-22	15	72
5	30	104	101	232	30A	10608907	372W13DC 01903	1976 PEPPER AVE MEDFORD OR	2022-10867	0.13	101,000	157,420	258,420	350,000	Mar-22	16	74
5	30	104	101	231	30A	10408189	372W25CD 12800	1212 WITHINGTON ST MEDFORD OR 97501	2022-25470	0.22	122,000	159,860	281,860	379,900	Aug-22	17	74
3	06	000	121	431	30A	10204431	372W11BC 05100	601 FIRST ST S CENTRAL POINT OR	2022-26826	0.12	166,540	123,610	290,150	392,500	Aug-22	18	74
6	30	104	101	231	30A	10555869	371W19DD 05902	511 MARIE ST MEDFORD OR	2022-4995	0.11	124,000	148,380	272,380	360,000	Feb-22	19	76
4	09	000	101	231	30A	10011083	381W09DD 09800	204 FIRST ST W PHOENIX OR	2022-8017	0.17	138,260	149,570	287,830	377,000	Mar-22	20	76
6	30	104	101	231	30A	10820752	371W08DD 05100	3057 SHERATON CT MEDFORD OR	2022-15370	0.18	136,000	233,410	369,410	482,500	May-22	21	77
4	09	000	101	231	30B	10014210	381W15BC 07200	401 B STREET S PHOENIX OR 97501	2022-20882	0.14	136,170	139,990	276,160	355,000	Jun-22	22	78
5	30	104	101	231	30A	10388255	372W24DA 08500	524 BOARDMAN ST MEDFORD OR	2022-30032	0.17	111,000	165,430	276,430	356,000	Sep-22	23	78
5	30	104	101	231	30B	10421642	372W36BA 16800	1017 PLUM ST MEDFORD OR 97501	2022-31088	0.13	102,000	30,030	132,030	170,000	Oct-22	24	78
5	30	104	101	434	30A	10397388	372W25AD 06400	236 OAKDALE AVE N MEDFORD OR	2022-2458	0.11	131,000	270,000	401,000	510,000	Jan-22	25	79
4	09	000	101	232	30B	10941039	381W09DB 09000	198 CHERYL LN PHOENIX OR	2022-4641	0.05	126,900	345,120	472,020	600,000	Feb-22	26	79
6	30	104	101	231	30A	10619577	371W19DA 02635	1286 CARMEL CIR MEDFORD OR	2022-15908	0.35	278,000	354,240	632,240	790,000	May-22	27	80
5	30	104	101	232	30A	10985011	372W13AC 00312	624 MIDWAY RD MEDFORD OR 97501	2022-17371	0.04	104,000	270,810	374,810	467,500	May-22	28	80
5	30	104	101	231	33	10410148	372W25DB 11000	1115 NINTH ST W MEDFORD OR	2022-1327	0.12	104,000	147,800	251,800	310,000	Jan-22	29	81
5	30	104	101	231	33	10977416	372W25CA 06801	209 WASHINGTON ST MEDFORD OR 97501	2022-6743	0.16	114,000	109,290	223,290	275,000	Feb-22	30	81
5	30	104	101	231	33	10404055	372W25CA 06800	205 WASHINGTON ST MEDFORD OR 97501	2022-6745	0.16	114,000	109,290	223,290	275,000	Feb-22	31	81
3	06	000	101	432	30A	10146097	372W11BB 06401	330 FIFTH ST S CENTRAL POINT OR	2022-16149	0.18	166,540	320,960	487,500	599,000	May-22	32	81
5	30	104	101	231	33	10414952	372W25DD 19800	729 W ELEVENTH ST MEDFORD OR 97501	2022-5645	0.10	102,000	143,480	245,480	295,000	Feb-22	33	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	101	332	30A	10398104	372W25BA 01700	715 JACKSON ST W MEDFORD OR	2022-16277	0.22	138,000	69,240	207,240	250,000	May-22	34	83
5	30	104	101	231	30A	10929929	372W36DA 04306	778 HALVORSEN ST MEDFORD OR 97501	2022-24536	0.18	116,000	319,500	435,500	525,000	Aug-22	35	83
6	30	104	101	232	30B	10330331	371W19DC 02101	523 MARY ST MEDFORD OR	2022-32301	0.11	124,000	197,830	321,830	389,000	Oct-22	36	83
5	30	104	101	231	30A	10373431	371W30CC 02700	519 HOLLY ST S MEDFORD OR	2022-17486	0.11	101,000	153,920	254,920	302,000	May-22	37	84
6	30	104	101	231	33	10820657	371W08DD 04100	2958 STACIE WAY MEDFORD OR	2022-30820	0.17	139,000	240,850	379,850	450,000	Oct-22	38	84
5	30	104	101	232	30B	10413526	372W25DD 05500	611 THIRTEENTH ST W MEDFORD OR	2022-32263	0.14	104,000	205,540	309,540	367,500	Oct-22	39	84
3	06	000	101	231	30A	10140432	372W03DD 02300	244 FIRST ST N CENTRAL POINT OR	2022-30162	0.19	132,910	125,020	257,930	305,000	Oct-22	40	85
5	30	104	101	332	30B	10373296	371W30CB 12300	517 GRAPE ST S MEDFORD OR	2022-30445	0.11	116,000	75,890	191,890	225,000	Oct-22	41	85
6	30	104	101	231	30A	10023751	371W33BD 02200	3007 PALMYRA ST MEDFORD OR	2022-10817	0.14	124,000	187,410	311,410	364,000	Mar-22	42	86
5	30	104	981	241	30A	10417643	372W36AB 10900	804 PEACH ST S MEDFORD OR 97501	2022-24399	0.29	121,000	310,940	431,940	500,209	Aug-22	43	86
6	30	104	101	231	30B	10331724	371W19DD 04002	500 EFFIE ST MEDFORD OR	2022-30674	0.11	124,000	112,110	236,110	275,000	Oct-22	44	86
5	30	104	101	231	33	10401180	372W25BC 00800	135 COLUMBUS AVE N MEDFORD OR 97501	2022-32009	0.30	122,000	100,880	222,880	260,000	Nov-22	45	86
5	30	104	121	431	33	10590147	372W24DA 12700	611 BEATTY ST MEDFORD OR	2022-3620	0.48	420,000	638,710	1,058,710	1,210,000	Jan-22	46	87
3	06	000	101	231	33	10897669	372W11AA 00700	891 COLUMBINE WAY CENTRAL POINT OR	2022-27518	0.26	98,070	311,340	409,410	469,000	Sep-22	47	87
6	30	104	101	241	30A	10024076	371W33BD 05400	872 OLYMPIC AVE MEDFORD OR	2022-17372	0.22	154,000	289,310	443,310	501,000	May-22	48	88
3	06	000	101	232	30A	10980168	372W11BD 11609	632 VALLEY HEART LN CENTRAL POINT OR 9	2022-23776	0.07	129,910	264,380	394,290	449,900	Jul-22	49	88
6	30	104	101	232	30A	10804302	371W17CC 02003	1883 KEENE WAY DR N MEDFORD OR 97524	2022-16588	0.14	121,000	257,170	378,170	425,000	May-22	50	89
5	30	104	101	232	30A	10978513	372W36DC 02308	1069 GARFIELD ST A MEDFORD OR 97501	2022-24401	0.08	106,000	340,520	446,520	500,000	Aug-22	51	89
3	06	000	101	231	30A	10852397	372W11A0 24800	522 COUNTRYSIDE DR CENTRAL POINT OR	2022-35461	0.16	132,910	280,530	413,440	455,000	Dec-22	52	91
3	06	000	101	231	30A	10898266	372W11AC 11001	561 COUNTRYSIDE DR CENTRAL POINT OR	2022-5221	0.14	124,090	318,770	442,860	476,000	Feb-22	53	93
5	30	104	101	231	30B	11011139	372W26DD 01003	306 MOODY LN MEDFORD OR	2022-22185	0.16	114,000	432,820	546,820	585,000	Jul-22	54	93
5	30	104	101	232	30A	10978510	372W36DC 02305	1057 GARFIELD ST A MEDFORD OR 97501	2022-27355	0.08	106,000	323,710	429,710	462,500	Sep-22	55	93
5	30	104	101	241	30A	10394875	372W25AC 04900	615 PALM ST MEDFORD OR	2022-34194	0.16	114,000	210,680	324,680	350,000	Nov-22	56	93
5	30	104	101	232	30A	10408454	372W25CD 15400	622 HAMILTON ST MEDFORD OR 97501	2022-34920	0.16	114,000	208,200	322,200	347,000	Nov-22	57	93
4	09	000	101	431	30B	10279131	381W26AB 01010	219 GANGNES DR TALENT OR	2022-20754	0.23	127,040	0	127,040	131,625	Jun-22	58	97
5	30	104	101	431	30A	10393211	372W25AA 06400	440 GRAPE ST N MEDFORD OR	2022-26838	0.11	130,000	74,650	204,650	210,000	Aug-22	59	97
6	30	104	101	231	33	10023655	371W33BD 01200	1019 OLYMPIC AVE MEDFORD OR	2022-32287	0.18	139,000	176,790	315,790	325,000	Nov-22	60	97
5	30	104	101	232	33	10388425	372W24DA 10200	209 EDWARDS ST MEDFORD OR	2022-17853	0.12	104,000	287,930	391,930	399,900	May-22	61	98
5	30	104	101	231	30A	10412597	372W25DC 12100	1049 THIRTEENTH ST W MEDFORD OR	2022-21734	0.16	114,000	131,510	245,510	250,000	Jul-22	62	98
5	30	104	101	331	30A	10404957	372W25CB 00700	32 COLUMBUS AVE S MEDFORD OR 97501	2022-7018	0.17	125,000	245,330	370,330	375,000	Feb-22	63	99
5	30	104	100		30B	10433258	372W26DD 01000	2259 MEADOWS LN MEDFORD OR	2022-9542	0.44	120,000	0	120,000	120,000	Mar-22	64	100
5	30	104	101	241	30A	10974989	372W35AD 02201	2202 ARLINGTON DR MEDFORD OR	2022-20881	0.17	116,000	411,250	527,250	525,000	Jun-22	65	100

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	104	191	332	30A	10404161	372W25CA 07900	25 WASHINGTON ST MEDFORD OR 97501	2022-6645	0.14	116,000	275,480	391,480	385,000	Feb-22	66	102
3	06	000	101	232	33	10875991	372W12BC 01239	1132 GLENGROVE AVE CENTRAL POINT OR	2022-34374	0.28	100,470	338,980	439,450	432,000	Dec-22	67	102
5	30	104	101	232	30B	11011138	372W26DD 01002	2243 MEADOWS LN MEDFORD OR	2022-23399	0.20	114,000	505,840	619,840	599,000	Jul-22	68	103
5	30	104	101	232	30A	10589808	372W25CD 10402	445 PLUM ST MEDFORD OR 97501	2022-22159	0.21	149,000	295,550	444,550	390,000	Jul-22	69	114
5	30	104	101	232	30B	10386213	372W24AD 05200	702 BEATTY ST MEDFORD OR	2022-2109	0.19	140,000	357,290	497,290	425,000	Jan-22	70	117
6	30	104	101	442	30B	10969350	371W18AA 02509	2676 PALOMA AVE MEDFORD OR 97501	2022-24526	0.20	170,000	631,020	801,020	677,610	Aug-22	71	118

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV						Location
Class	MA	SA	NH	App Year	# of Sales	Class	MA	SA	NH	App Year	# of Sales	Location
100	3	09	000	2023		100	5	09	000	2023		POTENTIAL DEVELOPMNT
100	5	30	105	2023	1	100	6	30	105	2023		POTENTIAL DEVELOPMNT
101	3	09	000	2023		101	5	09	000	2023		POTENTIAL DEVELOPMNT
101	5	30	105	2023	2	101	6	30	105	2023		POTENTIAL DEVELOPMNT

Adjustment Calculation Summary

Sample - Number of Sales	3
Population - Number of Accounts	325
Sales as a percentage of the Population	0.92%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	93,798,860	67.32%	98,488,803
OSD RMV	10,637,240	7.63%	10,637,240
Improvement RMV	34,783,600	24.97%	37,218,452
Farm Improvement RMV	105,590	0.08%	105,590

Selected Ratio From Sales	95
RMV Adjustment	100

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	107
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 601

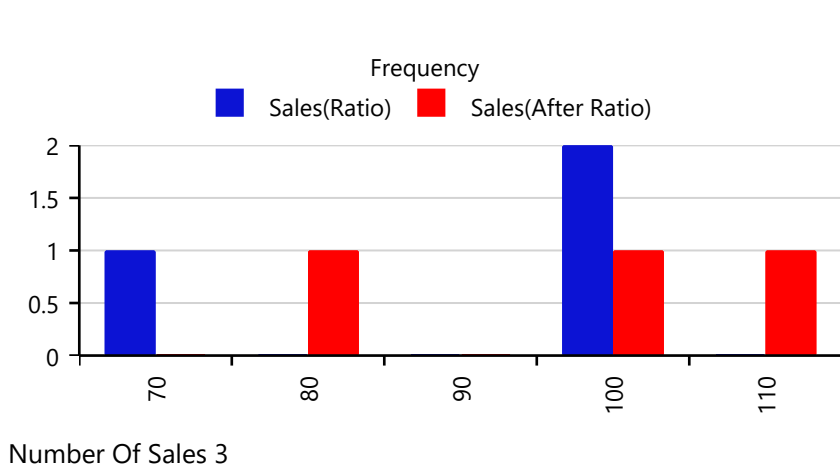
JACKSON County 2023 Ratio Study

Performance History

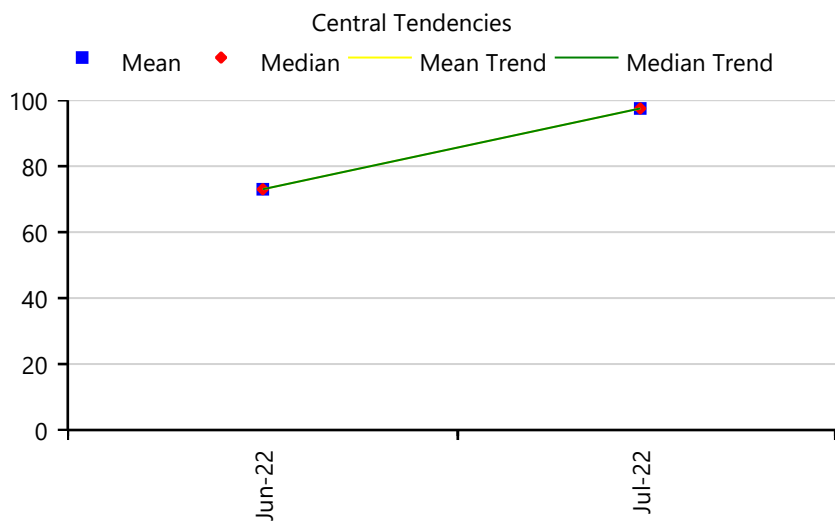
	2023	2022	2021	2020	2019
COD	9.67	-	6.31*	9.44*	20.53*
PRD	0.98	-	1.01*	1.01*	1.01*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	9.00	9.67
COD	9.47	9.67
Mean	89	94
SD	14.36	15.50
COV	16.08	16.55
Wtd Mean	91	95
GeoMean	89	93
PRD	.99	.98
95% Confidence	16.25	17.54



Month	Mean	Median	Sales
Jun-22	73	73	1
Jul-22	98	98	2

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	105	109		30B	10440481	372W35DD 03400	1955 SUNSET DR MEDFORD/COUNTY OR 975	2022-19378	1.49	263,560	0	263,560	363,300	Jun-22	1	73
5	30	105	190		30A	10432204	372W26DB 01200	110 LOZIER LN MEDFORD/COUNTY OR 97501	2022-22494	4.61	859,480	0	859,480	900,000	Jul-22	2	95
5	30	105	191		30A	10451134	372W26AA 00300	SWEET RD MEDFORD OR	2022-21082	1.21	225,720	0	225,720	225,000	Jul-22	3	100

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	6	30	107	2023	4	EXCPTNL/VIEW PROP	101	6	30	107	2023	62	EXCPTNL/VIEW PROP

Adjustment Calculation Summary

Sample - Number of Sales	66
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

Prior Year Population Values	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales	96
RMV Adjustment	100
Before Ratio	96
Overall Adjustment Factor	104
Land Adjustment Factor	104
OSD Adjustment Factor	100
Improvement Adjustment Factor	104
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

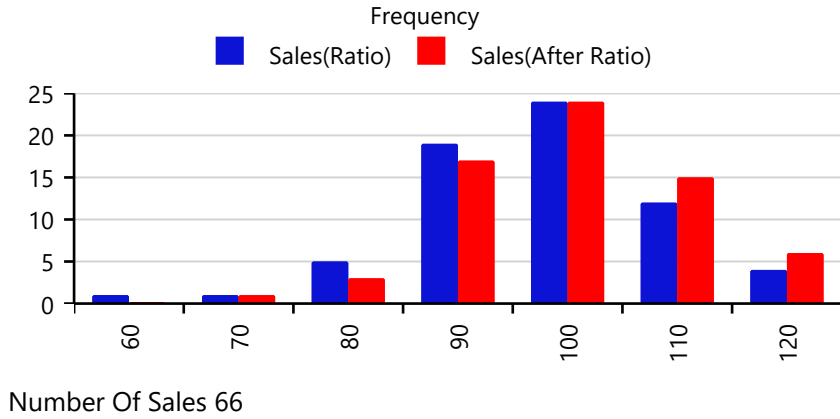
Population totals (including recalculated study area 30): 1225

Performance History

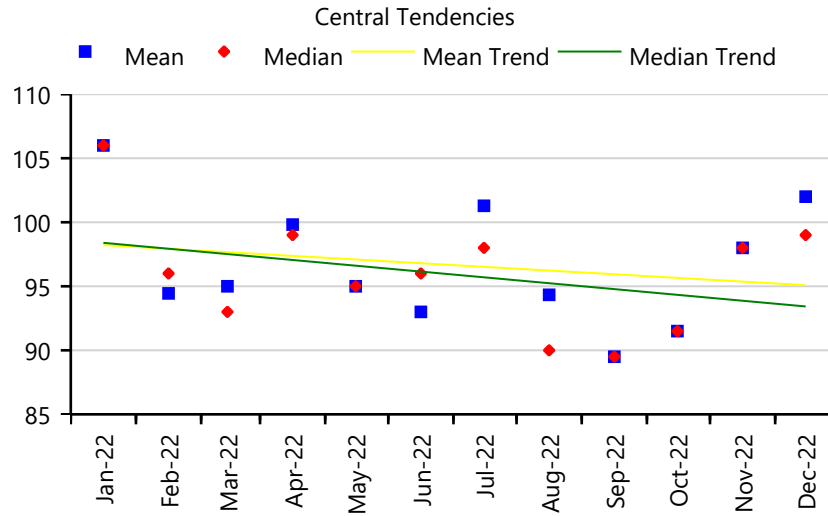
	2023	2022	2021	2020	2019
COD	8.29	-	-	-	-
PRD	1.01	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	97	100
AAD	8.02	8.29
COD	8.26	8.29
Mean	96	100
SD	10.54	11.00
COV	10.93	10.98
Wtd Mean	96	100
GeoMean	96	100
PRD	1.01	1.01
95% Confidence	2.54	2.65



Month	Mean	Median	Sales
Jan-22	106	106	2
Feb-22	94	96	9
Mar-22	95	93	4
Apr-22	100	99	11
May-22	95	95	10
Jun-22	93	96	7
Jul-22	101	98	7
Aug-22	94	90	3
Sep-22	90	90	2
Oct-22	92	92	6
Nov-22	98	98	2
Dec-22	102	99	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	107	101	141	33	10353050	371W29AD 00200	117 BLACK OAK DR MEDFORD OR	2022-20114	0.42	183,000	125,990	308,990	481,623	Jun-22	1	64
6	30	107	100		30A	11000585	371W22AD 01728	4563 INNSBRUCK RIDGE MEDFORD OR	2022-1393	0.26	120,000	0	120,000	163,700	Oct-22	2	73

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	107	101	153	30A	10426049	371W27AA 00600	4194 AERIAL HEIGHTS DR MEDFORD/COUNTY	2022-5124	3.03	333,000	751,480	1,084,480	1,395,000	Feb-22	3	78
6	30	107	101	133	30A	10576231	371W22DA 03500	1428 HIGHCREST DR MEDFORD OR	2022-29614	0.70	253,000	254,940	507,940	650,000	Oct-22	4	78
6	30	107	101	131	30A	10345752	371W28AB 03200	53 FAIRWAY CIR MEDFORD OR	2022-6268	0.16	133,000	275,850	408,850	495,000	Feb-22	5	83
6	30	107	100		30A	11000608	371W22AD 01817	4423 MURRYHILL TERR MEDFORD OR	2022-10986	0.31	120,000	0	120,000	143,500	Mar-22	6	84
6	30	107	101	151	30A	11002329	371W16D0 00911	3274 ANNAPOLIS DR MEDFORD OR	2022-29337	0.43	178,000	577,870	755,870	895,000	Sep-22	7	84
6	30	107	101	141	30A	10984707	371W22AC 05201	4405 VISTA POINTE DR MEDFORD OR 97504	2022-17637	0.20	131,000	346,930	477,930	558,000	May-22	8	86
6	30	107	101	161	30B	10346361	371W28BD 01000	156 GREENWAY CIR MEDFORD OR	2022-24933	0.53	258,000	816,170	1,074,170	1,250,000	Aug-22	9	86
6	30	107	101	171	33	10992879	371W28A0 03402	85 S GREENWAY DR MEDFORD OR	2022-31804	0.67	341,000	2,513,140	2,854,140	3,300,000	Oct-22	10	86
6	30	107	101	153	33	10986016	371W21AA 00329	408 W VENETO CIR MEDFORD OR 97504	2022-7541	0.25	153,000	827,110	980,110	1,125,000	Mar-22	11	87
6	30	107	101	152	30A	10982227	371W22BA 00507	533 WHITNEY TERR MEDFORD OR 97504	2022-16375	0.38	176,000	601,260	777,260	880,000	May-22	12	88
6	30	107	101	164	30B	10763801	371W21CC 02103	2583 OAK VIEW CIR MEDFORD OR 97501	2022-13334	0.67	258,000	873,880	1,131,880	1,265,000	Apr-22	13	89
6	30	107	101	151	30A	10982226	371W22BA 00506	541 WHITNEY TERR MEDFORD OR 97504	2022-17205	0.31	148,000	510,040	658,040	740,000	May-22	14	89
6	30	107	101	153	30A	10875105	371W22DA 05800	4289 MURRYHILL CT MEDFORD OR	2022-23006	0.36	183,000	537,680	720,680	810,000	Jul-22	15	89
6	30	107	101	141	30A	10981690	371W22AC 01500	4351 VISTA POINTE DR MEDFORD OR 97501	2022-18493	0.18	133,000	377,570	510,570	565,000	Jun-22	16	90
6	30	107	101	153	30B	10986039	371W21AA 00352	531 W LA STRADA CIR MEDFORD OR 97504	2022-19948	0.23	148,000	539,220	687,220	763,000	Jun-22	17	90
6	30	107	101	153	30A	10981188	371W22AC 01101	4300 NAVARRO SPRINGS AVE MEDFORD OR	2022-23751	0.14	118,000	440,270	558,270	618,000	Jul-22	18	90
6	30	107	101	163	30B	11000589	371W22AD 01732	4587 INNSBRUCK RIDGE MEDFORD OR	2022-24513	0.30	145,500	991,900	1,137,400	1,266,470	Aug-22	19	90
6	30	107	101	151	33	10977845	371W22DC 00106	4402 SAN JUAN DR MEDFORD OR	2022-36563	0.05	113,000	365,020	478,020	528,973	Dec-22	20	90
6	30	107	101	153	33	10981730	371W22AC 04800	4324 VINEYARD TERR MEDFORD OR 97501	2022-13227	0.17	133,000	595,630	728,630	801,600	Apr-22	21	91
6	30	107	101	153	30A	10977491	371W27AB 05600	349 MARY BEE LN MEDFORD OR	2022-15879	0.36	178,000	515,980	693,980	760,000	May-22	22	91
6	30	107	101	162	30A	10986270	371W23DD 03000	5622 AUTUMN PARK DR MEDFORD OR 97504	2022-6404	0.60	253,000	800,190	1,053,190	1,150,000	Feb-22	23	92
6	30	107	101	152	30B	10721691	371W28DA 02700	3255 MILLER CT MEDFORD OR	2022-35018	0.21	148,000	401,610	549,610	600,000	Nov-22	24	92
6	30	107	101	152	30A	10981714	371W22AC 02800	4319 VINEYARD TERR MEDFORD OR	2022-11799	0.19	133,000	521,510	654,510	704,000	Apr-22	25	93
6	30	107	101	152	30A	10984708	371W22AC 05202	4409 VISTA POINTE DR MEDFORD OR 97504	2022-7080	0.20	133,000	502,620	635,620	675,000	Feb-22	26	94
6	30	107	101	152	30B	10979293	371W23DD 01000	5413 HILLCREST RD MEDFORD OR 97504	2022-17183	0.39	183,000	694,650	877,650	925,000	May-22	27	95
6	30	107	101	151	30A	10953937	371W22CA 02600	4131 TAMARACK DR MEDFORD OR 97501	2022-17956	0.34	153,000	459,910	612,910	645,000	May-22	28	95
6	30	107	101	153	30A	10954285	371W22CD 01700	3825 ANNETTES WAY MEDFORD OR 97501	2022-29224	0.40	178,000	660,460	838,460	880,000	Sep-22	29	95
6	30	107	101	151	30A	10981701	371W22AC 02200	4390 VISTA POINTE DR MEDFORD OR	2022-5029	0.19	133,000	405,940	538,940	563,000	Feb-22	30	96
6	30	107	101	153	33	10954333	371W22CD 01200	3845 ANNETTES WAY MEDFORD OR 97501	2022-18946	0.39	183,000	588,650	771,650	805,000	Jun-22	31	96
6	30	107	101	151	33	10985989	371W21AA 00302	3609 CAMINA DR MEDFORD OR 97504	2022-20454	0.26	148,000	448,890	596,890	620,000	Jun-22	32	96
6	30	107	101	141	30A	10021143	371W32A0 02800	2100 HOBERT ST MEDFORD OR 97520	2022-11531	0.26	148,000	253,540	401,540	416,000	Apr-22	33	97
6	30	107	101	153	30A	10975807	371W23CC 00400	4615 HATHAWAY DR MEDFORD OR 97504	2022-13211	0.23	148,000	655,940	803,940	825,000	Apr-22	34	97

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	107	101	151	33	10985994	371W21AA 00307	3629 CAMINA DR MEDFORD OR 97504	2022-14800	0.22	148,000	456,700	604,700	625,000	May-22	35	97
6	30	107	101	153	33	10976209	371W27AB 04300	4110 SOUTHVIEW TERR MEDFORD OR 97504	2022-16731	0.32	158,000	713,940	871,940	900,000	May-22	36	97
6	30	107	101	163	30B	10346207	371W28AC 02200	124 FOOTHILL RD S MEDFORD OR	2022-32020	0.74	263,000	1,067,850	1,330,850	1,370,000	Oct-22	37	97
6	30	107	101	143	30A	10346599	371W28BB 01400	2623 HILLCREST RD MEDFORD OR	2022-5440	0.46	183,000	465,330	648,330	664,000	Feb-22	38	98
6	30	107	101	153	30A	10976171	371W27AB 02900	4020 PIEDMONT TERR MEDFORD OR 97504	2022-18840	0.52	253,000	872,200	1,125,200	1,150,000	Jun-22	39	98
6	30	107	101	151	30A	11002599	371W22BD 02016	809 SONOMA CT MEDFORD OR	2022-24249	0.18	133,000	370,380	503,380	512,000	Jul-22	40	98
6	30	107	101	153	30A	10984709	371W22AC 05203	4413 VISTA POINTE DR MEDFORD OR 97504	2022-24049	0.20	133,000	638,510	771,510	790,000	Jul-22	41	98
6	30	107	101	152	30A	10981697	371W22AC 03700	4550 DEER RIDGE DR MEDFORD OR 97501	2022-8007	0.25	148,000	473,080	621,080	630,000	Mar-22	42	99
6	30	107	101	152	30A	10768859	371W27BA 05400	350 ORCHARD TERR MEDFORD OR 97520	2022-13819	0.47	183,000	624,700	807,700	815,000	Apr-22	43	99
6	30	107	101	154	30B	10981728	371W22AC 04600	4334 VINEYARD TERR MEDFORD OR 97501	2022-30231	0.17	133,000	622,600	755,600	760,000	Oct-22	44	99
6	30	107	101	153	30A	10975670	371W23BC 05100	4502 PINNACLE DR MEDFORD OR 97504	2022-35971	0.19	143,000	640,430	783,430	795,000	Dec-22	45	99
6	30	107	100		30A	11000598	371W22AD 01807	1008 FAWN HILLS CIR MEDFORD OR	2022-7016	0.24	120,000	0	120,000	119,000	Feb-22	46	101
6	30	107	101	151	30A	11002591	371W22BD 02008	863 SONOMA CT MEDFORD OR	2022-7642	0.18	133,000	409,070	542,070	537,000	Feb-22	47	101
6	30	107	101	153	33	10857598	371W23CA 11200	4636 CLOUDCREST DR MEDFORD OR 97501	2022-12777	0.26	148,000	562,080	710,080	700,000	Apr-22	48	101
6	30	107	101	153	33	10985948	371W21AD 00113	1611 CARINO LN MEDFORD OR 97504	2022-15836	0.44	178,000	540,840	718,840	700,000	May-22	49	103
6	30	107	101	142	33	10350873	371W29AA 03300	33 BLACK OAK DR MEDFORD OR	2022-33749	0.37	183,000	442,200	625,200	600,000	Nov-22	50	104
6	30	107	191	151	33	10496350	371W15C0 00200	1730 PANORAMA DR MEDFORD OR	2022-13060	3.50	326,000	656,320	982,320	935,000	Apr-22	51	105
6	30	107	101	152	30A	10975805	371W23CC 00200	4623 HATHAWAY DR MEDFORD OR 97504	2022-1423	0.23	148,000	543,080	691,080	655,000	Jan-22	52	106
6	30	107	101	151	30B	10986035	371W21AA 00348	547 W LA STRADA CIR MEDFORD OR 97504	2022-1780	0.24	153,000	468,970	621,970	585,000	Jan-22	53	106
6	30	107	101	142	30A	10953929	371W22CA 02700	4110 HEMLOCK DR MEDFORD OR 97501	2022-12293	0.33	153,000	401,960	554,960	525,000	Apr-22	54	106
6	30	107	100		30A	11000616	371W22AD 01825	4396 MURRYHILL TERR MEDFORD OR	2022-12929	0.42	150,000	0	150,000	142,000	Apr-22	55	106
6	30	107	101	153	33	10954015	371W22CD 00700	4148 TAMARACK DR MEDFORD OR 97501	2022-22193	0.35	153,000	560,830	713,830	675,000	Jul-22	56	106
6	30	107	101	152	30A	10981605	371W22BA 00202	4300 EVENING RIDGE TERR MEDFORD OR 97	2022-6070	0.21	148,000	614,470	762,470	715,000	Feb-22	57	107
6	30	107	101	152	30A	10874865	371W22DA 04000	4486 INNSBRUCK RIDGE MEDFORD OR 9750	2022-27042	0.34	153,000	589,560	742,560	695,000	Aug-22	58	107
6	30	107	101	154	30A	10875065	371W22DB 06800	4323 MURRYHILL TERR MEDFORD OR 97501	2022-15724	0.43	183,000	480,240	663,240	610,000	May-22	59	109
6	30	107	101	152	33	10981649	371W22BA 00323	4201 FALCON RIDGE TERR MEDFORD OR 975	2022-8188	0.22	153,000	562,850	715,850	650,000	Mar-22	60	110
6	30	107	101	151	30A	10985991	371W21AA 00304	3617 CAMINA DR MEDFORD OR 97504	2022-23042	0.23	148,000	451,540	599,540	539,000	Jul-22	61	111
6	30	107	101	161	30A	10978715	371W23DD 00200	4809 OAKLEAF PASS MEDFORD OR 97504	2022-12575	0.37	183,000	1,128,910	1,311,910	1,150,000	Apr-22	62	114
6	30	107	101	152	30A	10975809	371W23CC 00600	4610 HATHAWAY DR MEDFORD OR 97504	2021-44318	0.27	153,000	613,150	766,150	660,000	Oct-22	63	116
6	30	107	101	163	33	10802344	371W16CB 11500	2972 ROSEDALE TERR MEDFORD OR	2022-21866	0.36	183,000	856,810	1,039,810	885,000	Jun-22	64	117
6	30	107	101	163	33	10986264	371W23DD 04100	5603 AUTUMN PARK DR MEDFORD OR 97504	2022-22605	0.33	153,000	1,001,100	1,154,100	985,000	Jul-22	65	117
6	30	107	101	152	30A	10609791	371W22DA 02000	1315 HIGHCREST DR MEDFORD OR	2022-35019	0.43	176,000	438,370	614,370	525,000	Dec-22	66	117

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	5	30	108	2023		INFILL	100	6	30	108	2023	1	INFILL
101	5	30	108	2023	14	INFILL	101	6	30	108	2023	12	INFILL

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	27
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

<i>Prior Year Population Values</i>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales	90
RMV Adjustment	100
Before Ratio	90
Overall Adjustment Factor	111
Land Adjustment Factor	111
OSD Adjustment Factor	100
Improvement Adjustment Factor	111
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 623

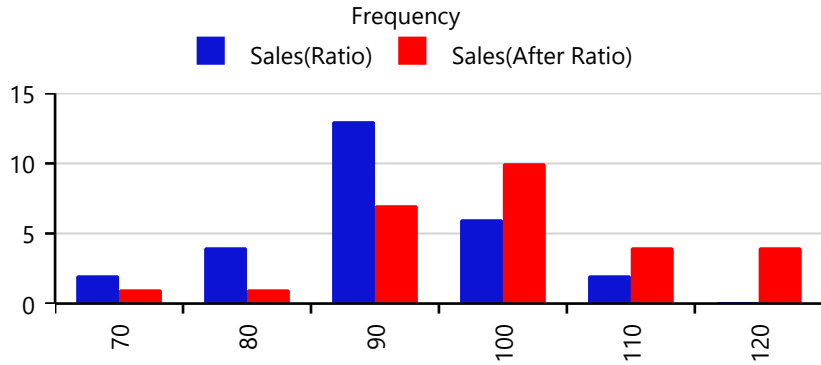
JACKSON County 2023 Ratio Study

Performance History

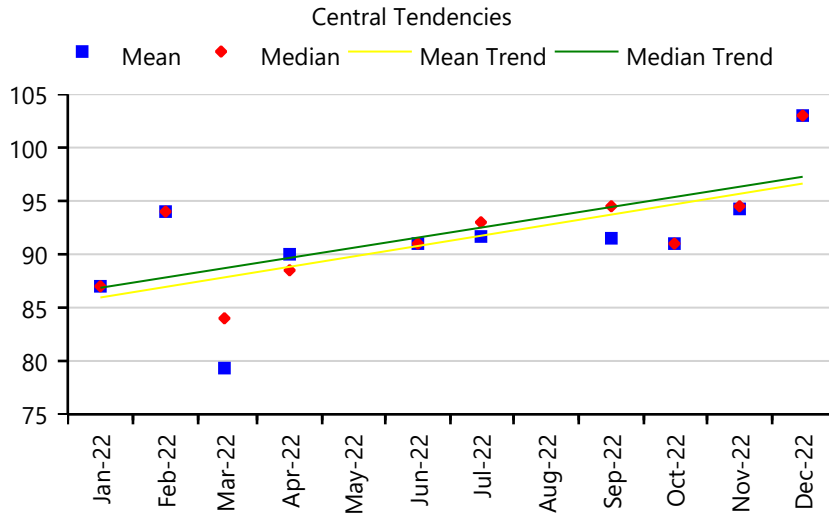
	2023	2022	2021	2020	2019
COD	8.75	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 27



	Sales (Ratio)	Sales (After Ratio)
Median	90	99
AAD	7.74	8.67
COD	8.60	8.75
Mean	90	100
SD	10.29	11.47
COV	11.38	11.51
Wtd Mean	92	101
GeoMean	90	99
PRD	.99	.99
95% Confidence	3.88	4.33

Month	Mean	Median	Sales
Jan-22	87	87	2
Feb-22	94	94	1
Mar-22	79	84	3
Apr-22	90	89	4
Jun-22	91	91	2
Jul-22	92	93	3
Sep-22	92	95	6
Oct-22	91	91	1
Nov-22	94	95	4
Dec-22	103	103	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	30	108	109		16A	10718605	371W32C0 01501	319 CHARLOTTE ANN RD MEDFORD OR	2022-10214	0.43	137,830	0	137,830	210,000	Mar-22	1	66
5	30	108	109	952	16A	10453020	372W36DC 00105	1827 PEACH ST S MEDFORD/COUNTY OR 97	2022-29500	0.28	123,000	85,300	208,300	300,000	Sep-22	2	69
5	30	108	101	131	33	10977081	372W14AA 03602	2721 CONNELL AVE MEDFORD OR	2022-27489	0.14	96,000	186,250	282,250	356,000	Sep-22	3	79
5	30	108	101	131	30A	10975710	372W36DC 09000	831 DIAMOND ST MEDFORD OR 97501	2022-22654	0.10	94,000	173,520	267,520	327,000	Jul-22	4	82
5	30	108	101		30A	10438339	372W35AB 02500	1134 LOZIER LN MEDFORD/COUNTY OR 9750	2022-34314	0.55	204,000	0	204,000	245,000	Nov-22	5	83
6	30	108	101	141	30A	10988166	371W18DA 01603	2147 CRATER LAKE AVE MEDFORD OR	2022-10863	0.13	116,000	177,110	293,110	350,000	Mar-22	6	84
5	30	108	101	131	30A	10942602	372W35AA 01001	1058 CHERRY ST MEDFORD OR	2022-1788	0.16	106,000	186,690	292,690	345,000	Jan-22	7	85
5	30	108	101	131	30A	10987054	372W12CC 01618	3145 CIRCLEWOOD DR MEDFORD OR 97501	2022-14096	0.13	98,000	236,590	334,590	392,000	Apr-22	8	85
5	30	108	101	131	30A	10981057	372W13BD 04401	423 DE BARR AVE MEDFORD OR 97501	2022-34104	0.15	96,000	175,230	271,230	318,000	Nov-22	9	85
6	30	108	101	152	33	10365751	371W30AD 01300	123 FLORENCE AVE MEDFORD OR 97520	2022-13812	0.14	123,000	409,090	532,090	610,000	Apr-22	10	87
5	30	108	101	142	30A	10983524	382W02AB 03801	2121 ARCHER DR MEDFORD OR 97501	2022-9376	0.19	104,000	371,480	475,480	540,000	Mar-22	11	88
6	30	108	101	132	30A	10613661	371W28CB 10212	2617 SISKIYOU BLVD MEDFORD OR 97504	2022-1755	0.27	146,000	254,700	400,700	450,000	Jan-22	12	89
6	30	108	101	131	30A	10422833	371W08BA 00900	3798 SPRINGBROOK RD MEDFORD OR 97501	2022-11680	0.32	144,000	166,890	310,890	347,000	Apr-22	13	90
6	30	108	101	141	33	10734465	371W17DA 04700	2809 HANOVER CIR MEDFORD OR	2022-20262	0.25	148,000	395,840	543,840	602,500	Jun-22	14	90
6	30	108	101	131	30A	10319285	371W18AD 00700	1990 ALPINE CT MEDFORD OR 97501	2022-28915	0.12	114,000	165,080	279,080	310,000	Sep-22	15	90
6	30	108	101	131	30B	10332609	371W19DD 11800	334 EFFIE ST MEDFORD OR 97504	2022-31938	0.11	133,830	236,540	370,370	406,000	Oct-22	16	91
5	30	108	101	141	30A	10993322	372W13BB 00901	239 MACE RD MEDFORD OR	2022-20776	0.29	116,000	261,800	377,800	410,000	Jun-22	17	92
5	30	108	101	141	30B	11011015	372W35AD 00804	1383 ORCHARD HOME DR MEDFORD OR	2022-23585	0.20	106,000	307,310	413,310	443,700	Jul-22	18	93
6	30	108	101	142	33	10978504	371W20CB 04301	1360 HILLCOURT ST MEDFORD OR 97504	2022-4231	0.14	116,000	331,050	447,050	475,000	Feb-22	19	94
5	30	108	101	131	33	10550643	382W01AC 03400	1054 SHAFER LN MEDFORD OR 97501	2022-11889	0.20	106,000	279,140	385,140	394,000	Apr-22	20	98
5	30	108	101	141	33	10983544	372W26DD 00802	480 VICK LN MEDFORD OR 97501	2022-28719	0.18	106,000	274,250	380,250	383,000	Sep-22	21	99
6	30	108	101	131	30A	10980678	371W17BB 01202	2106 DELTA WATERS RD MEDFORD OR 97504	2022-24052	0.15	123,000	221,220	344,220	345,800	Jul-22	22	100
6	30	108	101	131	33	10980678	371W17BB 01202	2106 DELTA WATERS RD MEDFORD OR 97504	2022-36125	0.15	123,000	221,220	344,220	335,000	Dec-22	23	103
6	30	108	101	152	30A	10703164	371W33CD 04200	1393 RYAN DR MEDFORD OR	2022-28822	0.29	146,000	583,800	729,800	700,000	Sep-22	24	104
5	30	108	191	141	33	10454456	382W01AC 02800	1000 SHAFER LN MEDFORD/COUNTY OR 975	2022-32242	0.64	218,000	565,090	783,090	755,000	Nov-22	25	104
6	30	108	101	142	30A	10980677	371W17BB 01201	2110 DELTA WATERS RD MEDFORD OR 97504	2022-33762	0.16	133,000	316,700	449,700	430,000	Nov-22	26	105
6	30	108	100		33	10973644	371W21AB 01200	FOOTHILL RD N MEDFORD OR 97501	2022-27501	0.69	54,090	0	54,090	50,000	Sep-22	27	108

JACKSON County 2023 Ratio Study

Study Definition

RMV				App	# of				RMV				App	# of					
Class	MA	SA	NH	Year	Sales	Location				Class	MA	SA	NH	Year	Sales	Location			
100	6	30	109	2023		PRIOR TO 1950				100	6	30	110	2023		PRIOR TO 1950			
101	6	30	109	2023	36					101	6	30	110	2023	110				

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	146				
Population - Number of Accounts	0				
Sales as a percentage of the Population	0.00%				
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn	
Land Rmv		0.00%		0.00%	
OSD RMV		0.00%		0.00%	
Improvement RMV		0.00%		0.00%	
Farm Improvement RMV		0.00%		0.00%	
Selected Ratio From Sales	80				
RMV Adjustment	100				
Before Ratio	80				
Overall Adjustment Factor	125				
Land Adjustment Factor	125				
OSD Adjustment Factor	100				
Improvement Adjustment Factor	128				
Farm Improvement Factor	100				
After Ratio	100				

Explanation

Selected Weighted Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 3524

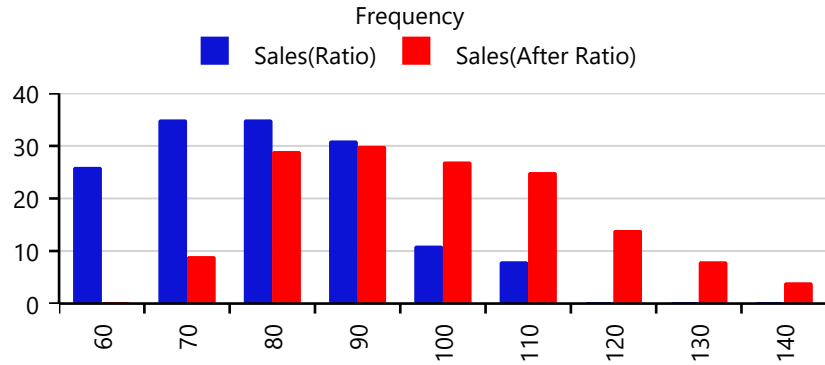
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	15.13	-	-	-	-
PRD	0.98	-	-	-	-

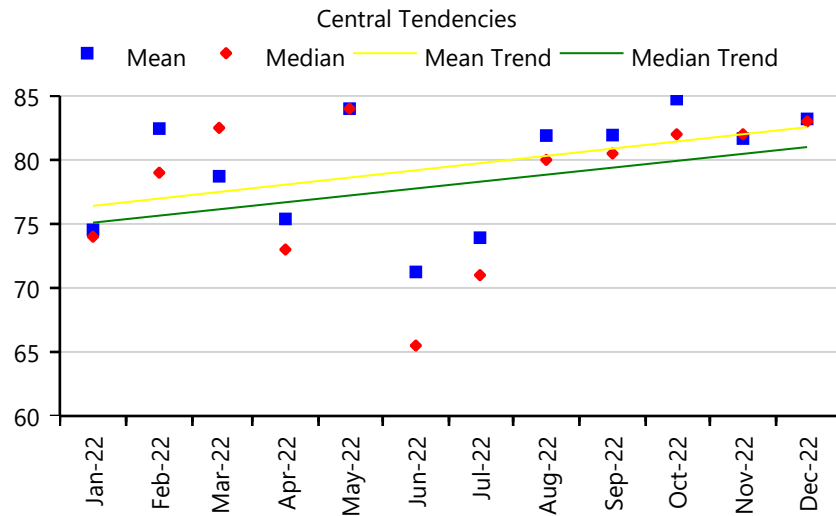
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	77	96
AAD	11.27	14.53
COD	14.63	15.13
Mean	79	98
SD	13.71	17.63
COV	17.35	17.99
Wtd Mean	80	100
GeoMean	78	96
PRD	.98	.98
95% Confidence	2.22	2.86

Number Of Sales 146



Month	Mean	Median	Sales
Jan-22	75	74	13
Feb-22	82	79	9
Mar-22	79	83	18
Apr-22	75	73	18
May-22	84	84	12
Jun-22	71	66	12
Jul-22	74	71	13
Aug-22	82	80	10
Sep-22	82	81	16
Oct-22	85	82	12
Nov-22	82	82	3
Dec-22	83	83	10

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	131	30A	10320992	371W18CD 06000	1460 MORROW RD MEDFORD OR 97501	2022-15870	0.20	131,000	81,720	212,720	360,000	May-22	1	59

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	131	30A	10316123	371W17BC 04800	2111 PERRI PL MEDFORD OR 97524	2022-18015	0.11	116,000	70,790	186,790	317,000	Jun-22	2	59
6	30	110	101	141	30A	10351669	371W29AB 02600	2133 JACKSON ST E MEDFORD OR	2022-23390	0.34	153,000	117,030	270,030	455,000	Jul-22	3	59
6	30	110	131	131	30B	10427581	372W12D0 04800	3277 COTTONWOOD AVE MEDFORD OR	2022-36479	0.32	144,000	50,600	194,600	331,000	Dec-22	4	59
6	30	109	101	131	33	10350824	371W29AA 02800	2529 HILLCREST RD MEDFORD OR	2022-10628	0.12	118,000	90,700	208,700	345,000	Mar-22	5	60
6	30	109	101	131	30A	10338847	371W20CB 04200	794 KEENE WAY DR N MEDFORD OR 97501	2022-11278	0.16	131,000	58,230	189,230	316,366	Mar-22	6	60
6	30	110	101	141	33	10353302	371W29AD 02600	97 FAIR OAKS DR MEDFORD OR	2022-19160	0.29	153,000	182,190	335,190	560,000	Jun-22	7	60
6	30	110	101	131	30A	10356375	371W29BD 08200	208 BARNEBURG RD S MEDFORD OR	2022-22587	0.24	153,000	97,630	250,630	419,000	Jul-22	8	60
6	30	110	101	131	30A	10330144	371W19DC 00500	517 MAE ST MEDFORD OR	2022-24828	0.11	114,000	56,990	170,990	286,389	Aug-22	9	60
6	30	109	101	131	30A	10332293	371W19DD 08900	317 MARIE ST MEDFORD OR	2022-2388	0.11	116,000	57,750	173,750	285,000	Jan-22	10	61
6	30	109	101	133	30A	10367326	371W30AD 08600	21 WILLAMETTE AVE MEDFORD OR 97501	2022-12694	0.16	131,000	75,470	206,470	340,000	Apr-22	11	61
6	30	109	101	132	30A	10355255	371W29BC 04400	22 KEENE WAY DR S MEDFORD OR	2022-18096	0.25	148,000	163,050	311,050	513,000	Jun-22	12	61
6	30	110	101	131	30A	10357931	371W29CA 02600	324 ARDMORE AVE MEDFORD OR	2022-19563	0.28	148,000	67,130	215,130	352,750	Jun-22	13	61
6	30	110	101	131	33	10322863	371W18DB 05800	1601 ROBERTS RD MEDFORD OR 97501	2022-28357	0.19	131,000	76,680	207,680	340,000	Sep-22	14	61
6	30	110	101	131	33	10358131	371W29CA 04600	308 LYNNWOOD AVE MEDFORD OR	2022-1228	0.32	148,000	78,090	226,090	366,500	Jan-22	15	62
6	30	109	101	132	30A	10329724	371W19DA 03604	1151 STEVENS ST MEDFORD OR	2022-2365	0.13	116,000	72,330	188,330	305,000	Jan-22	16	62
6	30	109	101	141	33	10352738	371W29AB 12900	9 GROVELAND AVE S MEDFORD OR	2022-17516	0.16	133,000	87,020	220,020	355,000	May-22	17	62
6	30	110	101	131	30A	10319788	371W18BD 02200	2475 CORONA AVE MEDFORD OR 97501	2022-20814	0.17	133,000	60,580	193,580	310,000	Jun-22	18	62
6	30	110	101	121	30A	10327247	371W19AD 03500	1133 SPRING ST MEDFORD OR 97501	2022-23987	0.31	144,000	31,360	175,360	285,000	Jul-22	19	62
6	30	110	101	131	30A	10319851	371W18CA 02100	2365 JUBILANT AVE MEDFORD OR 97501	2022-29492	0.20	133,000	89,840	222,840	360,000	Sep-22	20	62
6	30	109	101	131	30A	10348389	371W28CB 06600	2520 COUNTRY CLUB DR MEDFORD OR	2022-9837	0.50	176,000	75,990	251,990	399,900	Mar-22	21	63
6	30	109	101	131	30A	10451734	371W32C0 01400	275 CHARLOTTE ANN RD MEDFORD OR	2022-13431	0.43	178,000	83,400	261,400	415,000	Apr-22	22	63
6	30	110	101	131	30B	10325510	371W19AA 01200	1517 OLEANDER ST MEDFORD OR 97501	2022-22523	0.23	146,000	66,580	212,580	335,000	Jun-22	23	63
6	30	110	101	131	30A	10351456	371W29AB 00600	106 VERNADA PL MEDFORD OR	2022-613	0.21	148,000	75,070	223,070	350,000	Jan-22	24	64
6	30	110	101	143	30A	10343631	371W20DD 01700	2595 JACKSON DR MEDFORD OR	2022-1622	0.15	118,000	95,930	213,930	335,000	Jan-22	25	64
6	30	110	101	131	30B	10326305	371W19AB 02200	1235 COVINA AVE MEDFORD OR 97501	2022-31201	0.31	148,000	82,900	230,900	360,000	Oct-22	26	64
6	30	109	101	144	30A	10363631	371W30AB 16200	21 GENEVA ST MEDFORD OR 97504	2022-4367	0.15	135,110	332,570	467,680	725,000	Feb-22	27	65
6	30	110	101	141	30A	10349685	371W29AD 05400	243 WHITE OAK RD MEDFORD OR	2022-10142	0.19	138,000	142,810	280,810	430,000	Mar-22	28	65
6	30	110	101	131	30A	10319333	371W18DA 03800	1905 GRANDVIEW AVE MEDFORD OR 97501	2022-9931	0.44	176,000	51,640	227,640	349,300	Mar-22	29	65
6	30	110	101	131	30A	10356278	371W29BC 14600	115 HIGHLAND DR MEDFORD OR	2022-12719	0.26	146,000	59,300	205,300	314,000	Apr-22	30	65
6	30	110	101	131	30A	10324775	371W18DD 05400	1804 BROOKHURST ST MEDFORD OR	2022-6697	0.22	148,000	81,610	229,610	350,000	Feb-22	31	66
6	30	110	101	131	30A	10329708	371W19DA 03602	1167 STEVENS ST MEDFORD OR	2022-8254	0.14	116,000	60,830	176,830	269,900	Mar-22	32	66
6	30	110	101	131	33	10323711	371W18DC 07100	1601 JOHNSON ST MEDFORD OR 97501	2022-29975	0.20	133,000	101,460	234,460	356,500	Oct-22	33	66

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	131	30A	10355311	371W29BC 05000	54 KEENE WAY DR S MEDFORD OR	2022-1384	0.18	133,000	47,800	180,800	266,000	Jan-22	34	68
6	30	110	101	131	30A	10326061	371W19AA 06600	1585 CRATER LAKE AVE MEDFORD OR 97501	2022-10344	0.23	144,000	44,000	188,000	275,000	Mar-22	35	68
6	30	110	101	131	30A	10324388	371W18DD 01500	1856 ROBERTS RD MEDFORD OR 97501	2022-14503	0.22	148,000	123,320	271,320	401,000	Apr-22	36	68
6	30	110	101	132	30A	10325470	371W19AA 00800	1549 OLEANDER ST MEDFORD OR	2022-20758	0.25	146,000	137,790	283,790	415,000	Jun-22	37	68
6	30	110	101	131	30A	10376317	371W30DA 06500	417 EASTWOOD DR MEDFORD OR	2022-24958	0.17	133,000	109,960	242,960	355,000	Aug-22	38	68
6	30	110	101	131	33	10376325	371W30DA 06600	425 EASTWOOD DR MEDFORD OR	2022-35403	0.29	148,000	92,750	240,750	355,990	Dec-22	39	68
6	30	110	101	141	30A	10342027	371W20DC 00106	532 VALLEY VIEW DR MEDFORD OR 97524	2022-11730	0.26	148,000	130,380	278,380	406,000	Apr-22	40	69
6	30	109	101	132	30A	10353686	371W29BA 01901	1707 MAIN ST E MEDFORD OR	2022-12700	0.22	153,000	50,790	203,790	293,850	Apr-22	41	69
6	30	109	101	132	30A	10354488	371W29BB 03100	1604 CROWN AVE MEDFORD OR	2022-22277	0.27	148,000	236,190	384,190	555,000	Jul-22	42	69
6	30	110	101	131	30A	10324347	371W18DD 01100	1903 BROOKHURST ST MEDFORD OR	2022-25134	0.26	148,000	128,390	276,390	402,500	Aug-22	43	69
6	30	110	101	131	30A	10324459	371W18DD 02200	1805 EASY ST MEDFORD OR 97501	2022-12029	0.22	148,000	82,100	230,100	327,000	Apr-22	44	70
6	30	109	101	131	33	10342708	371W20DC 06300	240 SUNRISE AVE MEDFORD OR 97524	2022-20585	0.36	183,000	74,910	257,910	370,000	May-22	45	70
6	30	110	101	143	30B	10351928	371W29BA 06700	2004 WESTERLUND DR MEDFORD OR	2022-17429	0.20	133,000	261,560	394,560	565,000	May-22	46	70
6	30	110	101	131	30A	10344920	371W21C0 02500	396 PIERCE RD MEDFORD OR 97501	2022-21880	0.49	178,000	65,300	243,300	350,000	Jul-22	47	70
6	30	110	101	131	30A	10326038	371W19AA 06300	1467 OLEANDER ST MEDFORD OR	2022-14687	0.27	148,000	109,960	257,960	365,000	Apr-22	48	71
6	30	110	101	132	33	10367113	371W30AD 06500	206 ASHLAND AVE MEDFORD OR 97501	2022-23207	0.16	133,000	128,900	261,900	370,000	Jul-22	49	71
6	30	110	101	131	30A	10322491	371W18DB 02200	1701 ALCAN DR MEDFORD OR 97501	2022-23857	0.31	148,000	135,650	283,650	400,000	Jul-22	50	71
6	30	110	101	151	30A	10359364	371W29DB 00800	332 MODOC AVE S MEDFORD OR	2022-13994	1.08	338,000	231,740	569,740	790,000	Apr-22	51	72
6	30	110	101	131	33	10341922	371W20DB 08200	2125 HARRISON AVE MEDFORD OR	2022-29236	0.20	131,000	155,120	286,120	395,000	Sep-22	52	72
6	30	110	101	141	30A	10324002	371W18DC 08515	1809 SERENITY DR MEDFORD OR 97501	2022-29383	0.34	148,000	152,060	300,060	415,000	Sep-22	53	72
6	30	110	101	131	30B	10316369	371W17BC 10700	2000 SUZANNA ST MEDFORD OR 97524	2022-31750	0.22	146,000	77,120	223,120	309,000	Oct-22	54	72
6	30	110	101	131	30A	10711671	371W21BC 03002	1033 BROOKDALE AVE MEDFORD OR	2022-27356	0.34	148,000	172,670	320,670	438,000	Sep-22	55	73
6	30	110	101	131	30A	10331554	371W19DD 02901	521 BESSIE ST MEDFORD OR	2022-28399	0.11	114,000	74,770	188,770	260,000	Sep-22	56	73
6	30	110	101	131	33	10324783	371W18DD 05500	1786 BROOKHURST ST MEDFORD OR	2022-28486	0.22	148,000	91,430	239,430	330,000	Sep-22	57	73
6	30	109	101	131	33	10377290	371W30DB 02200	1020 ELEVENTH ST E MEDFORD OR	2022-31135	0.36	176,000	85,000	261,000	356,000	Oct-22	58	73
6	30	109	101	121	30A	10370556	371W30BD 00500	22 TRIPP ST MEDFORD OR	2022-2783	0.08	113,000	19,650	132,650	179,900	Jan-22	59	74
6	30	110	101	131	30A	10357070	371W29C0 01000	430 HIGHLAND DR MEDFORD OR	2022-13252	0.21	163,070	70,030	233,100	315,000	Apr-22	60	74
6	30	110	101	131	30A	10323187	371W18DC 02400	1711 BROOKHURST ST MEDFORD OR	2023-301	0.22	148,000	115,340	263,340	355,000	Dec-22	61	74
6	30	110	101	131	30A	10362993	371W30AB 09400	920 QUEEN ANNE AVE MEDFORD OR	2022-1083	0.19	133,000	73,470	206,470	275,000	Jan-22	62	75
6	30	110	101	141	33	10357793	371W29CA 01100	424 GROVELAND AVE S MEDFORD OR	2022-7012	0.35	148,000	245,660	393,660	525,000	Feb-22	63	75
6	30	110	101	131	30A	10316115	371W17BC 04700	2121 PERRI PL MEDFORD OR 97524	2022-11935	0.11	116,000	162,860	278,860	370,000	Apr-22	64	75
6	30	109	101	131	30B	10362504	371W30AB 04600	803 SHERMAN ST MEDFORD OR	2022-30165	0.14	116,000	82,540	198,540	265,000	Oct-22	65	75

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	131	30A	10338993	371W20CB 05700	1484 RIDGE WAY MEDFORD OR 97501	2022-7989	0.15	116,000	114,020	230,020	302,000	Mar-22	66	76
6	30	110	101	131	30A	10323120	371W18DC 01800	1770 EASY ST MEDFORD OR 97501	2022-18822	0.22	148,000	151,340	299,340	395,000	Jun-22	67	76
6	30	110	101	131	30A	10335078	371W20BB 00106	1311 HONEYSUCKLE AVE MEDFORD OR	2022-23830	0.23	148,000	102,940	250,940	331,000	Jul-22	68	76
6	30	109	101	144	30A	10366911	371W30AD 04400	112 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-4794	0.51	273,000	129,660	402,660	520,000	Feb-22	69	77
6	30	110	101	131	30A	10319040	371W18AD 08800	2532 GOULD AVE MEDFORD OR	2022-11378	0.14	118,000	121,870	239,870	310,000	Apr-22	70	77
6	30	110	101	141	30A	10353329	371W29AD 02800	101 MODOC AVE S MEDFORD OR	2022-13986	0.31	148,000	262,700	410,700	532,000	Apr-22	71	77
6	30	109	101	133	30A	10367618	371W30AD 11500	136 WILLAMETTE AVE MEDFORD OR 97501	2022-22913	0.24	148,000	83,350	231,350	300,000	Jul-22	72	77
6	30	110	101	131	33	10323746	371W18DC 07400	1570 JOHNSON ST MEDFORD OR	2022-26761	0.18	131,000	136,250	267,250	348,000	Aug-22	73	77
6	30	110	101	131	33	10341574	371W20DA 07800	701 MODOC AVE N MEDFORD OR 97501	2022-31689	0.40	178,000	133,980	311,980	405,000	Oct-22	74	77
6	30	110	101	143	30B	10360015	371W29DC 01600	2200 SISKIYOU BLVD MEDFORD OR	2022-32546	0.61	258,000	316,670	574,670	750,000	Nov-22	75	77
6	30	110	101	131	30A	10337518	371W20BC 06200	1301 SPRING ST MEDFORD OR	2022-35216	0.23	148,000	106,400	254,400	329,000	Dec-22	76	77
6	30	109	101	121	33	10589257	371W17BA 02200	2802 SPRINGBROOK RD MEDFORD OR	2022-26127	0.33	144,000	30,730	174,730	225,000	Aug-22	77	78
6	30	110	101	131	30A	10023088	371W33BC 01400	857 KEITH AVE MEDFORD OR	2022-5371	0.19	133,000	124,140	257,140	325,000	Feb-22	78	79
6	30	110	101	131	30A	10360404	371W29DC 05501	690 MODOC AVE S MEDFORD OR 97501	2022-3142	0.17	133,000	104,680	237,680	297,500	Jan-22	79	80
6	30	110	101	133	30A	10339487	371W20CC 00600	1609 LENORA DR MEDFORD OR 97501	2022-3465	0.24	148,000	207,640	355,640	442,400	Jan-22	80	80
6	30	110	101	141	30A	10360023	371W29DC 01700	519 WINDSOR AVE MEDFORD OR	2022-15521	0.47	183,000	165,480	348,480	438,000	May-22	81	80
6	30	109	101	131	33	10321500	371W18DA 01800	1917 ROBERTS RD MEDFORD OR 97501	2022-19469	0.34	146,000	69,140	215,140	270,000	Jun-22	82	80
6	30	110	101	141	30A	10353741	371W29BA 02500	25 BERKELEY WAY N MEDFORD OR	2022-29162	0.18	138,000	296,520	434,520	546,000	Sep-22	83	80
6	30	110	101	143	30A	10357436	371W29C0 02900	1924 CRESTBROOK RD MEDFORD OR	2022-9884	0.20	133,000	186,160	319,160	395,000	Mar-22	84	81
6	30	110	101	141	30A	10352941	371W29AC 05100	2112 OAKWOOD DR MEDFORD OR	2022-22385	0.27	162,820	524,490	687,310	850,000	Jul-22	85	81
6	30	110	101	142	33	10024360	371W33BD 08300	900 MURPHY RD MEDFORD OR	2022-29369	0.24	148,000	162,140	310,140	384,500	Sep-22	86	81
6	30	110	101	142	33	10376917	371W30DA 12500	1348 SISKIYOU BLVD MEDFORD OR	2022-35919	0.16	133,000	248,400	381,400	469,000	Dec-22	87	81
6	30	110	101	131	33	10323487	371W18DC 04700	1628 CORONA AVE MEDFORD OR 97501	2022-13339	0.18	133,000	139,020	272,020	330,000	Apr-22	88	82
6	30	110	101	152	33	10352550	371W29AB 11400	10 WINDSOR AVE MEDFORD OR	2022-25388	0.20	133,000	309,550	442,550	540,000	Aug-22	89	82
6	30	110	101	131	30B	10326662	371W19AB 05500	1425 CRATER LAKE AVE MEDFORD OR 97501	2022-30481	0.70	249,000	50,430	299,430	365,000	Sep-22	90	82
6	30	109	101	151	30B	10343923	371W20DD 04500	240 KENSINGTON SQ MEDFORD OR	2022-32281	0.28	153,000	270,530	423,530	515,000	Nov-22	91	82
6	30	110	101	131	30A	10323324	371W18DC 03400	1660 BROOKHURST ST MEDFORD OR 97501	2022-14019	0.22	148,000	193,810	341,810	410,000	Apr-22	92	83
6	30	110	101	141	30A	10339892	371W20CC 04900	1609 JACKSON ST E MEDFORD OR 97501	2022-17593	0.33	146,000	241,690	387,690	465,000	May-22	93	83
6	30	110	101	141	33	10354909	371W29BD 06400	1821 WOODLAWN DR MEDFORD OR	2022-23246	0.21	153,000	153,090	306,090	369,000	Jul-22	94	83
6	30	110	131	131	30B	10427939	372W12D0 08300	686 LAWNSDALE RD MEDFORD OR	2022-28137	1.01	326,000	72,660	398,660	480,000	Sep-22	95	83
6	30	110	101	141	33	10352357	371W29AC 00300	40 MODOC AVE S MEDFORD OR	2022-7980	0.49	178,000	438,530	616,530	735,000	Mar-22	96	84
6	30	110	101	141	30A	10354666	371W29BB 04800	1414 CROWN AVE MEDFORD OR	2022-8508	0.20	138,000	299,260	437,260	515,000	Mar-22	97	85

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	131	30B	10348290	371W28CB 05700	325 SUTTER AVE MEDFORD OR	2022-10875	0.21	148,000	205,750	353,750	415,000	Mar-22	98	85
6	30	110	101	131	33	10347879	371W28CA 12600	340 STANLEY AVE MEDFORD OR	2022-15112	0.19	131,000	210,770	341,770	401,500	May-22	99	85
6	30	110	101	131	30A	10340326	371W20CC 09300	501 OREGON TERR MEDFORD OR 97501	2022-18955	0.19	133,000	231,130	364,130	430,000	Jun-22	100	85
6	30	109	101	144	30A	10356634	371W29BD 02600	22 GLEN OAK CT MEDFORD OR	2022-34640	0.20	133,000	316,680	449,680	529,000	Dec-22	101	85
6	30	110	101	138	30A	10351296	371W29AB 10000	2328 RUHL WAY MEDFORD OR	2022-4586	0.27	148,000	171,240	319,240	370,500	Feb-22	102	86
6	30	110	101	141	30B	10342678	371W20DC 06100	2126 CAPITAL AVE MEDFORD OR 97524	2022-33479	0.19	133,000	208,130	341,130	397,500	Nov-22	103	86
6	30	110	101	131	30A	10355687	371W29BC 08600	1521 TERRACE DR MEDFORD OR	2022-4914	0.20	133,000	172,520	305,520	350,000	Feb-22	104	87
6	30	110	101	141	33	10354810	371W29BA 08700	2 BARNEBURG RD S MEDFORD OR	2022-28918	0.16	138,000	149,700	287,700	330,000	Sep-22	105	87
6	30	109	101	131	30A	10361873	371W30AA 12900	1036 REDDY AVE MEDFORD OR 97501	2022-30294	0.22	148,000	177,580	325,580	375,000	Oct-22	106	87
6	30	109	101	148	30A	10362936	371W30AB 08800	911 QUEEN ANNE AVE MEDFORD OR	2022-2410	0.20	133,000	319,700	452,700	512,000	Jan-22	107	88
6	30	110	101	131	33	10022723	371W33BB 00115	825 KEITH AVE MEDFORD OR	2022-17240	0.19	133,000	179,870	312,870	357,000	May-22	108	88
6	30	109	101	131	30A	10362504	371W30AB 04600	803 SHERMAN ST MEDFORD OR	2022-12897	0.14	116,000	82,540	198,540	223,000	Apr-22	109	89
6	30	110	101	141	30B	10345098	371W23BC 05000	1694 HIGHCREST DR MEDFORD OR	2022-25492	0.93	253,000	315,720	568,720	640,000	Aug-22	110	89
6	30	110	101	141	33	10335086	371W20BB 00107	1933 CAMELLIA AVE MEDFORD OR	2022-3291	0.25	148,000	240,630	388,630	432,400	Jan-22	111	90
6	30	110	101	131	30A	10319770	371W18BD 02100	2477 CORONA AVE MEDFORD OR	2022-8943	0.19	131,000	148,430	279,430	310,000	Mar-22	112	90
6	30	110	101	131	30A	10021348	371W32AA 01000	2456 EDGEMONT DR MEDFORD OR	2022-9378	0.39	178,000	63,700	241,700	270,000	Mar-22	113	90
6	30	109	101	121	30A	10332170	371W19DD 07700	336 MAE ST MEDFORD OR	2022-19128	0.11	116,000	27,760	143,760	160,000	Jun-22	114	90
6	30	110	101	141	33	10348127	371W28CB 04100	309 LINDERO AVE MEDFORD OR	2022-20831	0.21	148,000	239,510	387,510	431,100	Jun-22	115	90
6	30	110	101	131	30A	10324353	371W18DD 01200	2097 MELODY LN MEDFORD OR 97501	2022-26680	0.23	148,000	81,070	229,070	255,600	Aug-22	116	90
6	30	110	101	141	33	10347803	371W28CA 12200	309 STANLEY AVE MEDFORD OR	2022-35494	0.22	148,000	196,680	344,680	385,000	Dec-22	117	90
6	30	109	101	131	30A	10339357	371W20CB 08900	904 WABASH AVE MEDFORD OR 97501	2022-22406	0.25	146,000	173,320	319,320	350,000	Jul-22	118	91
6	30	110	101	131	30A	10327472	371W19BA 01200	1460 GRAND AVE MEDFORD OR	2022-22689	0.54	251,000	66,300	317,300	350,000	Jul-22	119	91
6	30	110	101	141	30B	10348654	371W28CB 09300	341 TAN OAK DR MEDFORD OR	2022-9860	0.23	148,000	272,120	420,120	455,000	Mar-22	120	92
6	30	110	101	131	30B	10324604	371W18DD 03700	1828 EASY ST MEDFORD OR 97501	2022-12083	0.22	148,000	236,660	384,660	420,000	Apr-22	121	92
6	30	109	101	131	30A	10785201	371W19AD 03801	1121 SPRING ST MEDFORD OR 97501	2022-17859	0.18	131,000	133,990	264,990	287,622	May-22	122	92
6	30	110	101	141	30B	10376909	371W30DA 12400	1356 SISKIYOU BLVD MEDFORD OR	2022-30720	0.15	118,000	268,920	386,920	415,000	Oct-22	123	93
6	30	110	101	141	33	10346100	371W28AB 01600	101 GREENWAY DR S MEDFORD OR	2022-34835	0.29	148,000	265,220	413,220	443,425	Dec-22	124	93
6	30	110	101	131	30A	10319251	371W18AD 05700	2432 ALMA DR MEDFORD OR 97501	2022-10808	0.23	148,000	163,800	311,800	330,000	Mar-22	125	94
6	30	109	101	132	33	10361727	371W30AA 11700	1211 MAIN ST E MEDFORD OR 97501	2022-10895	0.19	131,000	196,290	327,290	348,950	Mar-22	126	94
6	30	110	101	153	30A	10505020	371W22DC 03100	50 MARIPOSA TERR MEDFORD OR 97501	2022-35524	1.92	591,000	702,630	1,293,630	1,375,000	Dec-22	127	94
6	30	110	101	141	30B	10325869	371W19AA 04700	1401 YUCCA ST MEDFORD OR 97501	2022-30727	0.25	148,000	246,080	394,080	410,000	Sep-22	128	96
6	30	110	101	131	30B	10356934	371W29BD 05300	701 KEENE WAY DR S MEDFORD OR	2022-29974	0.35	162,820	292,210	455,030	475,000	Oct-22	129	96

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	110	101	142	33	10352932	371W29AC 05007	2101 WOODLAWN DR MEDFORD OR	2022-29552	0.27	153,000	405,350	558,350	575,000	Oct-22	130	97
6	30	109	101	142	33	10338839	371W20CB 04100	796 KEENE WAY DR N MEDFORD OR	2022-28725	0.23	163,830	338,610	502,440	514,000	Sep-22	131	98
6	30	109	101	142	30A	10352827	371W29AC 04600	34 RICHMOND AVE MEDFORD OR	2022-8327	0.34	167,820	454,410	622,230	630,000	Mar-22	132	99
6	30	109	101	131	30A	10344206	371W21BC 00700	1175 BROOKDALE AVE MEDFORD OR	2022-6079	0.53	251,000	163,060	414,060	415,000	Feb-22	133	100
6	30	109	101	231	30A	10325325	371W18DD 06121	1741 CRATER LAKE AVE MEDFORD OR 97501	2022-12184	0.20	139,000	239,250	378,250	379,900	Apr-22	134	100
6	30	110	101	143	30A	10024773	371W33CB 02300	2456 NIETO WAY MEDFORD OR	2022-3699	0.30	148,000	195,380	343,380	340,000	Jan-22	135	101
6	30	110	101	141	33	10023193	371W33BC 02500	2756 RUTH DR MEDFORD OR	2022-26129	0.28	148,000	213,260	361,260	359,000	Aug-22	136	101
6	30	110	101	141	30A	10359745	371W29DB 04300	2133 DELLWOOD AVE MEDFORD OR	2022-17577	0.53	253,000	358,870	611,870	600,000	May-22	137	102
6	30	109	101	134	30B	10361784	371W30AA 12300	45 LINDLEY ST MEDFORD OR 97501	2022-31834	0.52	253,000	327,580	580,580	560,000	Oct-22	138	104
6	30	109	101	132	30A	10354691	371W29BB 05100	1428 CROWN AVE MEDFORD OR 97504	2022-16840	0.39	262,820	331,260	594,080	565,000	May-22	139	105
6	30	110	101	151	33	10359640	371W29DB 03500	316 WINDSOR AVE MEDFORD OR	2022-25154	0.36	183,000	410,870	593,870	565,000	Aug-22	140	105
6	30	110	101	143	30A	10349628	371W29AD 04600	248 WHITE OAK RD MEDFORD OR	2022-28099	0.18	133,000	353,480	486,480	460,000	Sep-22	141	106
6	30	110	101	151	30B	10357701	371W29CA 00200	726 KEENE WAY DR S MEDFORD OR	2022-4175	0.35	153,000	314,670	467,670	439,000	Feb-22	142	107
6	30	110	101	151	33	10352616	371W29AC 02500	2233 OAKWOOD DR MEDFORD OR	2022-35504	0.26	153,000	448,580	601,580	544,000	Dec-22	143	111
6	30	110	101	141	30A	10354391	371W29BB 02200	201 KEENE WAY DR N MEDFORD OR	2022-15153	0.26	148,000	309,740	457,740	407,000	May-22	144	112
6	30	110	131	132	30A	10427388	372W12D0 03000	966 GILMAN RD MEDFORD OR 97501	2022-29327	0.46	176,000	210,850	386,850	344,000	Sep-22	145	112
6	30	109	101	163	30B	10352624	371W29AC 02600	2209 OAKWOOD DR MEDFORD OR	2022-31170	0.83	277,820	1,020,470	1,298,290	1,150,000	Oct-22	146	113

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	6	30	111	2023		1970 - 1989	101	6	30	111	2023	228	1970 - 1989

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	228		
Population - Number of Accounts	0		
Sales as a percentage of the Population	0.00%		
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values Post Trend Brkdwn
Land Rmv		0.00%	0.00%
OSD RMV		0.00%	0.00%
Improvement RMV		0.00%	0.00%
Farm Improvement RMV		0.00%	0.00%
Selected Ratio From Sales	85		
RMV Adjustment	100		
Before Ratio	85		
Overall Adjustment Factor	118		
Land Adjustment Factor	118		
OSD Adjustment Factor	100		
Improvement Adjustment Factor	119		
Farm Improvement Factor	100		
After Ratio	100		

Explanation

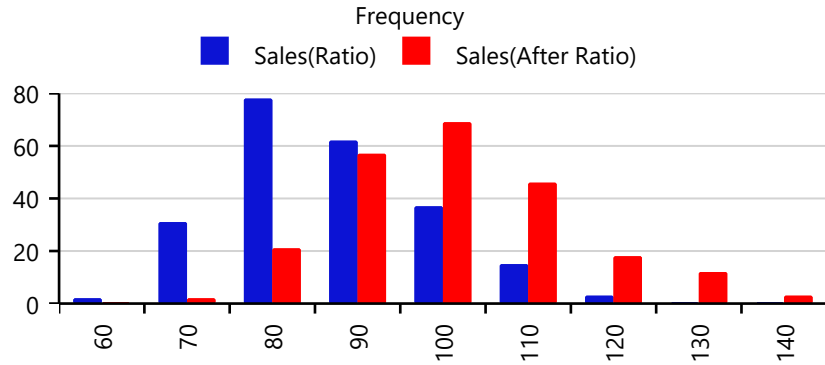
Central tendencies are grouped from 100 to 101, with no time study adjustment indicated. The median was chosen, with the C.O.D. being 10.75, the P.R.D. being 0.99 and the Overall After Ratio being 100%.

Performance History

	2023	2022	2021	2020	2019
COD	10.75	-	-	-	-
PRD	0.99	-	-	-	-

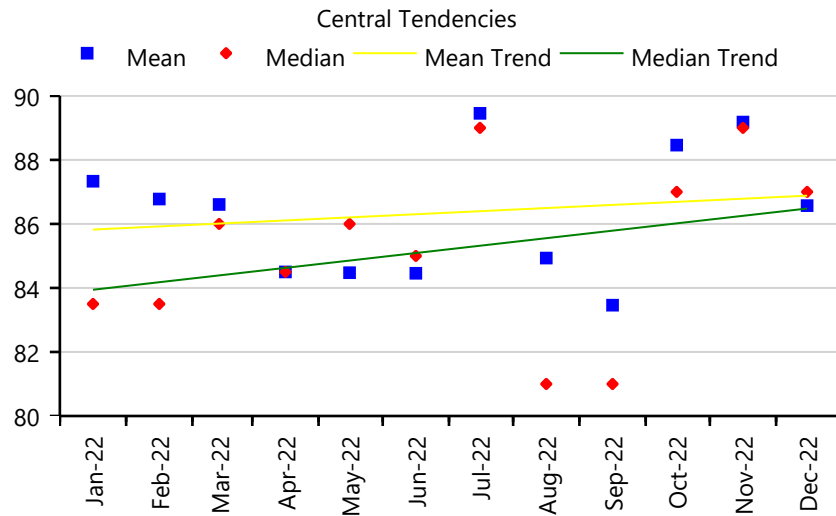
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	85	100
AAD	8.96	10.70
COD	10.54	10.75
Mean	86	101
SD	11.25	13.42
COV	13.09	13.33
Wtd Mean	86	101
GeoMean	85	100
PRD	.99	.99
95% Confidence	1.46	1.74

Number Of Sales 228



Month	Mean	Median	Sales
Jan-22	87	84	24
Feb-22	87	84	18
Mar-22	87	86	28
Apr-22	85	85	30
May-22	84	86	21
Jun-22	84	85	24
Jul-22	89	89	11
Aug-22	85	81	15
Sep-22	83	81	26
Oct-22	88	87	13
Nov-22	89	89	11
Dec-22	87	87	7

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	131	30B	10333920	371W20AA 04200	2873 ANITA CIR MEDFORD OR 97501	2022-17147	0.23	148,000	117,640	265,640	426,000	May-22	1	62

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	131	30A	10316156	371W17CB 06200	2417 KEENE WAY DR N MEDFORD OR 97524	2022-18787	0.11	116,000	100,530	216,530	350,000	Jun-22	2	62
6	30	111	101	141	33	10345373	371W28AA 00800	3117 CAPERNA DR MEDFORD OR	2022-12441	0.12	123,000	149,300	272,300	420,000	Apr-22	3	65
6	30	111	101	131	30B	10617835	371W17AD 07400	2836 PENNINGTON DR MEDFORD OR 97524	2022-17926	0.26	148,000	209,830	357,830	550,000	Jun-22	4	65
6	30	111	101	131	30B	10347449	371W28CA 07800	2921 COMICE DR MEDFORD OR	2022-27491	0.23	148,000	133,610	281,610	425,000	Sep-22	5	66
6	30	111	101	131	30A	10572732	371W20BC 06301	1325 SPRING ST MEDFORD OR	2022-12643	0.16	133,000	78,150	211,150	315,000	Apr-22	6	67
6	30	111	101	131	30A	10321891	371W18DA 02502	1860 GRANDVIEW AVE MEDFORD OR 97501	2022-9727	0.16	131,000	142,950	273,950	400,000	Mar-22	7	68
6	30	111	101	131	30B	10753719	371W09CD 03500	3083 NETTIE WAY MEDFORD OR 97501	2022-11760	0.22	148,000	196,240	344,240	500,000	Apr-22	8	69
6	30	111	101	131	30A	10650397	371W08CD 13600	3018 WOODBRIAR DR MEDFORD OR	2022-24167	0.29	148,000	111,410	259,410	374,900	Aug-22	9	69
6	30	111	101	131	30A	10316596	371W17BC 03900	2514 KEENE WAY DR N MEDFORD OR 97524	2022-6969	0.19	133,000	94,110	227,110	325,000	Feb-22	10	70
6	30	111	101	131	30A	10565530	371W17BB 07000	2042 SANDRA PL MEDFORD OR 97524	2022-13373	0.18	133,000	135,620	268,620	383,880	Apr-22	11	70
6	30	111	101	131	30A	10337907	371W20CA 00609	1510 CAMBRIDGE CIR MEDFORD OR	2022-19963	0.34	148,000	163,770	311,770	445,000	Jun-22	12	70
6	30	111	101	131	33	10686441	371W08CD 04300	2541 WINSLOW PARK CIR MEDFORD OR	2022-26640	0.25	148,000	109,110	257,110	367,500	Aug-22	13	70
6	30	111	101	131	33	10336722	371W20BC 00502	2136 MC ANDREWS RD E MEDFORD OR	2022-12627	0.16	133,000	105,580	238,580	340,000	Sep-22	14	70
6	30	111	101	131	30A	10642951	371W20BA 03201	1423 BONITA CIR MEDFORD OR	2022-1238	0.18	133,000	152,060	285,060	399,500	Jan-22	15	71
6	30	111	101	131	30A	10334675	371W20BA 04500	1324 RAMADA AVE MEDFORD OR	2022-7017	0.18	133,000	130,710	263,710	372,500	Feb-22	16	71
6	30	111	101	132	30A	10337478	371W20BC 06000	1316 FLOWER ST MEDFORD OR	2022-15140	0.16	129,000	111,500	240,500	340,000	May-22	17	71
6	30	111	101	131	30A	10333806	371W20AA 03000	1326 PAPAGO DR MEDFORD OR 97501	2022-21961	0.19	131,000	121,440	252,440	357,000	Jun-22	18	71
6	30	111	101	141	30A	10596182	371W17AC 04900	2641 SAMOAN WAY MEDFORD OR	2022-2235	0.27	148,000	205,510	353,510	493,000	Jan-22	19	72
6	30	111	101	131	30A	10315662	371W17BB 10000	2702 KEENE WAY DR N MEDFORD OR 97524	2022-12728	0.19	131,000	112,290	243,290	340,000	Apr-22	20	72
6	30	111	101	131	30A	10333638	371W20AA 01300	1636 PAPAGO DR MEDFORD OR	2022-18049	0.21	146,000	124,280	270,280	378,000	Jun-22	21	72
6	30	111	101	142	30A	10579693	371W29DD 00327	2340 GREENBROOK DR MEDFORD OR 97501	2022-19553	0.17	133,000	208,680	341,680	474,997	Jun-22	22	72
6	30	111	101	141	30A	10571004	371W17AD 03200	2410 STONEBROOK DR MEDFORD OR 97524	2022-23295	0.25	148,000	206,560	354,560	490,000	Jul-22	23	72
6	30	111	101	131	30B	10653043	371W20AD 02900	2897 SPRING HILLS DR MEDFORD OR	2022-28501	0.23	144,000	164,320	308,320	426,000	Sep-22	24	72
6	30	111	101	131	30B	10597090	371W17AC 02400	2587 HAWAIIAN AVE MEDFORD OR	2022-35888	0.23	148,000	130,720	278,720	385,000	Dec-22	25	72
6	30	111	101	131	30A	10654666	371W20AB 01900	1573 VALLEY VIEW DR MEDFORD OR 97501	2022-3172	0.20	133,000	121,210	254,210	349,900	Jan-22	26	73
6	30	111	101	141	30A	10336261	371W20BB 00719	1440 HONEYSUCKLE AVE MEDFORD OR	2022-16571	0.22	153,000	164,120	317,120	434,500	May-22	27	73
6	30	111	101	131	30A	10674284	371W18CD 02300	1472 LA MESA ST MEDFORD OR	2022-28214	0.14	116,000	121,820	237,820	325,000	Sep-22	28	73
6	30	111	101	131	30A	10556573	371W28CB 09809	2555 SISKIYOU BLVD MEDFORD OR	2022-10217	0.18	133,000	152,740	285,740	385,000	Mar-22	29	74
6	30	111	101	131	30A	10022951	371W33BC 00100	856 LA LOMA DR MEDFORD OR	2022-14524	0.21	148,000	149,890	297,890	400,000	Apr-22	30	74
6	30	111	101	132	30A	10676788	371W08DB 00200	3284 WOODBRIAR DR MEDFORD OR	2022-17617	0.19	131,000	164,700	295,700	399,000	May-22	31	74
6	30	111	101	131	30A	10314041	371W17AC 09900	2547 CEDAR LINKS DR MEDFORD OR 97501	2022-25885	0.21	148,000	156,320	304,320	410,000	Aug-22	32	74
6	30	111	101	144	33	10342986	371W20DD 00120	448 GIRARD DR MEDFORD OR	2022-33151	0.26	148,000	333,220	481,220	654,000	Nov-22	33	74

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	131	30A	10624002	371W18AD 02900	1976 HUTCHINS CIR MEDFORD OR 97501	2022-18848	0.14	118,000	174,480	292,480	387,900	Jun-22	34	75
6	30	111	101	141	30A	10336287	371W20BB 00721	1420 HONEYSUCKLE AVE MEDFORD OR	2022-20826	0.22	153,000	177,130	330,130	440,000	Jun-22	35	75
6	30	111	101	141	30A	10588528	371W28CA 08600	2917 LAZY CR DR MEDFORD OR	2022-28106	0.23	148,000	218,320	366,320	490,000	Sep-22	36	75
6	30	111	101	131	30A	10774025	371W20BC 05402	1360 FLOWER ST MEDFORD OR	2022-28629	0.16	131,000	165,780	296,780	394,000	Sep-22	37	75
6	30	111	101	131	30A	10565513	371W17BB 06800	2048 SANDRA PL MEDFORD OR 97524	2022-5021	0.19	133,000	109,350	242,350	320,000	Feb-22	38	76
6	30	111	101	141	30A	10734686	371W17DD 00100	2852 FREDRICK DR MEDFORD OR 97501	2022-6862	0.20	133,000	230,790	363,790	479,000	Feb-22	39	76
6	30	111	101	131	30A	10334502	371W20BA 02800	1410 BONITA CIR MEDFORD OR	2022-6692	0.19	133,000	132,750	265,750	350,000	Feb-22	40	76
6	30	111	101	131	30A	10585407	371W20BC 04103	2182 HILL WAY MEDFORD OR	2022-7456	0.16	133,000	140,260	273,260	361,000	Mar-22	41	76
6	30	111	101	131	33	10336643	371W20BC 00400	2259 COLLEGE WAY MEDFORD OR	2022-8133	0.16	133,000	149,320	282,320	371,000	Mar-22	42	76
6	30	111	101	131	30A	10595842	371W17AB 12400	2591 EATON DR MEDFORD OR	2022-8286	0.23	148,000	156,800	304,800	400,000	Mar-22	43	76
6	30	111	101	131	30A	10672200	371W18AD 12900	1938 PAGE ST MEDFORD OR 97501	2022-14831	0.17	133,000	154,890	287,890	380,000	May-22	44	76
6	30	111	101	141	30A	10685785	371W28DC 04500	2993 SISKIYOU BLVD MEDFORD OR	2022-26704	0.22	148,000	220,500	368,500	485,000	Aug-22	45	76
6	30	111	101	131	30A	10314041	371W17AC 09900	2547 CEDAR LINKS DR MEDFORD OR 97501	2022-28506	0.21	148,000	156,320	304,320	400,000	Sep-22	46	76
6	30	111	101	141	30A	10626389	371W28AA 02800	3252 ARNOLD PALMER WAY MEDFORD OR	2022-29459	0.12	118,000	287,430	405,430	530,000	Sep-22	47	76
6	30	111	101	131	30B	10673288	371W08CD 00100	2587 SPICEWOOD CT MEDFORD OR	2022-30274	0.20	133,000	145,940	278,940	365,000	Oct-22	48	76
6	30	111	101	141	30B	10345550	371W28AC 03700	101 FOOTHILL RD S MEDFORD OR	2022-34222	0.35	153,000	328,320	481,320	636,000	Dec-22	49	76
6	30	111	101	131	30A	10595451	371W17AB 08500	2568 ST CHARLES WAY MEDFORD OR 97524	2022-9303	0.24	148,000	110,290	258,290	335,000	Mar-22	50	77
6	30	111	101	142	30A	10579685	371W29DD 00326	2356 GREENBROOK DR MEDFORD OR 97501	2022-10359	0.17	133,000	220,940	353,940	457,500	Mar-22	51	77
6	30	111	101	131	30A	10708154	371W09CC 01300	3053 MILHOAN DR MEDFORD OR 97501	2022-10518	0.15	118,000	144,170	262,170	340,000	Mar-22	52	77
6	30	111	101	131	30A	10672200	371W18AD 12900	1938 PAGE ST MEDFORD OR 97501	2022-11573	0.17	133,000	154,890	287,890	375,000	Apr-22	53	77
6	30	111	101	142	30A	10600756	371W33BC 07300	1004 BLACK OAK DR MEDFORD OR	2022-13889	0.29	148,000	269,050	417,050	545,000	Apr-22	54	77
6	30	111	101	131	30A	10638651	371W33BA 04604	2837 LA MIRADA DR MEDFORD OR	2022-21350	0.16	131,000	158,440	289,440	375,000	Jul-22	55	77
6	30	111	101	132	30A	10708189	371W09CC 01600	3031 MILHOAN DR MEDFORD OR 97501	2022-27037	0.15	118,000	216,370	334,370	432,600	Aug-22	56	77
6	30	111	101	131	33	10674219	371W18CD 01600	2001 JUBILANT AVE MEDFORD OR 97501	2022-29046	0.15	118,000	120,140	238,140	310,000	Sep-22	57	77
6	30	111	101	131	30B	10314846	371W08CD 12700	2389 DELTA WATERS RD MEDFORD OR	2022-31399	0.19	131,000	135,740	266,740	347,000	Oct-22	58	77
6	30	111	101	131	30A	10617219	371W17AA 04200	2779 ROSEWOOD ST MEDFORD OR 97504	2022-1387	0.27	148,000	178,500	326,500	420,000	Jan-22	59	78
6	30	111	101	131	30A	10708121	371W09CC 01000	3077 MILHOAN DR MEDFORD OR 97501	2022-2841	0.15	118,000	130,670	248,670	320,000	Jan-22	60	78
6	30	111	101	141	30A	10313726	371W17AC 11600	2509 TAHITIAN AVE MEDFORD OR	2022-3529	0.20	133,000	180,940	313,940	400,000	Jan-22	61	78
6	30	111	101	131	30A	10753743	371W09CD 03800	3053 NETTIE WAY MEDFORD OR 97501	2022-12891	0.22	148,000	179,340	327,340	420,000	Apr-22	62	78
6	30	111	101	131	30A	10638781	371W33BA 04617	2818 LA MIRADA DR MEDFORD OR	2022-14192	0.22	148,000	137,910	285,910	365,000	Apr-22	63	78
6	30	111	101	142	30A	10581471	371W20CA 03106	521 SUNRISE AVE MEDFORD OR 97501	2022-14485	0.25	148,000	267,900	415,900	532,500	Apr-22	64	78
6	30	111	101	131	30A	10596652	371W17AB 05000	2594 MONTEGO PL MEDFORD OR 97524	2022-16610	0.43	178,000	137,110	315,110	405,000	May-22	65	78

JACKSON County 2023 Ratio Study

Included Sales

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6	30	111	101	131	30A	10617868	371W17AD 07100	2781 PENNINGTON DR MEDFORD OR 97524	2022-24993	0.20	131,000	153,350	284,350	365,000	Aug-22	66	78
6	30	111	101	131	33	10654721	371W20AB 01300	1614 VALLEY VIEW DR MEDFORD OR 97501	2022-26150	0.20	131,000	123,110	254,110	325,000	Aug-22	67	78
6	30	111	101	131	30A	10596995	371W17AB 01600	2601 EATON DR MEDFORD OR	2022-28325	0.23	148,000	184,610	332,610	427,700	Sep-22	68	78
6	30	111	101	131	30A	10610751	371W20AD 06000	2185 SPRING ST MEDFORD OR	2022-29362	0.29	146,000	174,750	320,750	410,000	Sep-22	69	78
6	30	111	101	131	33	10333831	371W20AA 03300	2863 MC ANDREWS RD E MEDFORD OR 9750	2023-92	0.18	131,000	115,730	246,730	315,000	Dec-22	70	78
6	30	111	101	131	30A	10621631	371W20DB 03300	878 SUNRISE AVE MEDFORD OR 97501	2022-6656	0.19	131,000	126,620	257,620	326,000	Feb-22	71	79
6	30	111	101	131	30A	10654633	371W20AB 02200	1615 VALLEY VIEW DR MEDFORD OR 97501	2022-10227	0.20	131,000	118,600	249,600	317,500	Mar-22	72	79
6	30	111	101	131	30A	10649456	371W08CC 03400	2250 SMOKEHORN WAY MEDFORD OR	2022-27498	0.20	133,000	137,890	270,890	345,000	Sep-22	73	79
6	30	111	101	143	30A	10314220	371W17AC 02100	2531 HAWAIIAN AVE MEDFORD OR	2022-2294	0.21	148,000	201,920	349,920	435,100	Jan-22	74	80
6	30	111	101	131	30A	10336155	371W20BB 00708	1981 CAMELLIA AVE MEDFORD OR	2022-2130	0.24	148,000	130,300	278,300	350,000	Jan-22	75	80
6	30	111	101	131	33	10595664	371W17AB 10600	2570 ROSEWOOD ST MEDFORD OR 97504	2022-17886	0.23	148,000	174,820	322,820	405,000	Jun-22	76	80
6	30	111	101	143	30A	10338253	371W20CA 02506	1534 RIDGE WAY MEDFORD OR	2022-29654	0.21	153,000	191,540	344,540	430,000	Oct-22	77	80
6	30	111	101	131	30A	10650354	371W08CD 14000	3062 WOODBRIAR DR MEDFORD OR	2022-445	0.23	148,000	135,860	283,860	350,000	Jan-22	78	81
6	30	111	101	133	33	10338636	371W20CB 02300	1376 LAWN RIDGE ST MEDFORD OR 97501	2022-1071	0.22	148,000	172,830	320,830	397,000	Jan-22	79	81
6	30	111	101	142	30A	10617981	371W17AD 05900	2552 HUNTINGTON LN MEDFORD OR 97524	2022-6800	0.21	144,000	205,370	349,370	430,500	Feb-22	80	81
6	30	111	101	141	33	10685949	371W28DC 06100	3031 LAZY CR DR MEDFORD OR	2022-14938	0.22	153,000	230,510	383,510	475,000	May-22	81	81
6	30	111	101	142	30A	10571047	371W17AD 03600	2759 PENNINGTON DR MEDFORD OR 97524	2022-16662	0.20	133,000	284,270	417,270	512,500	May-22	82	81
6	30	111	101	151	30A	10350397	371W29DA 04700	310 TAN OAK DR MEDFORD OR	2022-20970	0.23	153,000	310,790	463,790	575,000	Jun-22	83	81
6	30	111	101	131	30A	10676909	371W08DC 06100	3100 TAHITIAN AVE MEDFORD OR	2022-26889	0.20	133,000	145,140	278,140	344,500	Aug-22	84	81
6	30	111	101	141	33	10337875	371W20CA 00606	1600 SPRING ST MEDFORD OR 97501	2022-28957	0.34	148,000	246,590	394,590	490,000	Sep-22	85	81
6	30	111	101		30A	10337931	371W20CA 00622	SPRING ST MEDFORD OR 97501	2022-28957	0.34	148,000	246,590	394,590	490,000	Sep-22	86	81
6	30	111	101	131	30B	10745643	371W09CD 01600	3055 CODY ST MEDFORD OR 97501	2022-30961	0.18	133,000	171,450	304,450	375,000	Sep-22	87	81
6	30	111	101	131	33	10313191	371W17DD 05400	1929 GENE CAMERON WAY MEDFORD OR	2022-33990	0.21	153,000	137,510	290,510	357,000	Nov-22	88	81
6	30	111	101	131	30A	10652965	371W17DC 02100	1958 SPRINGBROOK RD MEDFORD OR 97501	2022-2600	0.30	146,000	151,600	297,600	365,000	Jan-22	89	82
6	30	111	101	141	33	10595834	371W17AB 12300	2573 EATON DR MEDFORD OR	2022-7625	0.23	148,000	178,230	326,230	399,000	Mar-22	90	82
6	30	111	101	141	30A	10686757	371W08CD 10300	2340 WINSLOW PARK DR MEDFORD OR	2022-11950	0.19	133,000	226,980	359,980	440,000	Apr-22	91	82
6	30	111	101	141	33	10626273	371W28AA 01700	3245 CHANDLER EGAN DR MEDFORD OR	2022-11609	0.13	123,000	321,580	444,580	545,000	Apr-22	92	82
6	30	111	101	131	30A	10336968	371W20BC 02001	2115 COLLEGE WAY MEDFORD OR	2022-16456	0.16	131,000	95,230	226,230	275,000	May-22	93	82
6	30	111	101	131	33	10348832	371W28CB 09913	475 SUTTER AVE MEDFORD OR	2022-23917	0.23	148,000	132,180	280,180	340,000	Jul-22	94	82
6	30	111	101	142	30B	10729784	371W27CC 00600	3542 BRANNON DR MEDFORD OR	2022-31727	0.23	148,000	303,060	451,060	550,000	Oct-22	95	82
6	30	111	101	131	30B	10719270	371W18DC 04222	1532 ROBERTS RD MEDFORD OR 97501	2022-33062	0.22	146,000	170,650	316,650	385,000	Nov-22	96	82
6	30	111	101	131	30A	10506000	371W23CB 04600	1551 ANGELCREST DR MEDFORD OR 97501	2022-3058	0.36	178,000	200,360	378,360	454,000	Jan-22	97	83

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6	30	111	101	131	30A	10601519	371W19BA 01804	1247 CORONA AVE MEDFORD OR	2022-4243	0.29	148,000	118,070	266,070	322,500	Feb-22	98	83
6	30	111	101	141	33	10556468	371W27BB 06800	3755 PRINCETON WAY MEDFORD OR	2022-5899	0.67	263,000	346,840	609,840	735,000	Feb-22	99	83
6	30	111	101	141	30A	10765497	371W16AB 01800	2934 PROVINCIAL ST MEDFORD OR 97501	2022-8350	0.15	123,000	215,660	338,660	410,000	Mar-22	100	83
6	30	111	101	153	30A	10595267	371W32AD 12600	2566 HERITAGE WAY MEDFORD OR	2022-15106	0.15	118,000	295,670	413,670	499,900	May-22	101	83
6	30	111	101	131	30A	10692012	371W17AA 11600	2923 ALDERSGATE RD MEDFORD OR	2022-23809	0.19	133,000	166,020	299,020	360,000	Jul-22	102	83
6	30	111	101	141	30A	10766769	371W17DC 03426	1835 BRISTOL DR MEDFORD OR 97501	2022-25276	0.20	133,000	255,460	388,460	470,000	Aug-22	103	83
6	30	111	101	142	30A	10570975	371W17AD 02900	2436 CEDAR LINKS CT MEDFORD OR 97524	2022-28121	0.26	144,000	229,440	373,440	450,000	Sep-22	104	83
6	30	111	101	141	30A	10753095	371W16CB 02100	2871 SHANTEAL PL MEDFORD OR 97501	2022-29296	0.22	153,000	235,330	388,330	470,000	Sep-22	105	83
6	30	111	101	142	33	10579481	371W29DD 00306	2289 GREENBROOK DR MEDFORD OR 97501	2022-2361	0.19	133,000	258,550	391,550	465,000	Jan-22	106	84
6	30	111	101	131	30A	10571680	371W21CB 00200	2494 SPRING ST MEDFORD OR 97501	2022-6906	0.30	148,000	179,730	327,730	390,000	Feb-22	107	84
6	30	111	101	141	30A	10760026	371W08DC 01000	3097 CHELTENHAM WAY MEDFORD OR	2022-12580	0.19	133,000	213,750	346,750	415,000	Apr-22	108	84
6	30	111	101	141	30A	10350313	371W29DA 00300	2442 DELLWOOD AVE MEDFORD OR	2022-13457	0.23	153,000	219,600	372,600	442,900	Apr-22	109	84
6	30	111	101	141	33	10723503	371W20DA 02100	2265 RIDGE WAY MEDFORD OR 97501	2022-19227	0.19	138,000	223,160	361,160	429,000	Jun-22	110	84
6	30	111	101	131	30B	10709306	371W19AD 02501	1121 WABASH AVE MEDFORD OR 97501	2022-31150	0.18	129,000	161,500	290,500	345,000	Oct-22	111	84
6	30	111	101	141	30A	10617957	371W17AD 06200	2583 HUNTINGTON LN MEDFORD OR 97524	2022-2240	0.22	146,000	178,750	324,750	382,000	Jan-22	112	85
6	30	111	101	142	30A	10556890	371W29DD 00700	536 AMBER CIR MEDFORD OR 97501	2022-7077	0.15	118,000	190,860	308,860	365,000	Feb-22	113	85
6	30	111	101	141	30A	10623892	371W18AD 01800	1936 HUTCHINS CIR MEDFORD OR 97501	2022-11050	0.14	118,000	198,610	316,610	372,000	Mar-22	114	85
6	30	111	101	141	33	10767141	371W17DC 03464	1850 PINEDALE ST MEDFORD OR 97501	2022-11709	0.19	133,000	239,450	372,450	436,500	Apr-22	115	85
6	30	111	101	133	30A	10505881	371W23CA 00100	1586 ANGELCREST DR MEDFORD OR 97501	2022-12845	0.68	258,000	199,710	457,710	537,000	Apr-22	116	85
6	30	111	101	141	30A	10630817	371W33CA 00200	2856 TONIA CIR MEDFORD OR	2022-18586	0.31	148,000	275,840	423,840	500,000	Jun-22	117	85
6	30	111	101	141	30A	10656886	371W32AD 01500	2458 REPUBLIC WAY MEDFORD OR	2022-19711	0.16	133,000	248,970	381,970	450,000	Jun-22	118	85
6	30	111	101	131	30B	10623957	371W18AD 02400	1960 HUTCHINS CIR MEDFORD OR 97501	2022-30052	0.14	118,000	135,790	253,790	300,000	Sep-22	119	85
6	30	111	101	131	30A	10327131	371W19AD 03101	1200 WOODROW LN MEDFORD OR	2022-33918	0.25	146,000	145,880	291,880	345,000	Nov-22	120	85
6	30	111	101	142	30A	10608234	371W21CC 03700	213 PIERCE RD MEDFORD OR 97501	2022-3451	0.33	148,000	362,420	510,420	595,000	Jan-22	121	86
6	30	111	101	141	33	10765421	371W16AB 01100	3449 ELOQUENCE AVE MEDFORD OR 97501	2022-7429	0.15	118,000	217,380	335,380	390,000	Mar-22	122	86
6	30	111	101	141	33	10314252	371W17AC 01000	2576 HAWAIIAN AVE MEDFORD OR	2022-7759	0.23	148,000	245,050	393,050	455,000	Mar-22	123	86
6	30	111	101	141	33	10617365	371W17AD 12100	2985 PENNINGTON DR MEDFORD OR 97524	2022-9388	0.23	148,000	160,780	308,780	359,300	Mar-22	124	86
6	30	111	101	131	30A	10643097	371W17BC 00200	2233 TEMPLE DR MEDFORD OR 97524	2022-12607	0.19	133,000	191,090	324,090	377,000	Apr-22	125	86
6	30	111	101	131	30A	10314798	371W08CD 09200	2323 DELTA WATERS RD MEDFORD OR	2022-14258	0.23	148,000	170,280	318,280	369,000	Apr-22	126	86
6	30	111	101	131	30A	10321760	371W18DA 02420	2216 POLAR CIR MEDFORD OR 97501	2022-13984	0.21	148,000	174,730	322,730	375,000	Apr-22	127	86
6	30	111	101	141	33	10734821	371W17DA 01100	2850 FLINTRIDGE AVE MEDFORD OR	2022-15061	0.27	148,000	276,160	424,160	494,750	May-22	128	86
6	30	111	101	131	33	10719212	371W18DC 04216	1862 CORONA AVE MEDFORD OR 97501	2022-18042	0.20	133,000	194,680	327,680	382,500	May-22	129	86

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6	30	111	101	141	30A	10753621	371W09CD 02600	3024 NETTIE WAY MEDFORD OR 97501	2022-19212	0.22	148,000	229,410	377,410	440,000	Jun-22	130	86
6	30	111	101	131	30A	10766047	371W20AC 03400	1121 VALLEY VIEW DR MEDFORD OR	2022-27023	0.18	133,000	195,170	328,170	380,000	Aug-22	131	86
6	30	111	101	131	33	10624094	371W18AD 03800	1973 HUTCHINS CIR MEDFORD OR 97501	2022-33448	0.17	133,000	123,750	256,750	298,000	Nov-22	132	86
6	30	111	101	141	30A	10359071	371W29DA 00107	2491 SISKIYOU BLVD MEDFORD OR	2022-7302	0.23	153,000	279,060	432,060	495,000	Mar-22	133	87
6	30	111	101	131	30A	10022636	371W33BB 00106	2735 RANDOLPH ST MEDFORD OR	2022-15913	0.24	148,000	137,510	285,510	330,000	May-22	134	87
6	30	111	101	131	30A	10595737	371W17AB 11300	2565 SOUTHPORT WAY MEDFORD OR 97504	2022-21912	0.24	148,000	163,200	311,200	356,000	May-22	135	87
6	30	111	101	152	30A	10601120	371W32AD 14300	1012 KRISTEN DR MEDFORD OR	2022-24061	0.26	153,000	445,000	598,000	690,000	Jul-22	136	87
6	30	111	101	131	30A	10643111	371W17BD 01900	2247 TEMPLE DR MEDFORD OR 97524	2022-29394	0.19	133,000	153,430	286,430	330,000	Sep-22	137	87
6	30	111	101	141	30B	10721529	371W28DD 03014	3208 BURTON DR MEDFORD OR	2022-30487	0.25	148,000	235,160	383,160	438,900	Oct-22	138	87
6	30	111	101	131	30B	10627993	371W29DD 04907	2277 GREENBROOK DR MEDFORD OR 97501	2022-30537	0.20	131,000	146,380	277,380	319,800	Oct-22	139	87
6	30	111	101	131	30A	10638715	371W33BA 04610	2809 LA MIRADA DR MEDFORD OR	2022-36057	0.16	133,000	162,740	295,740	340,000	Dec-22	140	87
6	30	111	101	131	33	10686848	371W08CD 10100	3134 BLACKTHORN DR MEDFORD OR	2022-7546	0.22	148,000	198,420	346,420	391,500	Mar-22	141	88
6	30	111	101	142	33	10760344	371W16CB 05900	2697 WILKSHIRE DR MEDFORD OR 97501	2022-13244	0.19	138,000	345,780	483,780	550,000	Apr-22	142	88
6	30	111	101	131	30A	10649993	371W08CD 01400	2443 SOMERSET PL MEDFORD OR	2022-19467	0.28	148,000	116,320	264,320	300,000	Jun-22	143	88
6	30	111	101	141	30A	10766841	371W17DC 03434	1898 BRISTOL DR MEDFORD OR 97501	2022-29944	0.18	133,000	243,050	376,050	426,000	Oct-22	144	88
6	30	111	101	141	30B	10650508	371W20BA 00505	2457 PINEBROOK CIR MEDFORD OR	2022-32166	0.25	153,000	254,480	407,480	465,000	Oct-22	145	88
6	30	111	101	141	30A	10359071	371W29DA 00107	2491 SISKIYOU BLVD MEDFORD OR	2022-777	0.23	153,000	279,060	432,060	485,000	Jan-22	146	89
6	30	111	101	141	33	10650532	371W20BA 00508	2403 PINEBROOK CIR MEDFORD OR	2022-15817	0.21	153,000	320,920	473,920	535,000	May-22	147	89
6	30	111	101	141	30A	10315354	371W17BB 04200	2070 BRADBURY ST MEDFORD OR 97524	2022-16511	0.19	133,000	228,560	361,560	405,000	May-22	148	89
6	30	111	101	131	33	10317324	371W17CA 03000	2320 ROBERTS RD MEDFORD OR 97504	2022-22955	0.47	176,000	98,440	274,440	310,000	Jul-22	149	89
6	30	111	101	131	33	10674268	371W18CD 02100	1442 LA MESA ST MEDFORD OR	2022-34090	0.14	118,000	159,090	277,090	310,000	Nov-22	150	89
6	30	111	101	131	30A	10557212	371W29DD 03900	582 BLACK OAK DR MEDFORD OR 97501	2022-36471	0.18	131,000	186,700	317,700	355,000	Dec-22	151	89
6	30	111	101	131	30A	10686773	371W08CD 10500	3151 SPRINGBROOK RD MEDFORD OR	2022-4019	0.22	148,000	158,720	306,720	340,000	Feb-22	152	90
6	30	111	101	131	30A	10624815	371W08DC 05700	2625 SPARTA WAY MEDFORD OR	2022-8281	0.19	133,000	182,050	315,050	350,000	Mar-22	153	90
6	30	111	101	131	30A	10719140	371W18DC 04209	1576 NORDIC CT MEDFORD OR 97501	2022-9725	0.26	148,000	189,800	337,800	375,000	Mar-22	154	90
6	30	111	101	131	30A	10572262	371W20BC 03107	2077 HILL WAY MEDFORD OR	2022-11855	0.16	131,000	120,450	251,450	280,000	Apr-22	155	90
6	30	111	101	141	30A	10771814	371W16BB 14500	2858 JANTZER CT MEDFORD OR 97501	2022-12737	0.29	148,000	280,800	428,800	475,000	Apr-22	156	90
6	30	111	101	141	30A	10506034	371W23CB 04100	1589 ANGELCREST DR MEDFORD OR	2022-15367	0.36	176,000	228,510	404,510	449,000	May-22	157	90
6	30	111	101	141	30A	10607562	371W20AB 05900	1441 SEVERSON DR MEDFORD OR 97501	2022-19415	0.19	133,000	216,870	349,870	390,000	Jun-22	158	90
6	30	111	101	131	30A	10719239	371W18DC 04218	1880 CORONA AVE MEDFORD OR	2022-28144	0.20	133,000	204,360	337,360	373,500	Sep-22	159	90
6	30	111	101	141	30B	10630233	371W33CB 06200	2747 TONIA CIR MEDFORD OR	2022-32627	0.23	148,000	231,540	379,540	420,000	Nov-22	160	90
6	30	111	101	141	30A	10023428	371W33BC 04800	2541 ARGONNE AVE MEDFORD OR	2022-10616	0.27	148,000	267,440	415,440	455,000	Mar-22	161	91

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	131	30A	10316156	371W17CB 06200	2417 KEENE WAY DR N MEDFORD OR 97524	2022-2159	0.11	116,000	100,530	216,530	235,000	Jan-22	162	92
6	30	111	101	141	33	10685728	371W28DC 03900	2988 LAZY CR DR MEDFORD OR	2022-8368	0.24	148,000	256,720	404,720	440,000	Mar-22	163	92
6	30	111	101	131	30A	10315079	371W08CD 13000	2423 DELTA WATERS RD MEDFORD OR	2022-11147	0.21	148,000	173,080	321,080	350,000	Mar-22	164	92
6	30	111	101	141	30B	10578127	371W20BA 00412	1589 SPRINGBROOK RD MEDFORD OR	2022-20291	0.18	133,000	233,450	366,450	398,000	Jun-22	165	92
6	30	111	101	141	33	10734724	371W17DA 02100	2840 COURTNEY CIR MEDFORD OR	2022-21226	0.22	153,000	238,460	391,460	425,000	Jul-22	166	92
6	30	111	101	131	30A	10676933	371W08DC 08500	3268 TAHITIAN AVE MEDFORD OR	2022-36211	0.19	133,000	174,120	307,120	333,000	Dec-22	167	92
6	30	111	101	141	33	10771855	371W16BB 15000	2824 LEONARD AVE MEDFORD OR 97501	2022-20942	0.18	133,000	309,630	442,630	475,000	Jun-22	168	93
6	30	111	101	142	30A	10505750	371W22DA 03400	1407 STARDUST WAY MEDFORD OR 97504	2022-22490	0.70	253,000	327,200	580,200	625,000	Jul-22	169	93
6	30	111	101	131	30B	10321615	371W18DA 02405	1809 ALCAN DR MEDFORD OR	2022-32222	0.20	133,000	216,890	349,890	375,000	Oct-22	170	93
6	30	111	101	142	30A	10734481	371W17DA 04500	2820 HANOVER CIR MEDFORD OR	2022-19733	0.30	148,000	412,510	560,510	598,000	Jun-22	171	94
6	30	111	101	141	30B	10596758	371W17AB 04000	2599 ROSEWOOD ST MEDFORD OR 97504	2022-29699	0.23	148,000	310,840	458,840	487,000	Sep-22	172	94
6	30	111	101	141	30B	10313961	371W17AC 09100	2638 FIJIAN WAY MEDFORD OR	2022-33418	0.20	133,000	203,780	336,780	360,000	Nov-22	173	94
6	30	111	101	141	30A	10704592	371W21CB 01504	937 BROOKDALE AVE MEDFORD OR 97501	2022-2037	0.20	133,000	242,750	375,750	395,000	Jan-22	174	95
6	30	111	101	141	33	10556532	371W28CB 09805	434 BOWMONT CIR MEDFORD OR	2022-4413	0.20	131,000	398,610	529,610	557,000	Feb-22	175	95
6	30	111	101	141	33	10618068	371W17AD 05100	2820 ROSEWOOD ST MEDFORD OR 97504	2022-7893	0.18	133,000	294,650	427,650	450,000	Feb-22	176	95
6	30	111	101	143	30A	10336301	371W20BB 00723	1415 HONEYSUCKLE AVE MEDFORD OR	2022-11939	0.29	148,000	505,460	653,460	685,000	Apr-22	177	95
6	30	111	101	153	30A	10342978	371W20DD 00119	449 WEXFORD CIR S MEDFORD OR	2022-19533	0.22	148,000	418,680	566,680	599,000	Jun-22	178	95
6	30	111	101	151	33	10350143	371W29DA 02700	356 WHITE OAK CIR MEDFORD OR	2022-23852	0.27	148,000	358,940	506,940	535,000	Jul-22	179	95
6	30	111	101	141	30A	10765502	371W16AB 01900	2928 PROVINCIAL ST MEDFORD OR 97501	2022-25732	0.16	133,000	213,380	346,380	365,000	Aug-22	180	95
6	30	111	101	148	30A	10600928	371W33BC 09000	1024 TAMARA CIR MEDFORD OR	2022-29125	0.32	148,000	328,860	476,860	500,000	Sep-22	181	95
6	30	111	101	141	33	10692144	371W17AD 13100	2943 WAVERLY WAY MEDFORD OR 97524	2022-29451	0.20	133,000	248,600	381,600	403,000	Sep-22	182	95
6	30	111	101	141	30A	10343664	371W20DD 02000	210 ERIE ST MEDFORD OR	2022-3415	0.13	118,000	247,150	365,150	382,000	Jan-22	183	96
6	30	111	101	143	30A	10505792	371W23BD 00700	4545 CLOUDCREST DR MEDFORD OR 97501	2022-10449	0.55	251,000	467,160	718,160	750,000	Mar-22	184	96
6	30	111	101	141	30A	10649499	371W08CC 03800	2211 SMOKETHORN WAY MEDFORD OR 975	2022-12570	0.28	163,070	366,810	529,880	550,000	Apr-22	185	96
6	30	111	101	152	30A	10710251	371W28DD 04100	3119 CENTURION CIR MEDFORD OR	2022-18666	0.30	153,000	331,140	484,140	505,000	Jun-22	186	96
6	30	111	101	141	30A	10579677	371W29DD 00325	2372 GREENBROOK DR MEDFORD OR 97501	2022-24997	0.16	133,000	179,080	312,080	325,000	Aug-22	187	96
6	30	111	101	141	33	10765489	371W16AB 01700	2942 PROVINCIAL ST MEDFORD OR 97501	2022-30776	0.17	138,000	223,040	361,040	375,000	Oct-22	188	96
6	30	111	101	141	33	10312771	371W16CC 00800	1754 INVERNESS DR MEDFORD OR	2022-32561	0.18	133,000	217,020	350,020	366,500	Nov-22	189	96
6	30	111	101	152	33	10729605	371W21CC 00717	2450 QUAIL RUN DR MEDFORD OR	2022-7876	0.31	153,000	455,210	608,210	627,000	Feb-22	190	97
6	30	111	101	141	30A	10596638	371W17AB 05200	2607 MONTEGO PL MEDFORD OR 97524	2022-8894	0.28	146,000	265,170	411,170	425,000	Mar-22	191	97
6	30	111	101	141	30A	10746875	371W16BB 03500	2983 SIENNA CT MEDFORD OR 97501	2022-12961	0.21	148,000	236,270	384,270	396,000	Apr-22	192	97
6	30	111	101	141	33	10657061	371W32AD 03300	2446 HERITAGE WAY MEDFORD OR	2022-13559	0.15	123,000	315,520	438,520	450,000	Apr-22	193	97

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	141	33	10570967	371W17AD 02800	2422 CEDAR LINKS CT MEDFORD OR	2022-30336	0.20	133,000	304,360	437,360	450,000	Oct-22	194	97
6	30	111	101	141	30B	10596441	371W17AB 01300	2798 HAWAIIAN AVE MEDFORD OR 97524	2022-32709	0.23	148,000	238,010	386,010	399,000	Nov-22	195	97
6	30	111	101	131	33	10638764	371W33BA 04615	835 LA LOMA DR MEDFORD OR	2022-7714	0.23	146,000	119,540	265,540	270,000	Mar-22	196	98
6	30	111	101	141	30B	10719164	371W18DC 04211	1600 NORDIC CT MEDFORD OR	2022-16046	0.27	148,000	251,020	399,020	407,000	May-22	197	98
6	30	111	101	141	30A	10630469	371W33CA 02300	2815 POPPIE CIR MEDFORD OR	2022-17595	0.28	148,000	227,930	375,930	380,000	May-22	198	99
6	30	111	101	141	30A	10672623	371W20AD 07304	2971 SPRING HILLS DR MEDFORD OR	2022-22481	0.22	163,070	332,110	495,180	500,000	Jul-22	199	99
6	30	111	101	148	30A	10617461	371W17AD 11100	2957 ROSEWOOD ST MEDFORD OR 97504	2022-2580	0.18	133,000	293,130	426,130	425,000	Jan-22	200	100
6	30	111	101	141	33	10617324	371W17AD 12500	2704 STONEBROOK DR MEDFORD OR 97524	2022-10620	0.20	133,000	292,910	425,910	425,000	Mar-22	201	100
6	30	111	101	141	33	10754107	371W16BB 05700	3246 BRYSON WAY MEDFORD OR 97501	2022-15924	0.41	176,000	269,050	445,050	446,000	May-22	202	100
6	30	111	101	141	33	10710278	371W28DD 03900	539 GOLF VIEW DR MEDFORD OR	2022-884	0.24	148,000	223,270	371,270	365,000	Jan-22	203	102
6	30	111	101	153	30A	10582574	371W27BA 06400	252 YALE DR MEDFORD OR 97520	2022-4426	0.32	153,000	544,920	697,920	681,000	Feb-22	204	102
6	30	111	101	152	30A	10595234	371W32AD 12300	2512 HERITAGE WAY MEDFORD OR	2022-14299	0.20	133,000	333,270	466,270	455,000	Apr-22	205	102
6	30	111	101	152	33	10656983	371W32AD 02500	2477 HERITAGE WAY MEDFORD OR	2022-15718	0.15	118,000	371,450	489,450	479,284	May-22	206	102
6	30	111	101	131	30A	10596425	371W17AB 01100	2816 HAWAIIAN AVE MEDFORD OR 97524	2022-21025	0.23	160,000	241,070	401,070	394,000	Jun-22	207	102
6	30	111	101	141	30A	10334918	371W20BA 06900	1421 RAMADA AVE MEDFORD OR	2022-24721	0.20	133,000	344,500	477,500	469,000	Aug-22	208	102
6	30	111	101	151	30A	10701384	371W28CB 09705	2554 SEVILLE CIR MEDFORD OR	2022-26344	0.25	148,000	343,700	491,700	480,000	Aug-22	209	102
6	30	111	101	151	33	10702891	371W33CD 01500	2828 HONOR DR MEDFORD OR	2022-20770	0.25	148,000	348,340	496,340	481,000	Jun-22	210	103
6	30	111	101	141	33	10737383	371W16CC 00121	1831 WILLOW GLEN WAY MEDFORD OR	2022-10362	0.19	133,000	227,590	360,590	345,000	Mar-22	211	105
6	30	111	101	153	30A	10595200	371W32AD 12000	2547 HERITAGE WAY MEDFORD OR	2022-13869	0.16	133,000	381,990	514,990	489,000	Apr-22	212	105
6	30	111	101	153	30A	10703385	381W04BB 01800	2710 DONNALEE DR MEDFORD OR	2022-1714	0.27	148,000	512,370	660,370	625,000	Jan-22	213	106
6	30	111	101	131	30B	10336252	371W20BB 00718	1450 HONEYSUCKLE AVE MEDFORD OR	2022-31542	0.22	153,000	144,350	297,350	280,000	Sep-22	214	106
6	30	111	101	152	30A	10359129	371W29DA 00112	448 PICCADILLY CIR MEDFORD OR	2022-3295	0.23	153,000	545,170	698,170	650,000	Jan-22	215	107
6	30	111	101	154	30A	10506861	371W27BA 03300	374 STANFORD AVE MEDFORD OR 97520	2022-6723	0.61	263,000	525,760	788,760	740,000	Feb-22	216	107
6	30	111	101	141	30A	10557091	371W29DD 02700	2430 GREENBROOK DR MEDFORD OR	2022-24601	0.17	133,000	295,000	428,000	400,000	Aug-22	217	107
6	30	111	101	142	30A	10597073	371W17AC 00800	2606 HAWAIIAN AVE MEDFORD OR	2022-28063	0.24	148,000	265,770	413,770	385,000	Sep-22	218	107
6	30	111	101	141	30A	10557091	371W29DD 02700	2430 GREENBROOK DR MEDFORD OR	2022-27725	0.17	133,000	295,000	428,000	400,000	Sep-22	219	107
6	30	111	101	141	30B	10349969	371W29DA 02200	2410 COUNTRY CLUB DR MEDFORD OR	2022-32871	0.23	153,000	302,400	455,400	425,000	Nov-22	220	107
6	30	111	101	152	30A	10729613	371W21CC 00718	2460 QUAIL RUN DR MEDFORD OR 97501	2022-12463	0.30	153,000	539,070	692,070	630,000	Apr-22	221	110
6	30	111	101	143	30A	10630355	371W33CB 07400	2774 JESSICA CIR MEDFORD OR	2022-7446	0.23	146,000	417,340	563,340	506,000	Mar-22	222	111
6	30	111	101	141	30A	10665186	371W28DC 02100	3126 CENTURY WAY MEDFORD OR	2022-20519	0.38	183,000	226,010	409,010	370,000	Jun-22	223	111
6	30	111	101	152	30A	10638123	371W27BB 02903	144 OXFORD PL MEDFORD OR 97520	2022-4212	0.26	153,000	650,980	803,980	720,000	Feb-22	224	112
6	30	111	101	144	30B	10571217	371W20CA 03105	530 BARNES AVE MEDFORD OR 97501	2023-72	0.23	148,000	222,990	370,990	330,000	Dec-22	225	112

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	111	101	141	30A	10314392	371W17BA 01900	2776 SPRINGBROOK RD MEDFORD OR 97524	2022-23130	0.72	251,000	243,920	494,920	430,000	Jul-22	226	115
6	30	111	101	141	30B	10597105	371W17AC 02500	2605 HAWAIIAN AVE MEDFORD OR	2022-31746	0.23	148,000	209,300	357,300	310,000	Oct-22	227	115
6	30	111	101	141	30A	10771725	371W16BB 13500	2878 LEONARD AVE MEDFORD OR 97501	2022-3569	0.19	133,000	292,560	425,560	365,000	Jan-22	228	117

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	6	30	112	2023		1990 - 1999	101	6	30	112	2023	157	1990 - 1999

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	157
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales 92

RMV Adjustment 100

Before Ratio 92

Overall Adjustment Factor 109

Land Adjustment Factor 109

OSD Adjustment Factor 100

Improvement Adjustment Factor 109

Farm Improvement Factor 100

After Ratio 100

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

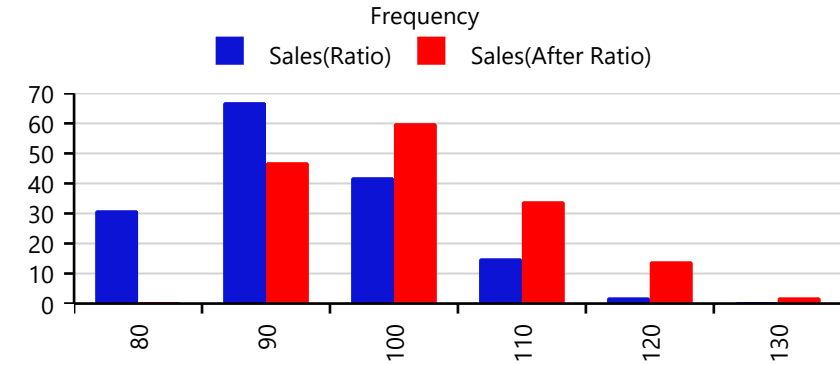
Population totals (including recalculated study area 30): 2678

Performance History

	2023	2022	2021	2020	2019
COD	7.76	-	-	-	-
PRD	1.00	-	-	-	-

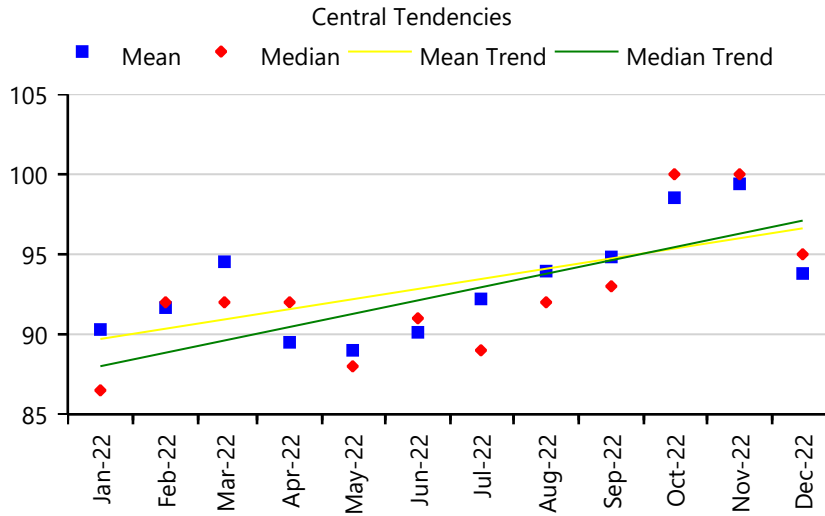
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Number Of Sales 157

	Sales (Ratio)	Sales (After Ratio)
Median	92	100
AAD	7.09	7.76
COD	7.71	7.76
Mean	93	101
SD	8.84	9.66
COV	9.53	9.60
Wtd Mean	93	101
GeoMean	92	100
PRD	1.00	1.00
95% Confidence	1.38	1.51



Month	Mean	Median	Sales
Jan-22	90	87	10
Feb-22	92	92	12
Mar-22	95	92	15
Apr-22	90	92	16
May-22	89	88	13
Jun-22	90	91	16
Jul-22	92	89	19
Aug-22	94	92	19
Sep-22	95	93	12
Oct-22	99	100	15
Nov-22	99	100	5
Dec-22	94	95	5

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	112	101	141	30A	10782158	371W17DD 02000	1877 CANYON AVE MEDFORD OR 97501	2022-18970	0.29	148,000	273,460	421,460	537,500	Jun-22	1	78
6	30	112	101	152	30A	10824772	371W27BC 00408	3436 GREYSTONE CT MEDFORD OR 97520	2022-2560	0.28	148,000	506,290	654,290	830,000	Jan-22	2	79

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	112	101	142	30A	10819485	371W23CA 05000	4622 EAGLE TRACE DR MEDFORD OR 97501	2022-9788	0.25	148,000	299,610	447,610	565,000	Mar-22	3	79
6	30	112	101	131	30A	10809852	371W08DC 03200	3043 HEARTWOOD CT MEDFORD OR	2022-18516	0.18	133,000	198,400	331,400	420,000	Jun-22	4	79
6	30	112	101	141	33	10775776	371W08DD 01800	2983 STACIE WAY MEDFORD OR	2022-18857	0.15	118,000	213,460	331,460	418,000	Jun-22	5	79
6	30	112	101	131	30A	10792801	371W18AD 00211	1936 PATRICK ST MEDFORD OR 97501	2022-767	0.20	133,000	150,160	283,160	355,000	Jan-22	6	80
6	30	112	101	152	30B	10824740	371W27BC 00405	3421 GREYSTONE CT MEDFORD OR 97520	2022-7557	0.44	178,000	591,050	769,050	964,064	Mar-22	7	80
6	30	112	101	131	30A	10827285	371W18AD 12124	2576 WHITTLE AVE MEDFORD OR	2022-11947	0.16	133,000	207,000	340,000	427,000	Apr-22	8	80
6	30	112	101	131	33	10752287	371W27CC 02100	3554 MICHAEL PARK DR MEDFORD OR	2022-15050	0.15	123,000	222,440	345,440	430,000	May-22	9	80
6	30	112	101	131	30A	10785844	371W17BD 01516	2376 TEMPLE DR MEDFORD OR 97524	2022-24541	0.17	133,000	186,930	319,930	400,000	Aug-22	10	80
6	30	112	101	141	30A	10869316	371W33AA 08804	731 CHERRYWOOD DR MEDFORD OR	2022-1452	0.14	118,000	286,400	404,400	500,000	Jan-22	11	81
6	30	112	101	141	30A	10819371	371W23CA 03900	4676 EAGLE TRACE DR MEDFORD OR 97501	2022-13053	0.28	148,000	360,440	508,440	628,000	Apr-22	12	81
6	30	112	101	131	30A	10826481	371W08CA 00103	3313 SHARMAN WAY MEDFORD OR	2022-27823	0.18	133,000	166,730	299,730	372,000	Sep-22	13	81
6	30	112	101	131	30A	10909782	371W33AD 15000	3350 EDGEWATER DR MEDFORD OR 97504	2022-6537	0.09	118,000	218,280	336,280	410,000	Feb-22	14	82
6	30	112	101	131	33	10777657	371W17CB 05000	2318 COVENTRY CIR MEDFORD OR 97524	2022-8208	0.21	146,000	207,140	353,140	429,900	Mar-22	15	82
6	30	112	101	141	33	10781981	371W17DC 05300	2669 ROBERTS RD MEDFORD OR 97501	2022-10198	0.22	153,000	243,500	396,500	485,000	Mar-22	16	82
6	30	112	101	141	30A	10839208	371W23CA 08500	1641 WAILEA CT MEDFORD OR 97501	2022-18040	0.30	148,000	323,220	471,220	575,000	May-22	17	82
6	30	112	101	131	30A	10794959	371W17BC 07723	2471 POWELL ST MEDFORD OR 97524	2022-23522	0.19	133,000	174,500	307,500	375,000	Jul-22	18	82
6	30	112	101	131	33	10903404	371W08BB 04907	3870 ARROWHEAD DR MEDFORD OR	2022-23675	0.16	133,000	198,370	331,370	405,000	Jul-22	19	82
6	30	112	101	141	33	10789378	371W17DB 04421	2754 BROOKSIDE DR MEDFORD OR	2022-24699	0.17	138,000	251,510	389,510	475,000	Aug-22	20	82
6	30	112	101	131	30A	10876185	371W16AB 04900	3498 VIEWPOINT DR MEDFORD OR 97501	2022-14081	0.23	153,000	207,900	360,900	435,000	Apr-22	21	83
6	30	112	101	141	30A	10819891	371W23DC 02600	4725 HILLCREST RD MEDFORD OR 97501	2022-13240	0.22	148,000	260,600	408,600	495,000	Apr-22	22	83
6	30	112	101	141	30A	10796319	371W21BC 06600	2449 GREENRIDGE DR MEDFORD OR	2022-19703	0.24	148,000	289,590	437,590	525,000	Jun-22	23	83
6	30	112	101	131	33	10891145	371W08BA 03000	1641 HOLLYHOCK DR MEDFORD OR	2022-23594	0.16	133,000	207,820	340,820	408,500	Jul-22	24	83
6	30	112	101	131	30A	10344433	371W21BB 01300	3091 RUBY DR MEDFORD OR	2022-23739	0.30	153,000	208,950	361,950	435,000	Jul-22	25	83
6	30	112	101	131	30A	10777703	371W17CB 05500	2313 COVENTRY CIR MEDFORD OR 97524	2022-3542	0.16	133,000	201,240	334,240	397,500	Jan-22	26	84
6	30	112	101	131	33	10826548	371W08CA 00109	3324 SHARMAN WAY MEDFORD OR	2022-5272	0.19	133,000	207,930	340,930	404,000	Feb-22	27	84
6	30	112	101	131	30A	10803874	371W20AC 04607	1150 WEST VIEW CT MEDFORD OR	2022-14766	0.21	146,000	167,520	313,520	375,000	Apr-22	28	84
6	30	112	101	131	30A	10630606	371W33CC 00900	2735 HONOR DR MEDFORD OR	2022-15066	0.24	146,000	214,740	360,740	428,000	May-22	29	84
6	30	112	101	141	30A	10803866	371W20AC 04606	1160 WEST VIEW CT MEDFORD OR	2022-17952	0.17	133,000	223,940	356,940	425,000	Jun-22	30	84
6	30	112	101	131	30B	10809749	371W08DC 01900	3004 CHELTENHAM WAY MEDFORD OR	2022-30288	0.24	148,000	173,620	321,620	385,000	Oct-22	31	84
6	30	112	101	141	33	10829626	371W33AA 00140	954 MOUNTAIN VIEW DR MEDFORD OR	2022-1397	0.29	148,000	309,910	457,910	539,000	Jan-22	32	85
6	30	112	101	131	33	10809780	371W08DC 00300	2925 STACIE WAY MEDFORD OR	2022-6008	0.16	133,000	208,370	341,370	402,000	Feb-22	33	85
6	30	112	101	131	30A	10851447	371W08DD 00510	3007 GARY DR MEDFORD OR	2022-6789	0.15	118,000	221,780	339,780	402,000	Feb-22	34	85

JACKSON County 2023 Ratio Study

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6	30	112	101	141	33	10922474	371W27CB 00135	3445 KARGES WAY MEDFORD OR 97520	2022-14188	0.20	133,000	306,650	439,650	514,250	Apr-22	35	85
6	30	112	101	141	30A	10922474	371W27CB 00135	3445 KARGES WAY MEDFORD OR 97520	2022-14188	0.20	133,000	306,650	439,650	514,250	Apr-22	36	85
6	30	112	101	131	30A	10866879	371W16BB 15901	3070 DELTA WATERS RD MEDFORD OR 97501	2022-14962	0.17	131,000	201,940	332,940	394,000	May-22	37	85
6	30	112	101	131	30A	10783801	371W17BD 06000	2321 PERRI PL MEDFORD OR	2022-24736	0.16	133,000	183,850	316,850	372,000	Aug-22	38	85
6	30	112	101	132	30B	10816801	371W27BC 00222	3579 SOUTH VILLAGE DR MEDFORD OR 9752	2022-29916	0.09	118,000	221,070	339,070	399,900	Oct-22	39	85
6	30	112	101	131	30A	10783801	371W17BD 06000	2321 PERRI PL MEDFORD OR	2022-19437	0.16	133,000	183,850	316,850	368,000	Jun-22	40	86
6	30	112	101	141	30A	10808002	371W20AD 02110	1184 EAST HILLS CT MEDFORD OR	2022-20940	0.22	148,000	276,590	424,590	495,000	Jun-22	41	86
6	30	112	101	131	30A	10792796	371W18AD 00210	1924 PATRICK ST MEDFORD OR 97501	2022-21337	0.21	148,000	148,100	296,100	343,500	Jul-22	42	86
6	30	112	101	131	30A	10844122	371W20AA 07204	1348 MODOC AVE MEDFORD OR 97501	2022-21290	0.18	131,000	192,230	323,230	375,000	Jul-22	43	86
6	30	112	101	141	30A	10800933	371W21BB 01310	1371 BROOK CT MEDFORD OR	2022-23217	0.27	153,000	235,080	388,080	450,000	Jul-22	44	86
6	30	112	101	141	30A	10832274	371W22DC 05900	4216 TAMARACK LN MEDFORD OR 97501	2022-17097	0.28	153,000	349,710	502,710	580,000	May-22	45	87
6	30	112	101	141	30B	10847892	371W33AA 05333	741 EASTRIDGE DR MEDFORD OR	2022-30507	0.24	153,000	345,900	498,900	574,500	Oct-22	46	87
6	30	112	101	141	33	10909903	371W33AC 04500	3302 EDGEWATER DR MEDFORD OR	2022-36005	0.18	133,000	287,750	420,750	485,000	Dec-22	47	87
6	30	112	101	141	33	10794448	371W20DB 03500	1943 BIANCA CT MEDFORD OR 97524	2022-3974	0.19	133,000	248,520	381,520	435,000	Jan-22	48	88
6	30	112	101	142	30A	10317632	371W17DB 04200	2364 ASHER DR MEDFORD OR 97501	2022-17287	0.16	133,000	285,160	418,160	475,000	May-22	49	88
6	30	112	101	141	30A	10869657	371W33AB 07500	759 FERNWOOD DR MEDFORD OR	2022-17961	0.13	118,000	257,250	375,250	425,000	May-22	50	88
6	30	112	101	142	30A	10839419	371W23DB 00300	4711 TORREY PINES DR MEDFORD OR 97501	2022-22607	0.23	148,000	340,080	488,080	555,000	Jul-22	51	88
6	30	112	101	141	30A	10424478	371W17AA 13100	2992 STONEBROOK DR MEDFORD OR	2022-24056	0.20	133,000	232,510	365,510	415,000	Jul-22	52	88
6	30	112	101	151	33	10891999	371W27CB 00103	664 THOMASVILLE DR MEDFORD OR	2022-25156	0.34	153,000	385,310	538,310	610,000	Aug-22	53	88
6	30	112	101	141	33	10877562	371W33AD 08800	3513 ALDERWOOD DR MEDFORD OR	2022-28155	0.19	133,000	308,000	441,000	500,000	Sep-22	54	88
6	30	112	101	141	30B	10657398	371W32AD 06600	2406 SUN OAKS DR MEDFORD OR	2022-30282	0.15	118,000	277,380	395,380	447,500	Oct-22	55	88
6	30	112	101	131	30A	10891818	371W16AB 02617	3012 COLONIAL AVE MEDFORD OR	2022-6249	0.16	133,000	230,300	363,300	409,000	Feb-22	56	89
6	30	112	101	141	33	10781411	371W17DA 07200	2341 STONEBROOK DR MEDFORD OR	2022-15108	0.19	133,000	254,530	387,530	436,000	May-22	57	89
6	30	112	101	141	30A	10781307	371W17DA 06100	2334 STONEBROOK DR MEDFORD OR	2022-22321	0.19	138,000	281,160	419,160	470,000	Jul-22	58	89
6	30	112	101	141	33	10869187	371W33AB 08600	3309 CREEK VIEW DR MEDFORD OR	2022-24486	0.20	133,000	329,530	462,530	520,000	Jul-22	59	89
6	30	112	101	141	30A	10864942	371W21BC 02705	2327 PARKHILL PL MEDFORD OR	2022-23784	0.34	148,000	253,900	401,900	450,000	Jul-22	60	89
6	30	112	101	132	30A	10816788	371W27BC 00220	3585 SOUTH VILLAGE DR MEDFORD OR 9752	2022-26161	0.10	118,000	221,670	339,670	380,000	Aug-22	61	89
6	30	112	101	141	33	10808011	371W20AD 02111	1181 EAST HILLS CT MEDFORD OR	2023-144	0.24	148,000	265,560	413,560	465,000	Dec-22	62	89
6	30	112	101	141	33	10876493	371W16AB 03700	3462 VIEWPOINT DR MEDFORD OR	2022-8168	0.25	148,000	303,870	451,870	500,000	Mar-22	63	90
6	30	112	101	141	33	10819655	371W23CA 06700	4671 EAGLE TRACE DR MEDFORD OR 97501	2022-25681	0.24	148,000	300,160	448,160	500,000	Aug-22	64	90
6	30	112	101	151	30A	10805048	371W21BD 00251	2560 MEADOWCREEK DR MEDFORD OR 9750	2022-29104	0.23	148,000	344,660	492,660	545,000	Sep-22	65	90
6	30	112	101	141	33	10789571	371W20DA 04416	801 WOODBRIDGE DR MEDFORD OR 97501	2022-29277	0.17	133,000	246,350	379,350	420,000	Sep-22	66	90

JACKSON County 2023 Ratio Study

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6	30	112	101	141	30A	10877986	371W33AC 02700	3412 BLUEBLOSSOM DR MEDFORD OR	2022-6799	0.18	133,000	282,970	415,970	459,000	Feb-22	67	91
6	30	112	101	141	30A	10782166	371W17DD 02100	1883 CANYON AVE MEDFORD OR 97501	2022-9615	0.32	153,000	305,480	458,480	505,000	Mar-22	68	91
6	30	112	101	141	30A	10656894	371W32AD 01600	2461 SENATE WAY MEDFORD OR	2022-16065	0.16	133,000	285,430	418,430	460,000	May-22	69	91
6	30	112	101	141	30A	10783843	371W17BD 06400	2423 LARA CT MEDFORD OR 97524	2022-17575	0.26	148,000	225,700	373,700	410,000	May-22	70	91
6	30	112	101	152	30A	10312683	371W16CD 02900	3270 LARUE DR MEDFORD OR	2022-18495	0.20	133,000	508,860	641,860	705,000	Jun-22	71	91
6	30	112	101	141	30A	10334130	371W20AA 06300	2840 LONE PINE RD MEDFORD OR 97501	2022-20668	0.23	148,000	302,710	450,710	496,000	Jun-22	72	91
6	30	112	101	141	33	10840559	371W16BB 15604	3040 ADAMS CIR MEDFORD OR 97501	2022-25109	0.15	118,000	256,140	374,140	410,000	Aug-22	73	91
6	30	112	101	141	33	10902564	371W08BA 01113	1627 HONDELEAU LN MEDFORD OR	2022-30469	0.18	133,000	264,430	397,430	435,000	Oct-22	74	91
6	30	112	101	141	33	10904792	371W28DA 00124	529 STERLING POINTE DR MEDFORD OR	2022-33033	0.23	148,000	337,170	485,170	536,000	Nov-22	75	91
6	30	112	101	141	30A	10840607	371W16BB 15609	3016 ADAMS CIR MEDFORD OR 97501	2022-9111	0.17	133,000	248,250	381,250	415,000	Mar-22	76	92
6	30	112	101	151	30A	10829318	371W28DD 07700	675 MOUNTAIN VIEW DR MEDFORD OR	2022-9066	0.22	148,000	332,450	480,450	520,000	Mar-22	77	92
6	30	112	101	141	33	10829454	371W33AA 00123	769 MOUNTAIN VIEW DR MEDFORD OR	2022-9723	0.21	148,000	357,180	505,180	550,000	Mar-22	78	92
6	30	112	101	141	30A	10780511	371W17CA 02404	2359 STILLWATER CT MEDFORD OR 97504	2022-13031	0.19	133,000	221,020	354,020	385,000	Apr-22	79	92
6	30	112	101	142	30A	10843939	371W17DD 01507	1812 CASCADIA CIR MEDFORD OR 97501	2022-13404	0.19	133,000	298,930	431,930	470,000	Apr-22	80	92
6	30	112	101	141	30A	10817224	371W21BA 00109	1676 EDGEVALE AVE MEDFORD OR	2022-19148	0.24	148,000	268,350	416,350	455,000	Jun-22	81	92
6	30	112	101	141	30A	10816893	371W27BC 00231	481 SCOTTSDALE CIR MEDFORD OR 97520	2022-19933	0.08	118,000	215,200	333,200	362,000	Jun-22	82	92
6	30	112	101	153	30A	10806791	371W22DB 02200	4401 INNSBRUCK RIDGE MEDFORD OR 9750	2022-24831	0.30	148,000	541,770	689,770	750,000	Aug-22	83	92
6	30	112	101	141	30A	10876282	371W16BA 07100	3325 WHEAT RIDGE DR MEDFORD OR 97501	2022-25401	0.22	148,000	330,200	478,200	519,900	Aug-22	84	92
6	30	112	101	141	33	10781907	371W17DC 04600	1871 FILMORE DR MEDFORD OR 97501	2022-26346	0.29	148,000	377,020	525,020	569,900	Aug-22	85	92
6	30	112	101	141	33	10794529	371W20DB 04300	1942 BIANCA CT MEDFORD OR 97504	2022-27948	0.19	133,000	260,800	393,800	430,000	Sep-22	86	92
6	30	112	101	141	33	10839750	371W23DC 05500	5617 CHERRY LN MEDFORD OR 97501	2022-33064	0.25	148,000	309,960	457,960	498,000	Oct-22	87	92
6	30	112	101	152	30A	10791805	371W16CD 02915	3258 LARUE DR MEDFORD OR	2022-6021	0.31	148,000	457,830	605,830	650,000	Feb-22	88	93
6	30	112	101	141	33	10868261	371W33AD 03500	1446 YELLOWSTONE AVE MEDFORD OR	2022-20755	0.21	148,000	330,430	478,430	516,000	Jun-22	89	93
6	30	112	101	141	33	10794489	371W20DB 03900	1982 BIANCA CT MEDFORD OR 97524	2022-28119	0.23	148,000	258,410	406,410	439,000	Sep-22	90	93
6	30	112	101	141	30A	10785877	371W17BD 01519	2394 TEMPLE DR MEDFORD OR	2022-29160	0.17	133,000	199,540	332,540	358,000	Sep-22	91	93
6	30	112	101	141	33	10781275	371W17DA 05800	2360 STONEBROOK DR MEDFORD OR	2022-3293	0.19	133,000	277,900	410,900	435,000	Jan-22	92	94
6	30	112	101	151	33	10829375	371W28DD 07900	695 MOUNTAIN VIEW DR MEDFORD OR	2022-12317	0.19	133,000	379,690	512,690	545,000	Feb-22	93	94
6	30	112	101	141	33	10868288	371W33AD 03700	1456 YELLOWSTONE AVE MEDFORD OR	2022-5979	0.25	148,000	356,820	504,820	539,000	Feb-22	94	94
6	30	112	101	141	30A	10781291	371W17DA 06000	2342 STONEBROOK DR MEDFORD OR	2022-10692	0.19	133,000	262,740	395,740	420,500	Mar-22	95	94
6	30	112	101	141	30A	10797931	371W17BD 00109	2424 BELL CT MEDFORD OR	2022-14172	0.26	148,000	269,140	417,140	445,000	Apr-22	96	94
6	30	112	101	152	30A	10426201	371W27BC 00400	3487 GREYSTONE CT MEDFORD OR 97520	2022-12978	0.32	148,000	508,130	656,130	700,000	Apr-22	97	94
6	30	112	101	131	30A	10775841	371W08DD 02500	3039 WATERFORD CT MEDFORD OR	2022-29506	0.20	133,000	186,230	319,230	340,000	Aug-22	98	94

JACKSON County 2023 Ratio Study

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6	30	112	101	141	30A	10800885	371W21BB 01305	3057 RUBY DR MEDFORD OR	2022-13300	0.26	163,070	409,670	572,740	604,500	Apr-22	99	95
6	30	112	101	141	30A	10705602	371W17BA 01200	2404 PHEASANT LN MEDFORD OR 97524	2022-13353	0.17	133,000	260,080	393,080	415,000	Apr-22	100	95
6	30	112	101	141	33	10909814	371W33AC 03600	3338 EDGEWATER DR MEDFORD OR	2022-13704	0.10	118,000	252,340	370,340	389,000	Apr-22	101	95
6	30	112	101	151	30A	10340383	371W20CD 00200	403 SUNRISE AVE MEDFORD OR 97501	2022-14216	0.26	148,000	370,900	518,900	549,000	Apr-22	102	95
6	30	112	101	151	33	10857036	371W17DA 08527	2921 FREDRICK DR MEDFORD OR	2022-26453	0.26	148,000	380,820	528,820	555,000	Aug-22	103	95
6	30	112	101	141	33	10857125	371W17DA 08536	2908 FLINT RIDGE AVE MEDFORD OR	2022-35203	0.23	148,000	349,540	497,540	525,000	Dec-22	104	95
6	30	112	101	141	30A	10796627	371W21BC 09700	2432 MEADOWCREEK DR MEDFORD OR 9750	2022-5660	0.20	133,000	326,470	459,470	480,000	Feb-22	105	96
6	30	112	101	141	30A	10789386	371W17DB 04422	2770 BROOKSIDE DR MEDFORD OR	2022-6223	0.18	138,000	293,820	431,820	450,000	Feb-22	106	96
6	30	112	101	141	30A	10868059	371W33AD 01400	3588 ALDERWOOD DR MEDFORD OR	2022-35552	0.17	133,000	307,890	440,890	459,900	Dec-22	107	96
6	30	112	101	142	30A	10876428	371W16AB 03000	3455 VIEWPOINT DR MEDFORD OR	2022-16429	0.27	148,000	396,080	544,080	560,000	May-22	108	97
6	30	112	101	151	30A	10877457	371W33AD 07600	3484 BLUEBLOSSOM DR MEDFORD OR	2022-18047	0.28	148,000	443,920	591,920	610,000	May-22	109	97
6	30	112	101	151	33	10875211	371W22DA 06500	4336 MURRYHILL TERR MEDFORD OR 97501	2022-22167	0.30	153,000	447,610	600,610	619,000	Jul-22	110	97
6	30	112	101	141	30A	10840534	371W16BB 15602	3052 ADAMS CIR MEDFORD OR 97501	2022-28999	0.20	133,000	239,940	372,940	385,000	Sep-22	111	97
6	30	112	101	152	33	10857491	371W23DB 04000	4791 CLOUDCREST DR MEDFORD OR 97501	2022-17283	0.33	153,000	384,810	537,810	549,400	May-22	112	98
6	30	112	101	141	30A	10720117	371W28DC 07300	620 FERNWOOD DR MEDFORD OR	2022-25294	0.11	118,000	282,010	400,010	406,200	Aug-22	113	98
6	30	112	101	141	33	10847876	371W33AA 05331	755 EATRIDGE DR MEDFORD OR	2022-26821	0.25	148,000	340,440	488,440	500,000	Aug-22	114	98
6	30	112	101	141	30B	10794789	371W17BC 07706	2526 POWELL ST MEDFORD OR 97524	2022-34120	0.21	148,000	250,750	398,750	406,000	Nov-22	115	98
6	30	112	101	152	30A	10781242	371W17DA 05500	2384 STONEBROOK DR MEDFORD OR	2022-1479	0.22	148,000	448,500	596,500	600,000	Jan-22	116	99
6	30	112	101	143	30A	10818934	371W22DC 04400	4353 JENNIE WAY MEDFORD OR 97501	2022-13700	0.26	153,000	379,000	532,000	538,000	Apr-22	117	99
6	30	112	101	151	30A	10868936	371W33AA 10200	3409 CREEK VIEW DR MEDFORD OR	2022-22578	0.26	153,000	441,600	594,600	599,000	Jul-22	118	99
6	30	112	101	151	30A	10804571	371W21BD 00204	2483 GREENRIDGE DR MEDFORD OR 97501	2022-23267	0.24	148,000	439,580	587,580	595,000	Jul-22	119	99
6	30	112	101	141	33	10876371	371W16BA 08000	3318 WHEAT RIDGE DR MEDFORD OR 97501	2022-30389	0.21	148,000	305,740	453,740	459,000	Oct-22	120	99
6	30	112	101	151	30A	10793766	371W16CB 08800	2807 WILKSHIRE DR MEDFORD OR	2022-18780	0.25	148,000	458,510	606,510	605,000	Jun-22	121	100
6	30	112	101	131	30A	10840494	371W16BB 15503	2922 BAILEY AVE MEDFORD OR 97501	2022-26319	0.25	148,000	262,770	410,770	409,000	Aug-22	122	100
6	30	112	101	141	30A	10807918	371W20AD 02101	1189 MODOC AVE MEDFORD OR	2022-27821	0.17	133,000	293,810	426,810	425,000	Sep-22	123	100
6	30	112	101	141	30B	10869641	371W33AB 07400	761 FERNWOOD DR MEDFORD OR	2022-30527	0.10	118,000	229,790	347,790	349,000	Oct-22	124	100
6	30	112	101	141	30A	10809771	371W08DC 00400	2919 STACIE WAY MEDFORD OR	2022-34051	0.16	133,000	237,380	370,380	370,000	Nov-22	125	100
6	30	112	101	141	33	10824156	371W17CA 01313	2370 PERRI PL MEDFORD OR 97504	2022-34390	0.15	118,000	218,630	336,630	335,000	Nov-22	126	100
6	30	112	101	141	30A	10720085	371W28DC 07700	625 FERNWOOD DR MEDFORD OR	2022-7537	0.11	118,000	215,100	333,100	330,000	Mar-22	127	101
6	30	112	101	131	33	10777673	371W17CB 05200	2306 COVENTRY CIR MEDFORD OR 97524	2022-24410	0.26	148,000	244,430	392,430	388,400	Aug-22	128	101
6	30	112	101	151	30A	10815230	371W28AD 01100	209 BRIARWOOD LN MEDFORD OR	2022-19491	0.23	153,000	435,940	588,940	575,000	Jun-22	129	102
6	30	112	101	152	33	10909231	371W20CA 01713	1580 RIDGE WAY MEDFORD OR 97501	2022-21187	0.29	148,000	700,150	848,150	832,000	Jul-22	130	102

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	112	101	153	33	10867097	371W22AA 00200	1545 DEVONSHIRE PL MEDFORD OR 97501	2022-24539	0.60	253,000	535,690	788,690	775,000	Aug-22	131	102
6	30	112	101	151	33	10781399	371W17DA 07000	2317 STONEBROOK DR MEDFORD OR	2022-35972	0.20	138,000	348,360	486,360	474,600	Dec-22	132	102
6	30	112	101	141	33	10876349	371W16BA 07700	3304 WHEAT RIDGE DR MEDFORD OR 97501	2022-18761	0.18	133,000	358,600	491,600	475,000	Jun-22	133	103
6	30	112	101	143	33	10832314	371W22DC 06300	141 CANDICE CT MEDFORD OR 97501	2022-18227	0.25	153,000	348,460	501,460	489,000	Jun-22	134	103
6	30	112	109	962	16A	10664394	371W28DC 00900	3105 BARNETT RD E MEDFORD OR	2022-22463	0.23	146,000	155,170	301,170	292,000	Jul-22	135	103
6	30	112	101	141	33	10829659	371W28DD 09100	3466 PARKWAY DR MEDFORD OR	2022-23251	0.21	153,000	341,550	494,550	480,000	Jul-22	136	103
6	30	112	101	141	30A	10829578	371W33AA 00135	902 MOUNTAIN VIEW DR MEDFORD OR	2022-28881	0.34	148,000	385,780	533,780	517,000	Sep-22	137	103
6	30	112	101	151	30B	10786890	371W23CB 10100	4608 EAGLE TRACE DR MEDFORD OR 97501	2022-31711	0.25	148,000	431,530	579,530	560,000	Oct-22	138	103
6	30	112	101	141	33	10847711	371W33AA 05315	3346 ELMWOOD CT MEDFORD OR	2022-1771	0.25	148,000	408,090	556,090	535,000	Jan-22	139	104
6	30	112	101	152	30B	10870847	371W28DA 00417	384 GOLF VIEW DR MEDFORD OR	2022-31770	0.26	148,000	498,810	646,810	620,000	Oct-22	140	104
6	30	112	101	141	33	10719764	371W28DD 05700	615 CHERRYWOOD DR MEDFORD OR	2022-29986	0.11	118,000	245,800	363,800	345,000	Sep-22	141	105
6	30	112	101	151	30A	10791741	371W16CD 02909	1793 GRANVILLE CT MEDFORD OR	2022-8183	0.23	153,000	467,840	620,840	585,000	Mar-22	142	106
6	30	112	101	152	33	10839450	371W23DB 00700	4743 TORREY PINES DR MEDFORD OR	2022-28061	0.24	148,000	549,080	697,080	655,000	Sep-22	143	106
6	30	112	101	141	30A	10781794	371W17DB 06000	2680 LAWNVIEW DR MEDFORD OR	2022-26676	0.22	153,000	279,510	432,510	404,000	Aug-22	144	107
6	30	112	101	151	33	10796668	371W21BC 10100	1117 RIVERROCK WAY MEDFORD OR 97501	2022-31544	0.24	148,000	342,470	490,470	460,000	Oct-22	145	107
6	30	112	101	141	30A	10864959	371W21BC 02706	2328 PARKHILL PL MEDFORD OR	2022-31730	0.23	163,070	419,510	582,580	545,000	Oct-22	146	107
6	30	112	101	151	30A	10869055	371W33AA 11600	3400 CREEK VIEW DR MEDFORD OR	2022-31707	0.31	148,000	453,670	601,670	560,000	Oct-22	147	107
6	30	112	101	151	30A	10867194	371W23BC 04300	1567 UPLAND PL MEDFORD OR 97501	2022-33660	0.58	258,000	467,680	725,680	675,000	Nov-22	148	108
6	30	112	101	141	33	10794942	371W17BC 07722	2461 POWELL ST MEDFORD OR 97524	2022-3441	0.19	133,000	309,280	442,280	405,000	Jan-22	149	109
6	30	112	101	141	33	10809879	371W08DC 03400	3022 HEARTWOOD CT MEDFORD OR	2022-27206	0.24	148,000	270,940	418,940	385,000	Aug-22	150	109
6	30	112	101	141	30A	10790193	371W21BC 05600	1070 BROOKDALE AVE MEDFORD OR	2022-7959	0.24	148,000	319,580	467,580	423,500	Mar-22	151	110
6	30	112	101	152	30A	10793814	371W16CB 09300	2810 WILKSHIRE DR MEDFORD OR	2022-12020	0.22	153,000	449,260	602,260	550,000	Mar-22	152	110
6	30	112	101	151	33	10876574	371W16AB 04500	3484 VIEWPOINT DR MEDFORD OR 97501	2022-5331	0.19	133,000	355,140	488,140	440,000	Feb-22	153	111
6	30	112	101	152	33	10786450	371W23CB 09100	CYPRESS POINT DR MEDFORD OR 97501	2022-30782	0.32	148,000	486,900	634,900	570,000	Oct-22	154	111
6	30	112	101	131	33	10891054	371W08BA 02100	1642 HOLLYHOCK DR MEDFORD OR	2022-30292	0.16	133,000	210,490	343,490	305,000	Oct-22	155	113
6	30	112	101	141	30A	10877660	371W33AD 09800	3391 ALAMEDA ST MEDFORD OR	2022-10684	0.20	133,000	304,810	437,810	375,000	Mar-22	156	117
6	30	112	101	151	30A	10796327	371W21BC 06700	2443 GREENRIDGE DR MEDFORD OR 97501	2022-23821	0.26	153,000	378,960	531,960	450,000	Jul-22	157	118

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales
100	6	30	113	2023	15

RMV Class	MA	SA	NH	App Year	# of Sales
101	6	30	113	2023	91

Location
NEWER SUB 2000-
PRESENT W/O AMEN

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	106
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales **94**

RMV Adjustment 100

Before Ratio **94**

Overall Adjustment Factor **106**

Land Adjustment Factor 106

OSD Adjustment Factor 100

Improvement Adjustment Factor 107

Farm Improvement Factor 100

After Ratio **100**

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

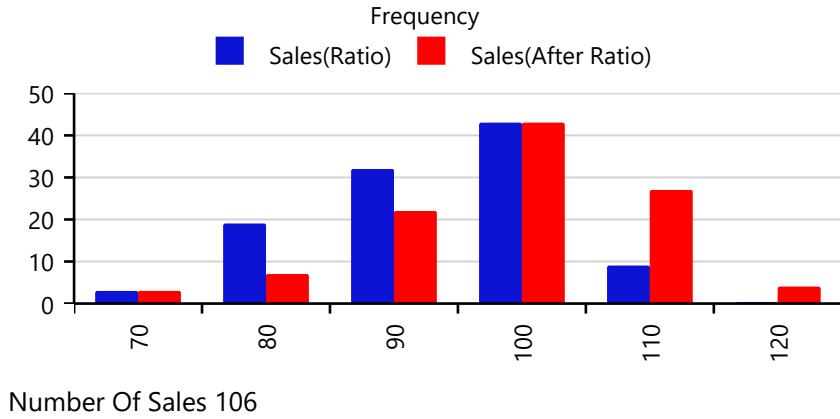
Population totals (including recalculated study area 30): 913

Performance History

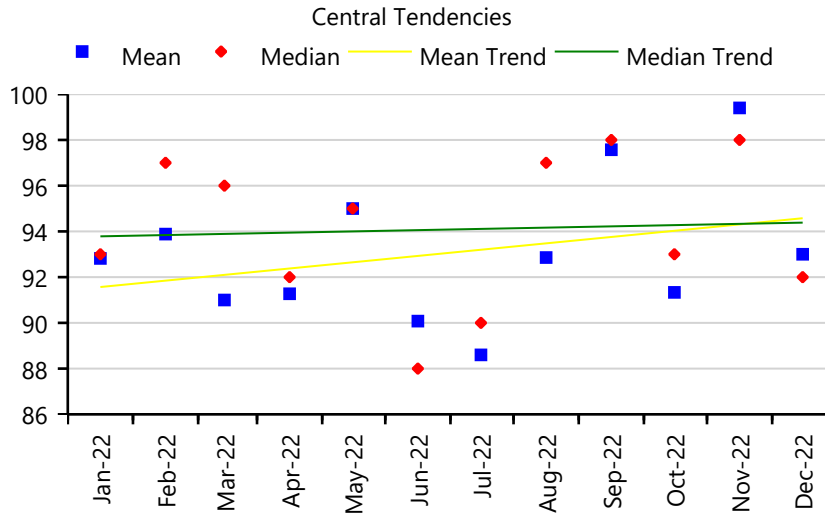
	2023	2022	2021	2020	2019
COD	8.05	-	-	-	-
PRD	0.98	-	-	-	-

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	94	100
AAD	7.44	8.01
COD	7.96	8.05
Mean	93	98
SD	9.33	10.10
COV	10.08	10.25
Wtd Mean	94	100
GeoMean	92	98
PRD	.98	.98
95% Confidence	1.78	1.92



Month	Mean	Median	Sales
Jan-22	93	93	11
Feb-22	94	97	17
Mar-22	91	96	11
Apr-22	91	92	11
May-22	95	95	5
Jun-22	90	88	13
Jul-22	89	90	10
Aug-22	93	97	7
Sep-22	98	98	7
Oct-22	91	93	6
Nov-22	99	98	5
Dec-22	93	92	3

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	113	101		30A	11012291	371W16CA 03140	2850 CALDERA LN MEDFORD OR	2022-6519	0.15	90,000	0	90,000	132,000	Feb-22	1	68
6	30	113	100		30A	11012289	371W16CA 03138	2838 CALDERA LN MEDFORD OR	2022-6072	0.15	90,000	0	90,000	128,500	Feb-22	2	70

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	113	101		30A	11012292	371W16CA 03141	2856 CALDERA LN MEDFORD OR	2022-6054	0.15	90,000	0	90,000	128,500	Feb-22	3	70
6	30	113	101		30A	11010464	371W16BC 00231	2543 DESCHUTES DR MEDFORD OR	2022-11941	0.19	105,000	0	105,000	138,000	Apr-22	4	76
6	30	113	100		30A	11010475	371W16BC 00242	3032 MT THIELSON DR MEDFORD OR	2022-23234	0.21	120,000	0	120,000	158,500	Jul-22	5	76
6	30	113	100		33	11012260	371W16CA 03109	2821 CALDERA LN MEDFORD OR	2022-22377	0.20	105,000	0	105,000	136,500	Jun-22	6	77
6	30	113	101		30A	11012253	371W16CA 03102	2863 CALDERA LN MEDFORD OR	2022-1808	0.20	105,000	0	105,000	135,000	Jan-22	7	78
6	30	113	101		30A	11000839	371W16CA 03100	2875 CALDERA LN MEDFORD OR	2022-20500	0.20	105,000	0	105,000	135,000	Jun-22	8	78
6	30	113	100		33	11012259	371W16CA 03108	2827 CALDERA LN MEDFORD OR	2022-22372	0.20	105,000	0	105,000	134,500	Jun-22	9	78
6	30	113	101		33	11012257	371W16CA 03106	2839 CALDERA LN MEDFORD OR	2022-782	0.20	105,000	0	105,000	131,500	Jan-22	10	80
6	30	113	100		30A	11012254	371W16CA 03103	2857 CALDERA LN MEDFORD OR	2022-8877	0.20	105,000	0	105,000	131,500	Mar-22	11	80
6	30	113	101		33	11012286	371W16CA 03135	2820 CALDERA LN MEDFORD OR	2022-12510	0.19	105,000	0	105,000	131,500	Mar-22	12	80
6	30	113	100		30A	11011830	371W16DB 01708	2794 HIGH CEDARS LN MEDFORD OR	2022-14218	0.23	120,000	0	120,000	150,000	Apr-22	13	80
6	30	113	100		30A	11012281	371W16CA 03130	2613 FARMINGTON AVE MEDFORD OR	2022-25423	0.18	105,000	0	105,000	132,000	Aug-22	14	80
6	30	113	101	151	30B	11012280	371W16CA 03129	2619 FARMINGTON AVE MEDFORD OR	2022-31177	0.18	138,000	462,340	600,340	747,879	Oct-22	15	80
6	30	113	100		30A	11012282	371W16CA 03131	3277 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-16452	0.23	120,000	0	120,000	148,000	May-22	16	81
6	30	113	101	142	30B	10977437	371W27BC 05200	3650 FIELDBROOK AVE MEDFORD OR 97501	2022-22541	0.27	148,000	477,910	625,910	769,011	Jul-22	17	81
6	30	113	100		33	11012287	371W16CA 03136	2826 CALDERA LN MEDFORD OR	2022-3394	0.16	105,000	0	105,000	128,000	Jan-22	18	82
6	30	113	101	142	30A	10976077	371W27BC 01200	241 FIELDBROOK CT MEDFORD OR 97504	2022-5386	0.26	148,000	359,270	507,270	619,000	Feb-22	19	82
6	30	113	101	141	30B	10976085	371W27BC 02800	3641 FIELDBROOK AVE MEDFORD OR 97504	2022-11404	0.19	133,000	351,340	484,340	590,000	Mar-22	20	82
6	30	113	101	141	30A	10984842	371W16BD 00120	2871 STRASBURG ST MEDFORD OR	2022-17435	0.19	133,000	272,120	405,120	485,000	May-22	21	84
6	30	113	101	151	30A	11003283	371W27DB 00432	4015 SHAMROCK DR MEDFORD OR	2022-19461	0.18	133,000	461,240	594,240	705,000	Jun-22	22	84
6	30	113	100		33	11000840	371W16CA 02202	3225 SKY WAY MEDFORD OR	2022-7761	0.21	120,000	0	120,000	141,500	Mar-22	23	85
6	30	113	101	151	30B	11012269	371W16CA 03118	3262 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-24981	0.30	148,000	462,430	610,430	714,370	Aug-22	24	85
6	30	113	101	141	30A	10980497	371W27BD 00156	320 LINK DR MEDFORD OR 97501	2022-14665	0.22	148,000	408,270	556,270	650,000	Apr-22	25	86
6	30	113	100		33	11011829	371W16DB 01707	2802 HIGH CEDARS LN MEDFORD OR	2022-24632	0.32	120,000	0	120,000	139,000	Aug-22	26	86
6	30	113	101	141	30A	10980479	371W27BD 00138	409 STANFORD AVE MEDFORD OR 97501	2022-17981	0.23	148,000	431,600	579,600	669,000	Jun-22	27	87
6	30	113	101		30A	11012284	371W16CA 03133	3237 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-20518	0.22	120,000	0	120,000	138,170	Jun-22	28	87
6	30	113	101	151	33	11007587	371W27DB 00611	504 WATERSTONE DR MEDFORD OR	2022-29153	0.23	148,000	486,380	634,380	730,000	Sep-22	29	87
6	30	113	100		30A	11012267	371W16CA 03116	3246 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-8179	0.19	105,000	0	105,000	120,000	Mar-22	30	88
6	30	113	101	152	30A	11007823	371W27AD 00205	453 WATERSTONE DR MEDFORD OR	2022-19489	0.19	133,000	641,080	774,080	875,000	Jun-22	31	88
6	30	113	101		30A	11012280	371W16CA 03129	2619 FARMINGTON AVE MEDFORD OR	2022-23138	0.18	105,000	0	105,000	120,000	Jul-22	32	88
6	30	113	101	151	30B	11010469	371W16BC 00236	2503 DESCHUTES DR MEDFORD OR	2022-3470	0.32	148,000	446,220	594,220	665,652	Jan-22	33	89
6	30	113	101	152	33	11007822	371W27AD 00204	4060 FIELDBROOK AVE MEDFORD OR	2022-23828	0.27	148,000	714,130	862,130	965,000	Jul-22	34	89

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	113	101	151	30A	11010457	371W16BC 00224	3021 MT THIELSON DR MEDFORD OR	2022-2973	0.15	118,000	380,350	498,350	552,625	Jan-22	35	90
6	30	113	101	151	30A	10984430	371W27AC 00108	3951 FIELDSTONE DR MEDFORD OR 97504	2022-11203	0.25	148,000	421,890	569,890	635,000	Apr-22	36	90
6	30	113	101	141	30A	10987004	371W16BD 00217	1060 ST FRANCIS DR MEDFORD OR 97504	2022-12884	0.15	118,000	334,070	452,070	501,000	Apr-22	37	90
6	30	113	101	151	33	11004762	371W27CA 01236	3841 SHAMROCK DR MEDFORD OR	2022-24435	0.13	118,000	379,110	497,110	550,000	Jul-22	38	90
6	30	113	101	151	33	10988182	371W27AC 00513	3861 CALLE VISTA DR MEDFORD OR 97504	2022-24043	0.22	153,000	568,620	721,620	800,000	Jul-22	39	90
6	30	113	100		30A	11012268	371W16CA 03117	3254 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-18899	0.22	120,000	0	120,000	132,000	Jun-22	40	91
6	30	113	101	151	30B	11010467	371W16BC 00234	2519 DESCHUTES DR MEDFORD OR	2022-22371	0.19	133,000	458,170	591,170	649,000	Jul-22	41	91
6	30	113	101	151	33	11010467	371W16BC 00234	2519 DESCHUTES DR MEDFORD OR	2022-22370	0.19	105,000	0	105,000	115,000	Jul-22	42	91
6	30	113	100		30A	11013305	371W16CA 02279	3257 BROKEN TOP WAY MEDFORD OR	2023-928	4.49	2,505,000	0	2,505,000	2,760,000	Dec-22	43	91
6	30	113	101	151	30B	11004739	371W27CA 01213	3797 SHAMROCK DR MEDFORD OR	2022-14162	0.13	118,000	366,400	484,400	525,000	Apr-22	44	92
6	30	113	101	151	33	10980489	371W27BD 00148	3903 FIELDSTONE DR MEDFORD OR 97501	2022-20248	0.23	148,000	470,790	618,790	669,000	Jun-22	45	92
6	30	113	101	151	33	11005339	371W27DB 00600	4063 SHAMROCK DR MEDFORD OR	2022-30902	0.21	148,000	457,310	605,310	660,000	Oct-22	46	92
6	30	113	101	151	30B	10985699	371W27CA 00121	3790 WINDGATE ST MEDFORD OR 97504	2022-32665	0.18	133,000	435,660	568,660	615,000	Nov-22	47	92
6	30	113	101	151	33	11002623	371W22CA 04107	747 SONOMA CT MEDFORD OR	2022-35510	0.18	133,000	435,510	568,510	615,000	Dec-22	48	92
6	30	113	101	142	30A	10976054	371W27CB 01700	3628 CALLE VISTA DR MEDFORD OR 97504	2022-1710	0.22	153,000	418,490	571,490	615,000	Jan-22	49	93
6	30	113	101	152	33	11003263	371W27DB 00412	3932 WINDGATE ST MEDFORD OR	2022-5985	0.21	148,000	643,350	791,350	850,000	Feb-22	50	93
6	30	113	101	151	30A	11003286	371W27DB 00435	4039 SHAMROCK DR MEDFORD OR	2022-23648	0.18	133,000	461,690	594,690	640,000	Jul-22	51	93
6	30	113	101	151	33	11003279	371W27DB 00428	3928 SUNLEAF AVE MEDFORD OR	2022-30290	0.19	133,000	508,860	641,860	690,000	Oct-22	52	93
6	30	113	101	152	33	10984446	371W27AC 00301	3955 FIELDBROOK AVE MEDFORD OR 97504	2022-31128	0.19	133,000	526,720	659,720	710,000	Oct-22	53	93
6	30	113	101	141	30B	11009962	371W16BD 00279	2574 TIFFIN WAY MEDFORD OR	2022-31735	0.09	118,000	329,030	447,030	475,000	Oct-22	54	94
6	30	113	101	151	30A	11009949	371W16BC 00213	2583 NEWMAR LN MEDFORD OR	2022-4605	0.13	118,000	434,620	552,620	584,195	Feb-22	55	95
6	30	113	101	151	30B	11004738	371W27CA 01212	3793 SHAMROCK DR MEDFORD OR	2022-7555	0.13	118,000	370,830	488,830	515,000	Feb-22	56	95
6	30	113	101	151	30B	11010470	371W16BC 00237	3008 MT THIELSON DR MEDFORD OR	2022-17604	0.45	178,000	689,330	867,330	916,655	May-22	57	95
6	30	113	101	151	33	11007516	371W16CA 02229	2853 MORNING VIEW DR MEDFORD OR	2022-28673	0.15	118,000	422,820	540,820	570,000	Sep-22	58	95
6	30	113	101	151	33	11004737	371W27CA 01211	3789 SHAMROCK DR MEDFORD OR	2022-6840	0.13	118,000	364,730	482,730	505,000	Feb-22	59	96
6	30	113	101	151	30A	11004778	371W27CA 01252	582 WINDSONG WAY MEDFORD OR	2022-7580	0.14	116,000	390,040	506,040	525,000	Mar-22	60	96
6	30	113	101	152	30B	11007842	371W27AC 01302	4042 FIELDBROOK AVE MEDFORD OR	2022-9705	0.25	148,000	712,070	860,070	900,000	Mar-22	61	96
6	30	113	101	151	33	11012276	371W16CA 03125	3219 BROKEN TOP WAY MEDFORD OR	2022-31292	0.19	133,000	478,660	611,660	637,000	Oct-22	62	96
6	30	113	101	151	30A	11012279	371W16CA 03128	2610 FARMINGTON AVE MEDFORD OR	2023-3842	0.24	120,000	0	120,000	125,336	Dec-22	63	96
6	30	113	101	141	33	11010478	371W16BC 00245	3056 MT THIELSON DR MEDFORD OR	2022-4858	0.11	118,000	316,650	434,650	447,030	Feb-22	64	97
6	30	113	101	151	30A	11007509	371W16CA 02223	2880 MORNING VIEW DR MEDFORD OR	2022-7912	0.15	118,000	449,140	567,140	584,051	Mar-22	65	97
6	30	113	101	151	30B	11009960	371W16BD 00277	2586 TIFFIN WAY MEDFORD OR	2022-8917	0.10	118,000	364,570	482,570	495,000	Mar-22	66	97

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	113	101	151	30B	11005348	371W27AD 00500	487 WATERSTONE DR MEDFORD OR	2022-14663	0.24	148,000	577,310	725,310	750,000	Apr-22	67	97
6	30	113	101		30A	11012269	371W16CA 03118	3262 OBSIDSIAN RIDGE WAY MEDFORD OR	2022-23151	0.30	120,000	0	120,000	124,000	Jul-22	68	97
6	30	113	101	151	33	11003271	371W27DB 00420	3949 SUNLEAF AVE MEDFORD OR	2022-27197	0.18	133,000	447,100	580,100	596,000	Aug-22	69	97
6	30	113	101	152	33	10987003	371W16BD 00216	1070 ST FRANCIS DR MEDFORD OR 97504	2022-29199	0.20	133,000	500,480	633,480	650,000	Sep-22	70	97
6	30	113	100		33	11012278	371W16CA 03127	3203 BROKEN TOP WAY MEDFORD OR	2022-35416	0.23	120,000	0	120,000	124,000	Nov-22	71	97
6	30	113	101	151	33	11009961	371W16BD 00278	2580 TIFFIN WAY MEDFORD OR	2022-1513	0.09	116,000	360,940	476,940	489,000	Jan-22	72	98
6	30	113	101	141	33	11010477	371W16BC 00244	3050 MT THIELSON DR MEDFORD OR 97504	2022-11982	0.13	118,000	320,490	438,490	446,485	Apr-22	73	98
6	30	113	101	151	30A	10985715	371W27CA 00137	3740 CALLE VISTA DR MEDFORD OR 97504	2022-13079	0.17	133,000	436,190	569,190	580,000	Apr-22	74	98
6	30	113	101	151	30A	10984813	371W16AC 00901	620 CAMINO CLAIRE ST MEDFORD OR 97501	2022-14325	0.17	133,000	409,770	542,770	552,500	Apr-22	75	98
6	30	113	101		30A	11012262	371W16CA 03111	2809 CALDERA LN MEDFORD OR	2022-19702	0.21	120,000	0	120,000	123,000	Jun-22	76	98
6	30	113	101	151	30B	11012262	371W16CA 03111	2809 CALDERA LN MEDFORD OR	2022-20183	0.21	148,000	589,430	737,430	751,533	Jun-22	77	98
6	30	113	101	151	33	10999777	371W27DB 00222	3871 SUNLEAF AVE MEDFORD OR	2022-28667	0.12	116,000	390,290	506,290	515,000	Sep-22	78	98
6	30	113	101	151	33	11003256	371W27DB 00405	3951 WINDGATE ST MEDFORD OR	2022-32239	0.19	133,000	472,160	605,160	615,000	Nov-22	79	98
6	30	113	101	152	30A	10980492	371W27BD 00151	416 WATERBURY WAY MEDFORD OR 97501	2022-5254	0.20	133,000	463,330	596,330	600,000	Feb-22	80	99
6	30	113	101	151	33	11009964	371W16BD 00281	2569 TIFFIN WAY MEDFORD OR	2022-6100	0.11	118,000	340,200	458,200	465,000	Feb-22	81	99
6	30	113	101	151	30A	11003018	371W27DB 00506	3810 SUNLEAF AVE MEDFORD OR	2022-12378	0.16	131,000	443,390	574,390	580,000	Apr-22	82	99
6	30	113	101	151	30B	11010455	371W16BC 00222	3033 MT THIELSON DR MEDFORD OR	2022-25411	0.15	118,000	486,230	604,230	609,900	Aug-22	83	99
6	30	113	101	151	30A	10977439	371W27BC 05400	3661 FIELDBROOK AVE MEDFORD OR 97501	2022-24983	0.19	133,000	382,360	515,360	520,000	Aug-22	84	99
6	30	113	101	141	33	11010480	371W16BC 00247	3123 DELORRAINE DR MEDFORD OR	2022-4643	0.11	90,000	0	90,000	90,000	Jan-22	85	100
6	30	113	101	141	33	11010478	371W16BC 00245	3056 MT THIELSON DR MEDFORD OR	2022-4640	0.11	90,000	0	90,000	90,000	Jan-22	86	100
6	30	113	101	141	30B	11010479	371W16BC 00246	3129 DELORRAINE DR MEDFORD OR	2022-4806	0.11	118,000	319,250	437,250	437,911	Feb-22	87	100
6	30	113	101	141	30B	11010480	371W16BC 00247	3123 DELORRAINE DR MEDFORD OR	2022-7128	0.11	118,000	319,310	437,310	436,696	Feb-22	88	100
6	30	113	101	141	30B	11010484	371W16BC 00251	3139 CEDAR LINKS DR MEDFORD OR	2022-11107	0.11	118,000	316,570	434,570	435,000	Mar-22	89	100
6	30	113	101	141	33	11010477	371W16BC 00244	3050 MT THIELSON DR MEDFORD OR 97504	2022-10521	0.13	90,000	0	90,000	90,000	Mar-22	90	100
6	30	113	101	151	33	11003021	371W27DB 00509	559 WINDSONG WAY MEDFORD OR	2022-27673	0.12	116,000	386,650	502,650	505,000	Sep-22	91	100
6	30	113	101	151	30A	11004482	371W16BD 00260	962 CALLAWAY DR MEDFORD OR	2022-6911	0.16	133,000	459,440	592,440	579,000	Feb-22	92	102
6	30	113	101	151	33	11007501	371W16CA 02215	3219 FALLEN OAK DR MEDFORD OR	2022-28095	0.23	148,000	451,740	599,740	580,000	Sep-22	93	103
6	30	113	101	161	30B	11007598	371W27DB 00706	527 WATERSTONE DR MEDFORD OR	2022-30044	0.28	148,000	937,890	1,085,890	1,050,000	Sep-22	94	103
6	30	113	101	151	33	11007931	371W16CA 02245	2676 FARMINGTON AVE MEDFORD OR	2022-4229	0.15	118,000	442,600	560,600	539,900	Feb-22	95	104
6	30	113	101	151	30A	11008071	371W16CA 02265	3268 SKY WAY MEDFORD OR	2022-24518	0.18	133,000	558,280	691,280	665,000	Aug-22	96	104
6	30	113	101	151	30B	10984813	371W16AC 00901	620 CAMINO CLAIRE ST MEDFORD OR 97501	2022-32602	0.17	133,000	409,770	542,770	520,000	Nov-22	97	104
6	30	113	101	151	30A	11009963	371W16BD 00280	3135 MT THIELSEN DR MEDFORD OR	2022-323	0.09	116,000	367,630	483,630	459,000	Jan-22	98	105

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	113	101	151	33	11010481	371W16BC 00248	3117 DELORRAINE DR MEDFORD OR	2022-16970	0.14	118,000	418,180	536,180	510,799	May-22	99	105
6	30	113	101	151	33	11007593	371W27AD 00600	495 WATERSTONE DR MEDFORD OR	2022-22612	0.24	148,000	526,730	674,730	640,000	Jun-22	100	105
6	30	113	101	151	30A	10999762	371W27DB 00207	3844 WINDGATE ST MEDFORD OR	2022-3605	0.11	116,000	386,140	502,140	475,000	Jan-22	101	106
6	30	113	101	151	30B	11012257	371W16CA 03106	2839 CALDERA LN MEDFORD OR	2022-33328	0.20	133,000	580,050	713,050	675,000	Nov-22	102	106
6	30	113	101	151	30A	11007506	371W16CA 02220	3240 FALLEN OAK DR MEDFORD OR	2022-18771	0.17	133,000	534,920	667,920	620,000	Jun-22	103	108
6	30	113	101	152	33	10950921	371W16AB 06700	2912 FARMINGTON AVE MEDFORD OR 97501	2022-15564	0.18	133,000	452,600	585,600	530,000	May-22	104	110
6	30	113	101	162	30B	11007819	371W27AC 01300	4054 FIELDBROOK AVE MEDFORD OR	2022-6044	0.30	148,000	903,140	1,051,140	935,000	Feb-22	105	112
6	30	113	101	151	30B	11009965	371W16BD 00282	2577 TIFFIN WAY MEDFORD OR	2023-3269	0.12	116,000	396,470	512,470	449,900	Feb-22	106	114

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	6	30	114	2023	4	2000 + NO/LIM AMEN	101	6	30	114	2023	211	2000 + NO/LIM AMEN

Adjustment Calculation Summary

RECALCULATED

Sample - Number of Sales	215
Population - Number of Accounts	0
Sales as a percentage of the Population	0.00%

<i>Prior Year Population Values</i>	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	0.00%		0.00%
OSD RMV	0.00%		0.00%
Improvement RMV	0.00%		0.00%
Farm Improvement RMV	0.00%		0.00%

Selected Ratio From Sales	101
RMV Adjustment	100
Before Ratio	101
Overall Adjustment Factor	99
Land Adjustment Factor	99
OSD Adjustment Factor	100
Improvement Adjustment Factor	99
Farm Improvement Factor	100
After Ratio	100

Explanation

Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1520

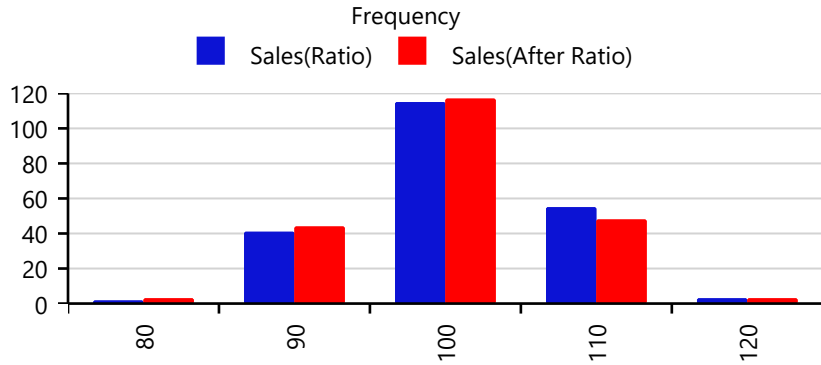
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	5.53	-	-	-	-
PRD	1.00	-	-	-	-

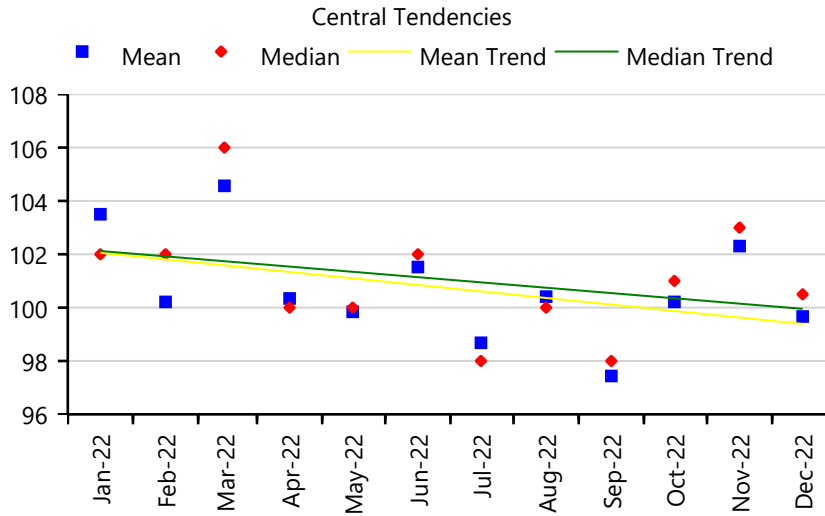
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	101	100
AAD	5.60	5.53
COD	5.54	5.53
Mean	101	100
SD	7.27	7.19
COV	7.21	7.20
Wtd Mean	100	99
GeoMean	101	100
PRD	1.00	1.00
95% Confidence	.97	.96

Number Of Sales 215



Month	Mean	Median	Sales
Jan-22	104	102	16
Feb-22	100	102	14
Mar-22	105	106	23
Apr-22	100	100	32
May-22	100	100	19
Jun-22	102	102	23
Jul-22	99	98	22
Aug-22	100	100	17
Sep-22	97	98	16
Oct-22	100	101	14
Nov-22	102	103	13
Dec-22	100	101	6

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	114	100		30A	11011885	371W08BD 00558	3312 KINGSBURY DR MEDFORD OR	2022-6330	0.13	90,000	0	90,000	118,000	Feb-22	1	76
6	30	114	101	151	30B	10982178	371W34BD 02600	1241 STONEGATE DR MEDFORD OR 97504	2022-18551	0.19	133,000	439,210	572,210	675,000	Jun-22	2	85

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	114	101	152	30B	10960617	371W16CC 00310	2639 KERRISDALE RIDGE DR MEDFORD OR	2022-28370	0.25	153,000	586,860	739,860	875,000	Sep-22	3	85
6	30	114	101	142	33	10914406	371W21BB 01003	1641 INVERNESS DR MEDFORD OR	2022-6987	0.21	148,000	326,480	474,480	552,500	Feb-22	4	86
6	30	114	101	142	30A	10980761	371W29DC 07104	2160 CRESTBROOK RD 4 MEDFORD OR 9750	2022-12346	0.14	118,000	315,810	433,810	500,000	Apr-22	5	87
6	30	114	101	152	30B	10960551	371W16CC 00304	2675 KERRISDALE RIDGE DR MEDFORD OR	2022-16630	0.25	148,000	576,020	724,020	834,000	May-22	6	87
6	30	114	101	141	30A	11005550	371W34BB 03204	3712 SIDNEY WAY MEDFORD OR	2022-11517	0.12	118,000	376,630	494,630	565,000	Apr-22	7	88
6	30	114	101	142	30A	11012048	371W20AC 01708	1759 CARRERA CIR MEDFORD OR	2022-13365	0.90	630,000	0	630,000	715,909	Apr-22	8	88
6	30	114	101	131	30A	10974898	371W18DB 01004	1512 STEELHEAD RUN DR MEDFORD OR 975	2022-22049	0.10	118,000	221,440	339,440	385,000	Jul-22	9	88
6	30	114	101	141	30A	10984373	371W08BD 01905	3620 MALLARD LN MEDFORD OR 97504	2022-13978	0.13	116,000	275,640	391,640	439,900	Apr-22	10	89
6	30	114	101	141	30A	10979906	371W29C0 02105	2149 DUNCAN DR MEDFORD OR 97504	2022-26460	0.21	148,000	388,760	536,760	600,000	Aug-22	11	89
6	30	114	101	141	30B	11002574	371W08DB 03355	3444 CASCARA ST MEDFORD OR	2022-30750	0.15	118,000	321,190	439,190	495,000	Oct-22	12	89
6	30	114	101	158	33	11011212	371W34CB 00101	3804 ARENA DR MEDFORD OR	2022-31952	0.15	118,000	384,670	502,670	564,000	Oct-22	13	89
6	30	114	101	141	30B	10999426	371W08CA 00252	3248 DEARBORN LN MEDFORD OR	2022-33066	0.15	118,000	301,720	419,720	469,000	Nov-22	14	89
6	30	114	101	151	30A	11003183	371W34BD 03812	1130 STANFORD AVE MEDFORD OR	2022-4048	0.13	116,000	386,100	502,100	555,000	Jan-22	15	90
6	30	114	101	141	33	10982153	371W34BD 00800	3764 SHERWOOD PARK DR MEDFORD OR 97	2022-23953	0.20	133,000	405,540	538,540	600,000	Jul-22	16	90
6	30	114	101	151	30B	11001269	371W34BC 03613	1327 UTAH DR MEDFORD OR	2022-31941	0.20	133,000	497,040	630,040	700,000	Oct-22	17	90
6	30	114	101	151	33	11003181	371W34BD 03810	1118 STANFORD AVE MEDFORD OR	2022-11017	0.14	116,000	392,900	508,900	557,000	Mar-22	18	91
6	30	114	101		30A	11011201	371W34CA 00216	3860 ARENA DR MEDFORD OR	2022-19145	0.19	105,000	0	105,000	115,000	Jun-22	19	91
6	30	114	101	151	33	11011202	371W34CA 00217	3866 ARENA DR MEDFORD OR	2022-21785	0.19	105,000	0	105,000	115,000	Jul-22	20	91
6	30	114	101		30A	11011209	371W34CA 00224	3811 COAL MINE RD MEDFORD OR	2022-24986	0.19	105,000	0	105,000	115,000	Aug-22	21	91
6	30	114	101		30A	11011884	371W08BD 00557	3320 KINGSBURY DR MEDFORD OR	2022-9949	0.14	90,000	0	90,000	98,000	Mar-22	22	92
6	30	114	101	141	30A	11006167	371W08BA 00718	2017 HONDELEAU LN MEDFORD OR	2022-13410	0.12	118,000	308,250	426,250	465,000	Apr-22	23	92
6	30	114	101	141	33	11007728	371W08DB 03511	3526 CARNELIAN ST MEDFORD OR	2022-14945	0.11	118,000	282,030	400,030	435,000	May-22	24	92
6	30	114	101	142	33	10980764	371W29DC 07107	2160 CRESTBROOK DR 8 MEDFORD OR 9750	2022-17673	0.13	118,000	316,210	434,210	469,500	May-22	25	92
6	30	114	101	141	30A	10978263	371W08CA 00222	3202 BALSUM WAY MEDFORD OR 97504	2022-17560	0.18	133,000	294,850	427,850	467,000	May-22	26	92
6	30	114	101	141	33	11007700	371W08BD 00105	1767 PEARL EYE LN MEDFORD OR	2022-21910	0.15	118,000	286,790	404,790	439,900	Jul-22	27	92
6	30	114	101	141	30A	11008717	371W08BD 00504	1640 HONDELEAU LN MEDFORD OR	2022-23562	0.14	118,000	294,920	412,920	450,000	Jul-22	28	92
6	30	114	101	151	30A	11005666	371W34BD 03921	335 KANSAS DR MEDFORD OR	2022-26974	0.15	118,000	427,420	545,420	590,000	Sep-22	29	92
6	30	114	101	141	33	10979919	371W29C0 02118	735 WILLIAMS CT MEDFORD OR 97504	2022-11034	0.21	148,000	386,730	534,730	575,000	Mar-22	30	93
6	30	114	101	141	30A	11007699	371W08BD 00104	1775 PEARL EYE LN MEDFORD OR	2022-13388	0.13	118,000	286,790	404,790	435,000	Apr-22	31	93
6	30	114	101	141	30A	11007732	371W08DB 03515	3523 DURST ST MEDFORD OR	2022-13602	0.14	118,000	262,430	380,430	410,000	Apr-22	32	93
6	30	114	101	141	30A	11007731	371W08DB 03514	3531 DURST ST MEDFORD OR	2022-17718	0.14	118,000	309,840	427,840	460,000	May-22	33	93
6	30	114	101	151	30B	11011188	371W34CA 00203	3887 ARENA DR MEDFORD OR	2022-25408	0.18	133,000	447,700	580,700	627,000	Aug-22	34	93

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	114	101	141	30A	11007698	371W08BD 00103	1783 PEARL EYE LN MEDFORD OR	2022-28897	0.15	118,000	298,000	416,000	449,000	Sep-22	35	93
6	30	114	101	151	30B	11001262	371W34BC 03606	3711 ARIZONA DR MEDFORD OR	2022-31732	0.19	133,000	451,150	584,150	625,000	Oct-22	36	93
6	30	114	101	141	33	10968240	371W23CD 03401	1508 SUMMIT RIDGE CIR MEDFORD OR 9750	2022-34146	0.18	133,000	321,760	454,760	490,000	Nov-22	37	93
6	30	114	101	142	33	10980763	371W29DC 07106	2160 CRESTBROOK RD MEDFORD OR 97504	2022-4225	0.11	118,000	290,090	408,090	435,000	Jan-22	38	94
6	30	114	101	141	30A	10954828	371W33AC 06700	935 VILLAGE CIR MEDFORD OR	2022-18651	0.13	116,000	316,930	432,930	459,000	Jun-22	39	94
6	30	114	101	151	33	11011203	371W34CA 00218	3872 ARENA DR MEDFORD OR	2022-20539	0.19	133,000	454,380	587,380	625,000	Jun-22	40	94
6	30	114	101	151	33	11011202	371W34CA 00217	3866 ARENA DR MEDFORD OR	2022-21786	0.19	133,000	468,680	601,680	642,000	Jul-22	41	94
6	30	114	101	141	30B	11012047	371W20AC 01707	1751 CARRERA CIR MEDFORD OR	2023-758	0.13	113,000	287,780	400,780	427,000	Dec-22	42	94
6	30	114	100		33	11011772	371W08BD 00550	3489 SPRINGBROOK RD MEDFORD OR	2022-10137	0.14	90,000	0	90,000	95,000	Mar-22	43	95
6	30	114	101	151	33	11008811	371W34CA 00101	1371 NEBRASKA DR MEDFORD OR	2022-14186	0.19	133,000	429,930	562,930	590,000	Apr-22	44	95
6	30	114	101	151	30A	11003178	371W34BD 03807	1098 STANFORD AVE MEDFORD OR	2022-13437	0.17	131,000	394,110	525,110	555,000	Apr-22	45	95
6	30	114	101	141	33	11006416	371W08DB 03406	3262 CHELTENHAM WAY MEDFORD OR	2022-27329	0.23	148,000	320,220	468,220	495,000	Sep-22	46	95
6	30	114	101	141	30B	11012057	371W20AC 01717	1744 CARRERA CIR MEDFORD OR	2022-31635	0.14	118,000	332,720	450,720	473,491	Sep-22	47	95
6	30	114	101	141	30A	11006415	371W08DB 03405	3511 DURST ST MEDFORD OR	2022-33736	0.12	118,000	258,900	376,900	397,500	Nov-22	48	95
6	30	114	101	141	30A	11007703	371W08BD 00108	1784 PEARL EYE LN MEDFORD OR	2022-8398	0.16	133,000	276,790	409,790	425,000	Mar-22	49	96
6	30	114	101	142	33	11000278	371W20BC 04011	2290 COLLEGE WAY MEDFORD OR	2022-10800	0.16	131,000	307,300	438,300	457,000	Mar-22	50	96
6	30	114	101	141	30A	11002565	371W08DB 03346	3421 FORD DR MEDFORD OR	2022-16289	0.11	118,000	276,270	394,270	410,000	May-22	51	96
6	30	114	101	151	30B	11010348	371W34CA 00302	420 MONTANA WAY MEDFORD OR	2022-16652	0.18	133,000	529,600	662,600	690,000	May-22	52	96
6	30	114	101	151	33	11011190	371W34CA 00205	3871 ARENA DR MEDFORD OR	2022-19565	0.18	133,000	414,730	547,730	567,700	Jun-22	53	96
6	30	114	101	142	30A	10984311	371W34BB 03109	3620 JEROME LN MEDFORD OR 97504	2022-22391	0.17	133,000	332,160	465,160	483,500	Jul-22	54	96
6	30	114	101	141	30A	11007730	371W08DB 03513	3537 DURST ST MEDFORD OR	2022-23056	0.11	118,000	262,350	380,350	395,000	Jul-22	55	96
6	30	114	101	151	33	11010007	371W34AC 00110	3975 ARIZONA DR MEDFORD OR	2022-26458	0.20	133,000	457,050	590,050	614,900	Aug-22	56	96
6	30	114	101	141	30B	11012056	371W20AC 01716	1752 CARRERA CIR MEDFORD OR	2022-32365	0.13	118,000	311,380	429,380	447,492	Sep-22	57	96
6	30	114	101	142	30B	10496838	371W23CD 00600	4501 WOLF RUN DR MEDFORD OR 97501	2022-32702	0.19	133,000	332,890	465,890	485,000	Nov-22	58	96
6	30	114	101	142	30A	11012050	371W20AC 01710	1775 CARRERA CIR MEDFORD OR	2022-7453	2.37	1,485,000	0	1,485,000	1,534,091	Jan-22	59	97
6	30	114	101	142	30B	11011351	371W08DA 00424	3688 DURST ST MEDFORD OR	2022-22981	0.14	118,000	437,090	555,090	574,990	Jun-22	60	97
6	30	114	101	151	33	11010368	371W34CA 00322	3882 COLORADO DR MEDFORD OR	2022-19752	0.20	133,000	545,030	678,030	700,000	Jun-22	61	97
6	30	114	101	142	30B	11012061	371W20AC 01721	1712 CARRERA CIR MEDFORD OR	2022-30711	0.16	133,000	406,450	539,450	555,054	Sep-22	62	97
6	30	114	101	151	30B	11010002	371W34AC 00105	3935 ARIZONA DR MEDFORD OR	2022-35258	0.14	118,000	440,970	558,970	575,000	Dec-22	63	97
6	30	114	101	151	33	11011200	371W34CA 00215	3852 ARENA DR MEDFORD OR	2022-6485	0.18	133,000	457,050	590,050	599,900	Feb-22	64	98
6	30	114	101	151	30A	11010365	371W34CA 00319	3885 COLORADO DR MEDFORD OR	2022-6672	0.15	90,000	0	90,000	92,000	Feb-22	65	98
6	30	114	101	142	30A	10981918	371W23CD 00115	4670 HILLCREST RD MEDFORD OR 97504	2022-12823	0.14	118,000	396,310	514,310	525,000	Apr-22	66	98

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6	30	114	101		30A	11010363	371W34CA 00317	3869 COLORADO DR MEDFORD OR	2022-22076	0.15	90,000	0	90,000	92,000	Jul-22	67	98
6	30	114	101	151	30A	11010359	371W34CA 00313	3872 WYOMING LN MEDFORD OR	2022-22080	0.15	90,000	0	90,000	92,000	Jul-22	68	98
6	30	114	101	151	30A	11010360	371W34CA 00314	3864 WYOMING LN MEDFORD OR	2022-22079	0.15	90,000	0	90,000	92,000	Jul-22	69	98
6	30	114	101	151	30A	11010364	371W34CA 00318	3877 COLORADO DR MEDFORD OR	2022-22075	0.15	90,000	0	90,000	92,000	Jul-22	70	98
6	30	114	101	141	30A	10979326	371W20AB 02807	2520 BETHANY CT MEDFORD OR 97504	2022-24439	0.16	133,000	315,800	448,800	459,000	Aug-22	71	98
6	30	114	101	141	33	11012060	371W20AC 01720	1720 CARRERA CIR MEDFORD OR	2022-26281	0.16	133,000	332,340	465,340	474,187	Aug-22	72	98
6	30	114	101	142	30B	11012055	371W20AC 01715	1760 CARRERA CIR MEDFORD OR	2022-32833	0.13	118,000	387,070	505,070	513,512	Sep-22	73	98
6	30	114	101	141	30A	10422751	371W08BA 00700	1755 LUXOR LN MEDFORD OR	2022-28337	0.15	118,000	359,550	477,550	485,000	Sep-22	74	98
6	30	114	101	141	33	11007702	371W08BD 00107	1776 PEARL EYE LN MEDFORD OR	2022-282	0.14	118,000	299,660	417,660	420,000	Jan-22	75	99
6	30	114	101	151	30A	11010361	371W34CA 00315	3856 WYOMING LN MEDFORD OR	2022-1886	0.17	133,000	453,590	586,590	595,000	Jan-22	76	99
6	30	114	101	151	33	11011206	371W34CA 00221	3890 ARENA DR MEDFORD OR	2022-10215	0.18	133,000	438,740	571,740	579,700	Mar-22	77	99
6	30	114	101	141	30A	11007707	371W08BD 00112	1754 DRAGON TAIL PL MEDFORD OR	2022-13272	0.10	118,000	325,770	443,770	450,000	Apr-22	78	99
6	30	114	101	151	30B	11011191	371W34CA 00206	3865 ARENA DR MEDFORD OR	2022-13318	0.18	133,000	461,590	594,590	599,700	Apr-22	79	99
6	30	114	101	151	30A	11003200	371W34BD 03829	3835 CREEK MONT DR MEDFORD OR	2022-16585	0.15	116,000	359,060	475,060	480,000	May-22	80	99
6	30	114	101	141	30A	10988069	371W20AA 00716	1561 INVERNESS DR MEDFORD OR 97504	2022-19162	0.16	133,000	298,350	431,350	435,000	Jun-22	81	99
6	30	114	101	142	30A	11007721	371W08DB 03504	3503 CARNELIAN ST MEDFORD OR	2022-22885	0.16	133,000	379,370	512,370	515,000	Jul-22	82	99
6	30	114	101	151	30B	11010006	371W34AC 00109	3967 ARIZONA DR MEDFORD OR	2022-24388	0.15	118,000	414,230	532,230	539,900	Jul-22	83	99
6	30	114	101	142	30B	11012042	371W20AC 01702	1711 CARRERA CIR MEDFORD OR	2022-27617	0.13	118,000	400,430	518,430	523,943	Aug-22	84	99
6	30	114	101	151	33	11010003	371W34AC 00106	3943 ARIZONA DR MEDFORD OR	2022-27890	0.13	118,000	414,230	532,230	539,900	Sep-22	85	99
6	30	114	101	141	33	11002536	371W08DB 03317	3403 CASCARA ST MEDFORD OR	2022-2650	0.14	118,000	266,520	384,520	385,000	Jan-22	86	100
6	30	114	101	141	30A	10979328	371W20AB 02809	2540 BETHANY CT MEDFORD OR 97504	2022-6668	0.18	133,000	273,330	406,330	405,000	Feb-22	87	100
6	30	114	101	141	30A	10981987	371W23CC 02611	4380 WOLF RUN DR MEDFORD OR 97504	2022-12386	0.21	144,000	404,580	548,580	546,000	Apr-22	88	100
6	30	114	101	141	33	11011342	371W08DA 00415	3665 DURST ST MEDFORD OR	2022-14595	0.11	118,000	287,780	405,780	405,302	Apr-22	89	100
6	30	114	101	141	30B	11011341	371W08DA 00414	3671 DURST ST MEDFORD OR	2022-13714	0.11	118,000	287,780	405,780	406,287	Apr-22	90	100
6	30	114	101	151	30B	11011196	371W34CA 00211	3817 ARENA DR MEDFORD OR	2022-13422	0.18	133,000	443,220	576,220	575,000	Apr-22	91	100
6	30	114	101	151	30B	11011196	371W34CA 00211	3817 ARENA DR MEDFORD OR	2022-13422	0.18	133,000	443,220	576,220	575,000	Apr-22	92	100
6	30	114	101	141	33	10981990	371W23CC 02614	4427 EAGLE TRACE DR MEDFORD OR 97504	2022-13920	0.19	133,000	311,310	444,310	442,500	Apr-22	93	100
6	30	114	101	141	30A	11007752	371W08DB 03535	3244 MCCLOUD ST MEDFORD OR	2022-14808	0.12	118,000	252,640	370,640	370,000	May-22	94	100
6	30	114	101	142	30B	11011340	371W08DA 00413	3677 DURST ST MEDFORD OR	2022-17301	0.11	118,000	402,640	520,640	518,256	May-22	95	100
6	30	114	101	151	30B	11010010	371W34AC 00113	3968 ARIZONA DR MEDFORD OR	2022-15839	0.12	118,000	393,140	511,140	510,000	May-22	96	100
6	30	114	101	152	30A	10978187	371W23CD 00501	4588 WOLF RUN DR MEDFORD OR 97504	2022-20998	0.17	133,000	443,860	576,860	575,000	Jun-22	97	100
6	30	114	101	141	30A	10979920	371W29C0 02119	732 ELLENDALE DR MEDFORD OR 97504	2022-22453	0.22	148,000	351,300	499,300	499,000	Jul-22	98	100

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6	30	114	101	151	33	11003179	371W34BD 03808	1106 STANFORD AVE MEDFORD OR	2022-26722	0.18	131,000	395,310	526,310	525,000	Aug-22	99	100
6	30	114	101	151	30B	10039444	371W34CA 00200	3847 ARENA DR MEDFORD OR	2022-26403	0.21	148,000	419,870	567,870	569,000	Aug-22	100	100
6	30	114	101	151	30B	11010013	371W34AC 00116	3944 ARIZONA DR MEDFORD OR	2022-31260	0.12	118,000	393,260	511,260	509,900	Oct-22	101	100
6	30	114	101	151	33	11010004	371W34AC 00107	3951 ARIZONA DR MEDFORD OR	2022-31937	0.12	118,000	392,400	510,400	509,900	Oct-22	102	100
6	30	114	101	142	30B	11012050	371W20AC 01710	1775 CARRERA CIR MEDFORD OR	2023-306	0.19	133,000	447,870	580,870	580,417	Dec-22	103	100
6	30	114	101	141	33	11003034	371W08CA 00267	3227 DEARBORN LN MEDFORD OR	2022-1799	0.16	133,000	310,020	443,020	440,000	Jan-22	104	101
6	30	114	101	141	33	11011345	371W08DA 00418	3652 DURST ST MEDFORD OR	2022-9575	0.11	118,000	287,780	405,780	399,841	Feb-22	105	101
6	30	114	101	141	30B	11011751	371W08BD 00529	1637 BRONTE CIR MEDFORD OR	2022-10172	0.12	118,000	329,010	447,010	442,703	Feb-22	106	101
6	30	114	101	151	30B	11010009	371W34AC 00112	3976 ARIZONA DR MEDFORD OR	2022-14194	0.13	118,000	412,390	530,390	524,900	Apr-22	107	101
6	30	114	101	151	30B	11010369	371W34CA 00323	3870 COLORADO DR MEDFORD OR	2022-14135	0.20	133,000	574,550	707,550	700,000	Apr-22	108	101
6	30	114	101	141	30B	11011763	371W08BD 00541	1647 MONARCH LN MEDFORD OR	2022-18010	0.14	118,000	332,340	450,340	447,913	May-22	109	101
6	30	114	101	151	33	11010349	371W34CA 00303	412 MONTANA WAY MEDFORD OR	2022-20075	0.21	148,000	529,600	677,600	672,800	Jun-22	110	101
6	30	114	101	151	33	11003191	371W34BD 03820	3871 CREEK MONT DR MEDFORD OR	2022-20973	0.11	116,000	376,980	492,980	486,000	Jun-22	111	101
6	30	114	101	142	33	11011759	371W08BD 00537	1675 MONARCH LN MEDFORD OR	2022-24239	0.15	118,000	416,360	534,360	527,002	Jul-22	112	101
6	30	114	101	141	33	11008716	371W08BD 00503	1646 HONDELEAU LN MEDFORD OR	2022-24200	0.14	118,000	358,980	476,980	471,000	Jul-22	113	101
6	30	114	101	142	30B	11012059	371W20AC 01719	1728 CARRERA CIR MEDFORD OR	2022-30484	0.16	133,000	387,070	520,070	513,954	Aug-22	114	101
6	30	114	101	141	30A	11009688	371W08DA 00207	3558 CARNELIAN ST MEDFORD OR	2022-25369	0.11	118,000	284,900	402,900	400,000	Aug-22	115	101
6	30	114	101	141	30B	11011882	371W08BD 00555	3319 KINGSBURY DR MEDFORD OR	2022-27445	0.12	118,000	319,920	437,920	433,000	Sep-22	116	101
6	30	114	101	142	30B	11012058	371W20AC 01718	1736 CARRERA CIR MEDFORD OR	2022-31288	0.16	133,000	387,070	520,070	516,163	Sep-22	117	101
6	30	114	101	151	30B	11010356	371W34CA 00310	3887 WYOMING LN MEDFORD OR	2022-29912	0.17	133,000	446,800	579,800	575,000	Sep-22	118	101
6	30	114	101	151	33	11010364	371W34CA 00318	3877 COLORADO DR MEDFORD OR	2022-29608	0.15	118,000	535,210	653,210	649,000	Oct-22	119	101
6	30	114	101	151	30B	11010005	371W34AC 00108	3959 ARIZONA DR MEDFORD OR	2022-30168	0.13	118,000	412,390	530,390	525,000	Oct-22	120	101
6	30	114	101	151	30B	11010015	371W34AC 00118	3928 ARIZONA DR MEDFORD OR	2022-31154	0.11	118,000	381,330	499,330	495,000	Oct-22	121	101
6	30	114	101	142	33	11007756	371W08DA 00102	3533 CARNELIAN ST MEDFORD OR	2022-33411	0.16	133,000	383,240	516,240	509,900	Nov-22	122	101
6	30	114	100		30B	11011772	371W08BD 00550	3489 SPRINGBROOK RD MEDFORD OR	2022-34399	0.14	90,000	0	90,000	89,000	Nov-22	123	101
6	30	114	101	151	33	11010016	371W34AC 00119	3920 ARIZONA DR MEDFORD OR	2022-36260	0.12	118,000	396,360	514,360	509,900	Dec-22	124	101
6	30	114	101	142	30A	10944441	371W08DD 00306	3044 GARY DR MEDFORD OR	2023-6047	0.11	118,000	291,100	409,100	400,000	Jan-22	125	102
6	30	114	101	141	33	11006165	371W08BA 00716	1754 LUXOR LN MEDFORD OR	2022-3181	0.15	118,000	325,990	443,990	435,000	Jan-22	126	102
6	30	114	101	151	30B	11010353	371W34CA 00307	3863 WYOMING LN MEDFORD OR	2022-11651	0.16	133,000	442,420	575,420	564,000	Mar-22	127	102
6	30	114	101	151	30A	11010353	371W34CA 00307	3863 WYOMING LN MEDFORD OR	2022-8769	0.16	133,000	442,420	575,420	564,000	Mar-22	128	102
6	30	114	101	151	33	11011219	371W34CB 00108	1484 QUARTER LN MEDFORD OR	2022-11980	0.16	133,000	486,440	619,440	610,000	Apr-22	129	102
6	30	114	101	141	33	11011348	371W08DA 00421	3670 DURST ST MEDFORD OR	2022-16179	0.11	118,000	287,780	405,780	399,109	Apr-22	130	102

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6	30	114	101	151	30A	11010011	371W34AC 00114	3960 ARIZONA DR MEDFORD OR	2022-13269	0.12	118,000	390,430	508,430	500,000	Apr-22	131	102
6	30	114	101	152	30A	10981949	371W23DC 10400	4742 HATHAWAY DR MEDFORD OR 97504	2022-21118	0.32	153,000	753,910	906,910	885,000	Jun-22	132	102
6	30	114	101	151	30B	11010012	371W34AC 00115	3952 ARIZONA DR MEDFORD OR	2022-22221	0.12	118,000	389,000	507,000	495,000	Jul-22	133	102
6	30	114	101	141	30B	11011752	371W08BD 00530	1643 BRONTE CIR MEDFORD OR	2022-28809	0.14	118,000	390,940	508,940	496,897	Sep-22	134	102
6	30	114	101	142	30A	10980768	371W29DC 07111	2160 CRESTBROOK DR 13 MEDFORD OR 975	2022-30007	0.09	118,000	318,460	436,460	429,000	Oct-22	135	102
6	30	114	101	151	33	11010001	371W34AC 00104	3927 ARIZONA DR MEDFORD OR	2022-35487	0.13	118,000	416,550	534,550	525,000	Dec-22	136	102
6	30	114	101	151	30B	11011204	371W34CA 00219	3878 ARENA DR MEDFORD OR	2022-5848	0.18	133,000	435,710	568,710	550,000	Feb-22	137	103
6	30	114	101	141	30B	11003036	371W08CA 00269	3211 DEARBORN LN MEDFORD OR	2022-17340	0.15	118,000	343,880	461,880	446,500	May-22	138	103
6	30	114	101	141	30A	11000292	371W20BC 04025	2294 HILL WAY MEDFORD OR	2022-20068	0.19	133,000	282,170	415,170	405,000	Jun-22	139	103
6	30	114	101	141	30A	10983636	371W20BC 04007	1431 FLOWER ST MEDFORD OR	2022-20812	0.16	133,000	282,170	415,170	405,000	Jun-22	140	103
6	30	114	101	151	30A	11010355	371W34CA 00309	3879 WYOMING LN MEDFORD OR	2022-26688	0.16	133,000	442,420	575,420	560,000	Aug-22	141	103
6	30	114	101	141	33	11000302	371W20BC 04034	1487 FLOWER ST MEDFORD OR	2022-27585	0.19	133,000	294,830	427,830	415,500	Sep-22	142	103
6	30	114	101	141	30A	10939681	371W08BD 02801	3741 MALLARD LN MEDFORD OR 97501	2022-27614	0.18	133,000	265,190	398,190	385,000	Sep-22	143	103
6	30	114	101	142	30B	11012048	371W20AC 01708	1759 CARRERA CIR MEDFORD OR	2022-36510	0.13	118,000	415,950	533,950	518,600	Nov-22	144	103
6	30	114	101	151	30B	11011205	371W34CA 00220	3884 ARENA DR MEDFORD OR	2022-5803	0.18	133,000	436,400	569,400	550,000	Feb-22	145	104
6	30	114	101	151	33	11011193	371W34CA 00208	3835 ARENA DR MEDFORD OR	2022-10085	0.15	118,000	420,870	538,870	520,000	Mar-22	146	104
6	30	114	101	141	30A	11000282	371W20BC 04015	2264 COLLEGE WAY MEDFORD OR	2022-10342	0.16	131,000	320,620	451,620	433,000	Mar-22	147	104
6	30	114	101	141	33	10922085	371W08BD 01300	3710 MALLARD LN MEDFORD OR	2022-12855	0.14	118,000	317,640	435,640	420,000	Apr-22	148	104
6	30	114	101		33	10039444	371W34CA 00200	3847 ARENA DR MEDFORD OR	2022-14294	0.21	120,000	0	120,000	115,000	Apr-22	149	104
6	30	114	101	141	33	11011744	371W08BD 00522	1658 DRAGON TAIL PL MEDFORD OR	2022-22468	0.13	118,000	390,940	508,940	491,680	May-22	150	104
6	30	114	101	141	33	11011762	371W08BD 00540	1655 MONARCH LN MEDFORD OR	2022-20414	0.12	118,000	359,480	477,480	461,328	May-22	151	104
6	30	114	101	141	30B	11011350	371W08DA 00423	3682 DURST ST MEDFORD OR	2022-21920	0.11	118,000	332,720	450,720	432,856	Jun-22	152	104
6	30	114	101	151	33	11011186	371W34CA 00201	3853 ARENA DR MEDFORD OR	2022-21055	0.31	148,000	448,500	596,500	575,000	Jun-22	153	104
6	30	114	101		30A	11011215	371W34CB 00104	3822 ARENA DR MEDFORD OR	2022-20964	0.25	120,000	0	120,000	115,000	Jun-22	154	104
6	30	114	101	141	30B	11011754	371W08BD 00532	1616 BRONTE CIR MEDFORD OR	2022-24579	0.18	133,000	332,340	465,340	447,481	Jul-22	155	104
6	30	114	101	151	33	11010360	371W34CA 00314	3864 WYOMING LN MEDFORD OR	2022-26794	0.15	118,000	533,300	651,300	625,000	Aug-22	156	104
6	30	114	101	151	33	11010359	371W34CA 00313	3872 WYOMING LN MEDFORD OR	2023-1474	0.15	118,000	534,850	652,850	625,000	Dec-22	157	104
6	30	114	101	151	30A	10984692	371W20AB 00204	2720 MONTARA DR MEDFORD OR 97504	2022-504	0.24	148,000	547,420	695,420	663,000	Jan-22	158	105
6	30	114	101	141	30B	11011745	371W08BD 00523	1650 DRAGON TAIL PL MEDFORD OR	2022-7022	0.12	118,000	329,010	447,010	426,123	Jan-22	159	105
6	30	114	101	141	33	11011743	371W08BD 00521	1657 DRAGON TAIL PL MEDFORD OR 97504	2022-7855	0.16	133,000	393,110	526,110	503,282	Feb-22	160	105
6	30	114	101	151	30A	11010366	371W34CA 00320	3893 COLORADO DR MEDFORD OR	2022-13451	0.17	133,000	514,330	647,330	615,000	Apr-22	161	105
6	30	114	101	142	30B	11011753	371W08BD 00531	1610 BRONTE CIR MEDFORD OR	2022-26131	0.16	133,000	410,290	543,290	516,769	Aug-22	162	105

JACKSON County 2023 Ratio Study

Included Sales

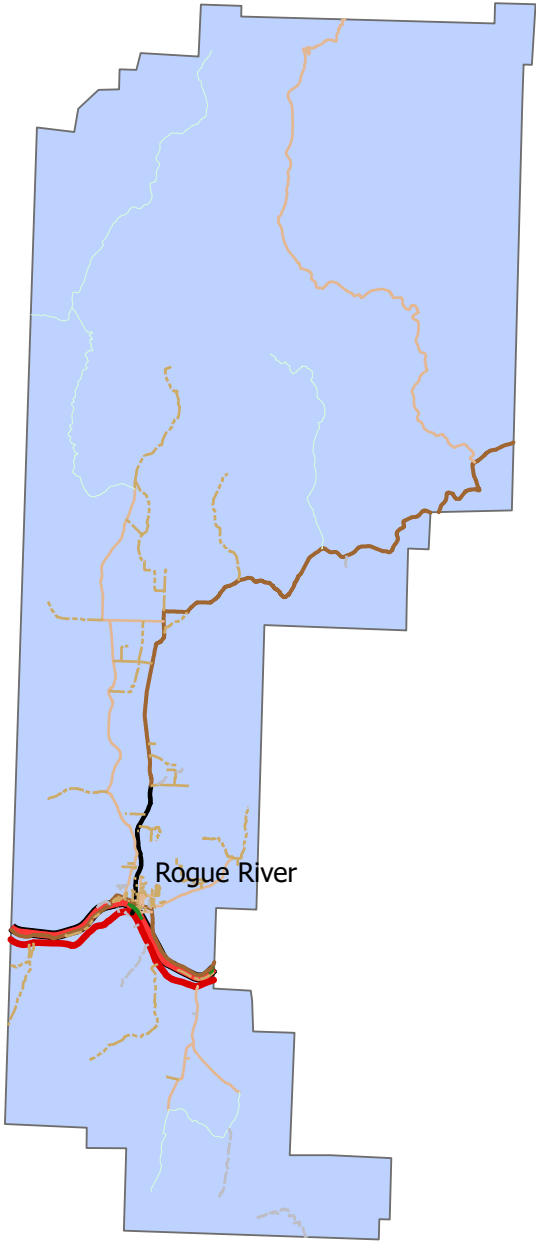
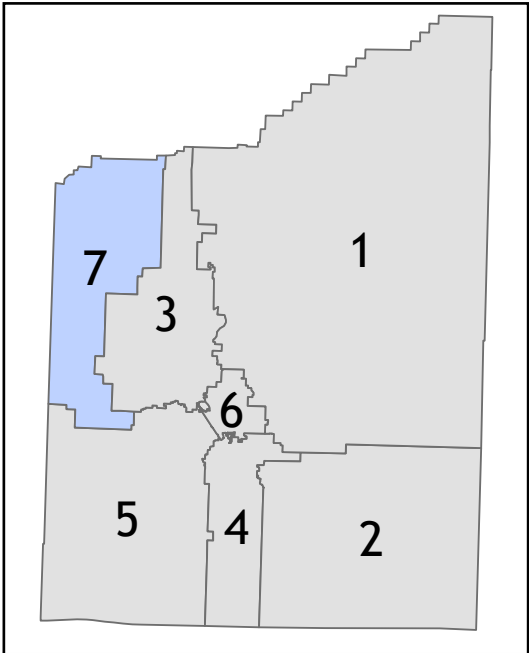
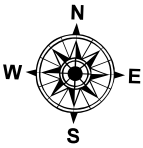
MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	114	101	151	33	10982173	371W34BD 02400	3819 CREEK MONT DR MEDFORD OR 97504	2022-25271	0.14	123,000	471,790	594,790	565,000	Aug-22	163	105
6	30	114	101	141	33	10984383	371W08BD 01915	3609 MALLARD LN MEDFORD OR 97504	2022-30539	0.16	133,000	302,380	435,380	415,000	Oct-22	164	105
6	30	114	101	141	33	11011335	371W08DA 00408	3642 CARNELIAN ST MEDFORD OR	2022-10514	0.14	118,000	355,170	473,170	445,518	Feb-22	165	106
6	30	114	101	141	30B	11011740	371W08BD 00518	1633 DRAGON TAIL PL MEDFORD OR	2022-10725	0.15	118,000	387,080	505,080	475,804	Feb-22	166	106
6	30	114	101	151	33	11011207	371W34CA 00222	3896 ARENA DR MEDFORD OR	2022-6984	0.22	145,500	496,180	641,680	603,000	Feb-22	167	106
6	30	114	101	142	30B	11011346	371W08DA 00419	3658 DURST ST MEDFORD OR	2022-12490	0.11	118,000	406,580	524,580	495,326	Mar-22	168	106
6	30	114	101	141	33	11011750	371W08BD 00528	1631 BRONTE CIR MEDFORD OR	2022-12152	0.12	118,000	329,010	447,010	419,990	Mar-22	169	106
6	30	114	101	141	33	11011761	371W08BD 00539	1663 MONARCH LN MEDFORD OR	2022-20889	0.12	118,000	332,720	450,720	426,440	May-22	170	106
6	30	114	101	142	33	11011755	371W08BD 00533	1624 BRONTE CIR MEDFORD OR	2022-25048	0.22	148,000	410,220	558,220	528,592	Jul-22	171	106
6	30	114	100		33	11011770	371W08BD 00548	1670 MONARCH LN MEDFORD OR	2022-31724	0.11	90,000	0	90,000	85,000	Oct-22	172	106
6	30	114	101	151	33	11010357	371W34CA 00311	3888 WYOMING LN MEDFORD OR	2022-34320	0.17	133,000	420,250	553,250	522,000	Nov-22	173	106
6	30	114	101	141	30A	11011742	371W08BD 00520	1649 DRAGON TAIL PL MEDFORD OR	2022-8882	0.14	118,000	393,110	511,110	477,983	Jan-22	174	107
6	30	114	101	141	30A	10987617	371W09D0 02400	3483 DELTA WATERS RD MEDFORD OR 97504	2022-10654	0.17	133,000	295,270	428,270	401,000	Mar-22	175	107
6	30	114	101	151	33	11010000	371W34AC 00103	3919 ARIZONA DR MEDFORD OR	2022-33754	0.13	118,000	461,830	579,830	540,000	Nov-22	176	107
6	30	114	101	141	33	11006157	371W08BA 00708	3711 HARPER WAY MEDFORD OR	2022-33080	0.13	118,000	360,760	478,760	448,000	Nov-22	177	107
6	30	114	101	142	30B	11011338	371W08DA 00411	3689 DURST ST MEDFORD OR	2022-19738	0.14	118,000	400,310	518,310	477,856	May-22	178	108
6	30	114	101	141	30A	11009683	371W08DA 00202	3571 CARNELIAN ST MEDFORD OR	2022-19547	0.13	118,000	358,980	476,980	440,000	Jun-22	179	108
6	30	114	101	151	33	11011215	371W34CB 00104	3822 ARENA DR MEDFORD OR	2022-20965	0.25	148,000	522,730	670,730	620,000	Jun-22	180	108
6	30	114	101	142	30A	11011747	371W08BD 00525	1634 DRAGON TAIL PL MEDFORD OR	2022-3439	0.12	118,000	412,190	530,190	484,789	Jan-22	181	109
6	30	114	101	152	30A	11007718	371W08DB 03501	3521 CARNELIAN ST MEDFORD OR	2022-18136	0.16	133,000	412,300	545,300	500,000	Jun-22	182	109
6	30	114	101	142	33	11011339	371W08DA 00412	3683 DURST ST MEDFORD OR	2022-21008	0.11	118,000	437,090	555,090	509,184	Jun-22	183	109
6	30	114	101	141	33	11013365	371W08DA 00503	3523 CARLIN DR MEDFORD OR	2022-35002	0.11	118,000	332,340	450,340	414,990	Nov-22	184	109
6	30	114	101	142	33	11013364	371W08DA 00502	3529 CARLIN DR MEDFORD OR	2022-34575	0.13	118,000	409,810	527,810	484,990	Nov-22	185	109
6	30	114	101	141	30B	11011347	371W08DA 00420	3664 DURST ST MEDFORD OR	2022-13071	0.11	118,000	333,960	451,960	410,121	Mar-22	186	110
6	30	114	101	151	33	11010352	371W34CA 00306	3855 WYOMING LN MEDFORD OR	2022-11424	0.16	133,000	488,210	621,210	564,000	Mar-22	187	110
6	30	114	101	141	30B	11011757	371W08BD 00535	1638 BRONTE CIR MEDFORD OR	2022-16054	0.16	133,000	368,760	501,760	454,736	Apr-22	188	110
6	30	114	101	142	30A	11008726	371W08BD 00513	1624 PEARL EYE LN MEDFORD OR	2022-13839	0.14	118,000	433,300	551,300	500,000	Apr-22	189	110
6	30	114	101	141	33	11011764	371W08BD 00542	1639 MONARCH LN MEDFORD OR	2022-18853	0.13	118,000	362,610	480,610	438,798	May-22	190	110
6	30	114	101	141	30B	11011760	371W08BD 00538	1669 MONARCH LN MEDFORD OR	2022-27019	0.12	118,000	362,610	480,610	435,900	Aug-22	191	110
6	30	114	101	142	33	11011749	371W08BD 00527	1623 BRONTE CIR MEDFORD OR	2022-13378	0.18	133,000	421,970	554,970	497,951	Mar-22	192	111
6	30	114	101	152	30A	11000391	371W08DB 03500	3527 CARNELIAN ST MEDFORD OR	2022-12479	0.16	133,000	489,910	622,910	560,000	Apr-22	193	111
6	30	114	101	141	30B	11011765	371W08BD 00543	1633 MONARCH LN MEDFORD OR	2022-11963	0.13	118,000	380,950	498,950	443,747	Mar-22	194	112

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
6	30	114	101	142	30B	11011758	371W08BD 00536	1644 BRONTE CIR MEDFORD OR	2022-22084	0.17	133,000	416,360	549,360	488,507	Jun-22	195	112
6	30	114	101	142	30B	11011344	371W08DA 00417	3653 DURST ST MEDFORD OR	2022-8733	0.11	118,000	390,840	508,840	449,538	Feb-22	196	113
6	30	114	101	151	33	11010365	371W34CA 00319	3885 COLORADO DR MEDFORD OR	2022-8364	0.15	118,000	452,360	570,360	502,800	Mar-22	197	113
6	30	114	101	142	30B	11011756	371W08BD 00534	1632 BRONTE CIR MEDFORD OR	2022-15540	0.20	133,000	436,630	569,630	502,359	Apr-22	198	113
6	30	114	101	151	33	11005651	371W34BD 03906	3845 ARIZONA DR MEDFORD OR	2022-30772	0.16	133,000	488,210	621,210	550,000	Oct-22	199	113
6	30	114	101	152	33	10981913	371W23CD 00110	120 EAGLE TRACE DR MEDFORD OR 97504	2022-31581	0.17	133,000	459,700	592,700	525,000	Oct-22	200	113
6	30	114	101	141	30A	11011741	371W08BD 00519	1641 DRAGON TAIL PL MEDFORD OR	2022-4998	0.14	118,000	359,320	477,320	420,519	Jan-22	201	114
6	30	114	101	151	30A	11010353	371W34CA 00307	3863 WYOMING LN MEDFORD OR	2022-8768	0.16	105,000	0	105,000	92,000	Mar-22	202	114
6	30	114	101		30B	11010357	371W34CA 00311	3888 WYOMING LN MEDFORD OR	2022-9440	0.17	105,000	0	105,000	92,000	Mar-22	203	114
6	30	114	101	142	30B	11011343	371W08DA 00416	3659 DURST ST MEDFORD OR	2022-11354	0.11	118,000	387,110	505,110	441,933	Mar-22	204	114
6	30	114	101	151	30A	11010352	371W34CA 00306	3855 WYOMING LN MEDFORD OR	2022-11423	0.16	105,000	0	105,000	92,000	Mar-22	205	114
6	30	114	101	151	30A	11010369	371W34CA 00323	3870 COLORADO DR MEDFORD OR	2022-13954	0.20	105,000	0	105,000	92,000	Apr-22	206	114
6	30	114	101	151	30A	11010348	371W34CA 00302	420 MONTANA WAY MEDFORD OR	2022-16651	0.18	105,000	0	105,000	92,000	May-22	207	114
6	30	114	101	151	30A	11010368	371W34CA 00322	3882 COLORADO DR MEDFORD OR	2022-19155	0.20	105,000	0	105,000	92,000	Jun-22	208	114
6	30	114	101		30A	11010354	371W34CA 00308	3871 WYOMING LN MEDFORD OR	2022-22078	0.16	105,000	0	105,000	92,000	Jul-22	209	114
6	30	114	101		30A	11010356	371W34CA 00310	3887 WYOMING LN MEDFORD OR	2022-22077	0.17	105,000	0	105,000	92,000	Jul-22	210	114
6	30	114	101	152	33	10982138	371W34BC 02800	3644 CREEK VIEW DR MEDFORD OR 97504	2022-26706	0.18	133,000	568,470	701,470	616,500	Aug-22	211	114
6	30	114	101	141	33	11011881	371W08BD 00554	3311 KINGSBURY DR MEDFORD OR	2022-33394	0.12	118,000	315,670	433,670	380,000	Nov-22	212	114
6	30	114	101	142	30B	11010664	371W08DA 00400	3649 CARNELIAN ST MEDFORD OR	2022-7246	0.13	118,000	411,620	529,620	457,350	Jan-22	213	116
6	30	114	101	141	30B	11011337	371W08DA 00410	3654 CARNELIAN ST MEDFORD OR	2022-6077	0.20	133,000	329,090	462,090	398,512	Jan-22	214	116
6	30	114	101	152	33	11008721	371W08BD 00508	1639 PEARL EYE LN MEDFORD OR	2022-12724	0.14	118,000	462,270	580,270	499,500	Apr-22	215	116

Maintenance Area 7



MA 7 STUDY AREA DESCRIPTIONS

MA 7 SA 1 - CITY OF ROGUE RIVER

Located approximately 26 miles west of Medford, houses here tend to be in the Class 2 to Class 4 range. **RURAL/NONHOMOGENEOUS**

MA 7 SA 1 NH 102 – ROGUE RIVER CONDOS

All condos in MA 7, shall be located in SA 1 with the NH 102. **HOMOGENEOUS**

MA 7 SA 2 - CITY OF RR R-2 ZONING

During the 2016 tax year recalculation of the City of Rogue River, this Study Area was combined with SA 1. **RURAL**

MA 7 SA 3 - RURAL PROPERTIES

Rural lands located outside the city limits of Rogue River in the northwest portion of the county including the Wimer area. From north to south, the area spans 30 miles and is between 6 to 12 miles wide. Most of the area is forested and mountainous with commercial timber holdings concentrated in the northernmost area. Topography is moderate to steeply sloped. Residence construction quality typically ranges from Class 2 to Class 5. **RURAL**

MA 7 SA 4 - RECREATIONAL RIVER SITES

These are river sites, Property Classes 806 and 808, which are located on the Rogue River near the City of Rogue River. Property Classes 800 and 801 are no longer valid in this Study Area. **RURAL**

MA 7 SA 5 - RIVER SITES

Property Classes 106 and 406 river properties located on the Rogue River near the City of Rogue River. Property Classes 106 and 406 represent unimproved river parcels while Property Classes 108 and 408 represent improved river parcels. River parcels will also have a NBH of either 106 or 406 applied due to the 2005 Factor Book conversion. **RURAL**

Summary of Ratio Indications 2023 Ratio Study

MAINTENANCE AREA 7

YEAR	RMV CLASS	MA	SA	NH	LAND%	OSD%	IMPR%	OVERALL%	COD	PRD	RE CALC
2023	100/101	7	01	000	110.	100.	111.	110.	16.77	.99	<input type="checkbox"/>
2023	102	7	01	102	100.	100.	100.	100.	12.05	.99	<input type="checkbox"/>
2023	400/401	7	03	000	93.	100.	91.	93.	11.03	1.01	<input type="checkbox"/>
2023	406	7	04	000	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>
2023	406	7	05	406	105.	100.	106.	105.	14.41	1.03	<input type="checkbox"/>

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
100	3	15	000	2023		GOLD HILL	100	7	01	000	2023	2	CITY OF ROGUE RIVER
101	3	15	000	2023	21	GOLD HILL	101	7	01	000	2023	35	CITY OF ROGUE RIVER
106	3	15	000	2023		GOLD HILL							

Adjustment Calculation Summary

Sample - Number of Sales	58			
Population - Number of Accounts	1319			
Sales as a percentage of the Population	4.40%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	134,413,115	31.73%	147,854,427	31.80%
OSD RMV	36,022,825	8.50%	36,022,825	7.75%
Improvement RMV	253,177,903	59.77%	281,027,472	60.45%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	91			
RMV Adjustment	100			
Before Ratio	91			
Overall Adjustment Factor	110			
Land Adjustment Factor	110			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	111			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

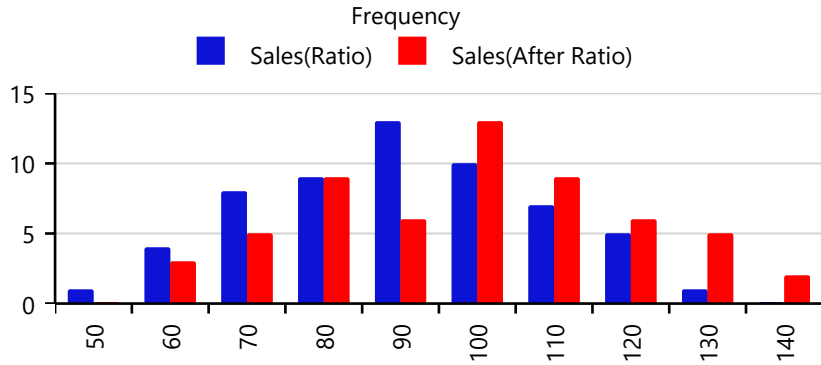
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	16.77	-	-	-	-
PRD	0.99	-	-	-	-

(* Indicates years may not reflect after ratio values)

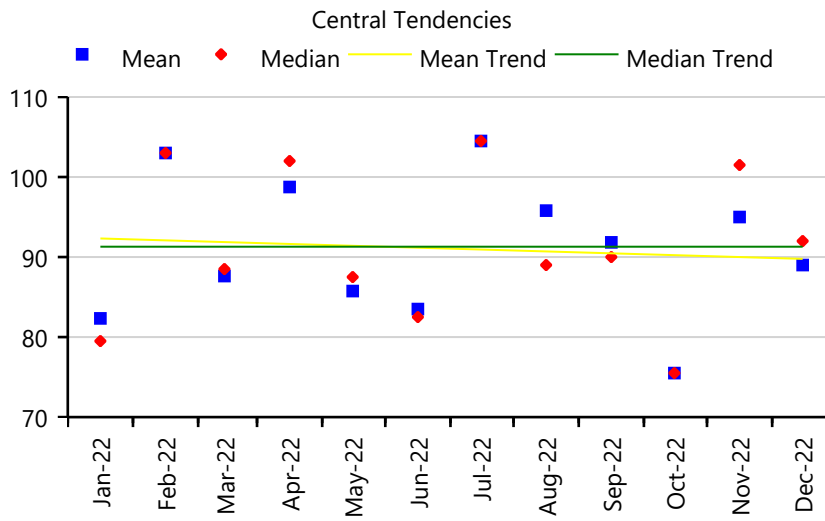
JACKSON County 2023 Ratio Study



50	1	0
60	4	3
70	8	5
80	9	9
90	13	6
100	10	13
110	7	9
120	5	6
130	1	5
140	0	2

	Sales (Ratio)	Sales (After Ratio)
Median	91	100
AAD	14.90	16.69
COD	16.37	16.77
Mean	90	99
SD	18.49	20.64
COV	20.52	20.90
Wtd Mean	91	100
GeoMean	88	97
PRD	.99	.99
95% Confidence	4.76	5.31

Number Of Sales 58



Month	Mean	Median	Sales
Jan-22	82	80	6
Feb-22	103	103	4
Mar-22	88	89	8
Apr-22	99	102	4
May-22	86	88	8
Jun-22	84	83	6
Jul-22	105	105	2
Aug-22	96	89	5
Sep-22	92	90	6
Oct-22	76	76	2
Nov-22	95	102	4
Dec-22	89	92	3

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	15	000	101	132	30B	10795281	363W22BB 03501	603 FIRST AVE N GOLD HILL OR 97525	2022-21731	0.11	108,850	37,900	146,750	276,100	Jun-22	1	53
3	15	000	101	132	30B	10129484	363W16DD 03300	735 FIFTH AVE N GOLD HILL OR	2022-2287	0.27	113,880	124,390	238,270	405,000	Jan-22	2	59
3	15	000	101	134	30B	10129524	363W16DD 03700	784 FIFTH AVE N GOLD HILL OR	2022-31987	0.25	110,850	112,620	223,470	380,000	Oct-22	3	59
3	15	000	101	131	30B	10128104	363W15CC 03900	489 FIFTH AVE N GOLD HILL OR	2022-9818	0.17	102,300	74,960	177,260	294,000	Mar-22	4	60
3	15	000	101	131	30B	10129697	363W16DD 05100	867 FOURTH AVE GOLD HILL OR	2022-28695	0.13	106,850	55,760	162,610	255,000	Sep-22	5	64
7	01	000	109	300	16B	10281618	364W15CB 01800	323 THIRD ST ROGUE RIVER OR	2022-32495	0.19	173,180	29,380	202,560	310,000	Nov-22	6	65
3	15	000	101	131	30B	10131435	363W22BB 03400	635 FIRST AVE N GOLD HILL OR	2022-1972	0.36	117,180	119,650	236,830	359,500	Jan-22	7	66
3	15	000	101	141	30A	10130828	363W22BA 02800	227 FOURTH AVE GOLD HILL OR	2022-3429	0.17	104,930	93,380	198,310	293,000	Jan-22	8	68
3	15	000	101	134	30B	11012306	363W21AB 00101	SECOND AVE N GOLD HILL OR	2022-18399	0.30	114,000	48,340	162,340	233,000	May-22	9	70
7	01	000	101	131	30B	10552433	364W16DD 04300	102 HICKORY DR ROGUE RIVER OR 97537	2022-28967	0.14	98,930	131,290	230,220	325,000	Sep-22	10	71
7	01	000	101	131	30A	10282728	364W15CC 05700	215 BROADWAY ROGUE RIVER OR	2022-20840	0.17	130,020	51,580	181,600	253,000	Jun-22	11	72
7	01	000	101	131	33	10568975	364W15DB 04500	404 NUGGET DR ROGUE RIVER OR 97537	2022-26574	0.18	109,560	107,780	217,340	300,000	Aug-22	12	72
7	01	000	101	121	30A	10281600	364W15CB 01701	416 CEDAR ST ROGUE RIVER OR 97522	2022-28530	0.29	169,350	38,460	207,810	285,000	Sep-22	13	73
7	01	000	101	232	33	11004929	364W16DC 01109	101 DOVE PL ROGUE RIVER OR	2022-11022	0.18	75,430	0	75,430	101,000	Mar-22	14	75
7	01	000	101	232	33	11004928	364W16DC 01108	105 DOVE PL ROGUE RIVER OR	2022-11005	0.18	75,430	0	75,430	101,000	Mar-22	15	75
3	15	000	101	131	30A	10129727	363W16DD 05400	435 HAYS ST GOLD HILL OR 97525	2022-35695	0.11	108,850	65,450	174,300	225,500	Dec-22	16	77
3	15	000	101	131	30B	10127953	363W15CC 02500	736 SIXTH AVE N GOLD HILL OR	2022-16690	0.24	131,850	32,120	163,970	210,000	Apr-22	17	78
3	15	000	101	231	30A	10726063	363W16DC 05006	1190 FOURTH AVE GOLD HILL OR	2022-16836	0.16	123,420	113,770	237,190	305,000	May-22	18	78
7	01	000	101	141	33	10568721	364W15DB 02000	519 GOLD TERR ROGUE RIVER OR 97537	2022-10140	0.18	119,780	201,290	321,070	400,000	Mar-22	19	80
3	15	000	101	131	30B	10661281	363W16CD 00200	225 VIA LINDA CIR GOLD HILL OR	2022-20960	0.21	106,850	201,800	308,650	380,000	Jun-22	20	81
7	01	000	101	131	33	10581024	364W15CD 01114	720 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-17931	0.09	93,310	131,500	224,810	275,000	May-22	21	82
3	15	000	101	131	30A	10735923	363W22BA 01402	455 AMBROSE ST GOLD HILL OR 97525	2022-17911	0.11	106,850	133,490	240,340	285,000	Jun-22	22	84
7	01	000	101	131	30A	10552491	364W16DD 04900	305 FOOTHILL BLVD ROGUE RIVER OR	2022-16992	0.14	96,930	152,430	249,360	290,000	May-22	23	86
7	01	000	101	231	30A	10282428	364W15CC 02300	307 CEDAR ST ROGUE RIVER OR 97522	2022-23044	0.16	126,450	199,540	325,990	375,000	Jul-22	24	87
7	01	000	101	131	33	10581237	364W15CD 01135	717 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-26714	0.07	89,060	118,450	207,510	236,500	Aug-22	25	88
7	01	000	101	131	30A	10283463	364W16DA 00600	607 PINE ST ROGUE RIVER OR 97520	2022-17359	0.38	163,530	117,280	280,810	315,000	May-22	26	89
3	15	000	101	131	30A	10130421	363W21AB 01800	1136 SECOND AVE N GOLD HILL OR 97525	2022-20110	0.21	108,850	229,350	338,200	380,000	Jun-22	27	89
7	01	000	101	131	33	10988730	364W16DC 00806	108 WESTBROOK DR ROGUE RIVER OR 97537	2022-24120	0.10	121,010	211,850	332,860	375,000	Aug-22	28	89
7	01	000	101	131	30B	10581197	364W15CD 01131	718 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-3971	0.08	90,180	127,930	218,110	240,000	Jan-22	29	91
3	15	000	101	131	30A	10130228	363W21AB 00100	1117 SECOND AVE N GOLD HILL OR	2022-11607	0.47	83,798	236,280	320,078	350,000	Apr-22	30	91
7	01	000	109	963	33	10692955	364W15CB 01702	415 THIRD ST ROGUE RIVER OR	2022-16266	0.34	141,860	249,880	391,740	430,000	May-22	31	91
7	01	000	101	132	33	10282809	364W15CC 06500	316 OAK ST ROGUE RIVER OR	2022-6866	0.13	123,730	259,130	382,860	415,000	Feb-22	32	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	01	000	101	131	30A	10859134	364W15CB 01506	110 CEDAR RIDGE TERR ROGUE RIVER OR 97	2022-29984	0.50	190,920	250,080	441,000	479,900	Oct-22	33	92
7	01	000	101	131	30A	10573356	364W15CD 01102	744 BROOKSIDE CIR ROGUE RIVER OR 97537	2022-36225	0.08	115,860	114,930	230,790	250,000	Dec-22	34	92
7	01	000	101	131	30B	10594337	364W15CD 01177	103 ROGUE LN ROGUE RIVER OR 97537	2022-3081	0.08	90,180	123,080	213,260	226,000	Jan-22	35	94
7	01	000	100		33	11012066	364W15CB 03201	505 BROADWAY ST ROGUE RIVER OR	2022-15604	0.27	133,500	0	133,500	140,000	May-22	36	95
7	01	000	101	142	30A	10664505	364W15CA 01700	607 THIRD ST ROGUE RIVER OR	2022-16274	0.43	148,380	405,520	553,900	585,000	May-22	37	95
7	01	000	101	131	30B	11001073	364W16CD 00521	255 WESTBROOK DR ROGUE RIVER OR	2022-32266	0.13	125,730	237,620	363,350	379,000	Nov-22	38	96
7	01	000	101	132	30A	10859215	364W15CB 01514	105 CEDAR RIDGE TERR ROGUE RIVER OR 97	2022-10883	0.24	158,370	291,130	449,500	465,000	Mar-22	39	97
7	01	000	101	131	30A	11001047	364W16DC 00617	233 WESTBROOK DR ROGUE RIVER OR	2022-35347	0.10	119,010	237,620	356,630	365,000	Dec-22	40	98
7	01	000	101	141	30A	10957151	364W15CA 01313	505 CYPRESS AVE ROGUE RIVER OR 97537	2022-25405	0.23	165,310	281,510	446,820	450,000	Aug-22	41	99
3	15	000	101	141	33	10986066	363W16DD 00214	810 JACOBY ST GOLD HILL OR 97525	2022-10925	0.17	108,850	271,770	380,620	380,000	Mar-22	42	100
7	01	000	101	141	30A	11004922	364W16DC 01102	106 DOVE PL ROGUE RIVER OR	2022-5113	0.18	103,430	306,350	409,780	397,000	Feb-22	43	103
7	01	000	101	141	30A	11004921	364W16DC 01101	102 DOVE PL ROGUE RIVER OR	2022-5110	0.18	103,430	306,350	409,780	399,000	Feb-22	44	103
7	01	000	101	142	33	10805729	364W15CA 01001	801 THIRD ST ROGUE RIVER OR	2022-8418	0.24	121,500	292,960	414,460	400,000	Mar-22	45	104
3	15	000	101	142	30B	10986453	363W21AA 02206	186 RIVER'S EDGE DR GOLD HILL OR 97525	2022-27475	0.08	108,850	266,280	375,130	350,000	Sep-22	46	107
3	15	000	101	142	33	10128147	363W15CC 04300	555 FIFTH AVE N GOLD HILL OR	2022-34262	0.11	106,850	322,680	429,530	400,000	Nov-22	47	107
7	01	000	101	141	30B	10283295	364W16AD 00400	935 PINE ST ROGUE RIVER OR 97520	2022-8246	0.32	137,610	345,270	482,880	438,700	Mar-22	48	110
3	15	000	101	142	30B	10986069	363W16DD 00210	1083 SEVENTH AVE GOLD HILL OR 97525	2022-33196	0.18	105,850	335,220	441,070	395,000	Nov-22	49	112
7	01	000	101	132	30B	10984910	364W22BB 02909	201 MADRONE ST ROGUE RIVER OR 97537	2022-15823	0.03	82,560	183,370	265,930	234,900	Apr-22	50	113
7	01	000	101	132	30B	10984909	364W22BB 02908	207 CLASSICK DR ROGUE RIVER OR 97537	2022-14539	0.03	82,560	183,370	265,930	235,900	Apr-22	51	113
7	01	000	109	952	16B	10283635	364W16DA 02100	416 BERGLUND ST ROGUE RIVER OR	2022-7072	0.41	201,290	227,910	429,200	375,000	Feb-22	52	114
7	01	000	101	132	30B	10984914	364W22BB 02913	211 PARK ST ROGUE RIVER OR 97537	2022-3025	0.04	83,690	211,890	295,580	255,000	Jan-22	53	116
7	01	000	101	141	30B	10822668	364W15CB 01202	530 BROADWAY ROGUE RIVER OR	2022-28740	0.20	160,250	273,980	434,230	370,000	Sep-22	54	117
7	01	000	101	131	33	10594297	364W15CD 01173	111 WARDS CR LN ROGUE RIVER OR 97537	2022-27874	0.08	90,180	124,750	214,930	180,000	Sep-22	55	119
3	15	000	101	141	33	10127988	363W15CC 02800	640 N SIXTH ST GOLD HILL OR	2022-23663	0.17	108,850	423,520	532,370	435,000	Jun-22	56	122
7	01	000	100		33	10281991	364W15CB 04400	PINE ST ROGUE RIVER OR 97520	2022-22672	0.60	169,660	0	169,660	139,000	Jul-22	57	122
3	15	000	101	141	30B	11011327	363W21AB 01703	1178 SECOND AVE N GOLD HILL OR	2022-26363	0.19	105,850	262,690	368,540	282,000	Aug-22	58	131

JACKSON County 2023 Ratio Study

Study Definition

RMV							RMV						
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
102	1	04	102	2023	2	CONDOMINIUM	102	2	15	000	2023	45	ASHLAND CONDOS
102	3	08	000	2023	4	CONDOMINIUMS	102	4	10	001	2023		TALENT CONDOS
102	4	10	002	2023	13	PHOENIX CONDOS	102	5	08	000	2023		CONDOMINIUMS
102	5	08	001	2023	3	CONDOS JVILLE	102	5	30	102	2023	3	CONDOMINIUM
102	6	30	102	2023	26	CONDOMINIUMS	102	7	01	102	2023	2	CONDOMINIUMS

Adjustment Calculation Summary

Sample - Number of Sales	98			
Population - Number of Accounts	901			
Sales as a percentage of the Population	10.88%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	4,220	0.00%	4,220	0.00%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	267,001,020	100.00%	267,001,020	100.00%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	100			
RMV Adjustment	100			
Before Ratio	100			
Overall Adjustment Factor	100			
Land Adjustment Factor	100			
OSD Adjustment Factor	100			
Improvement Adjustment Factor	100			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated no adjustment was needed.

Population totals (including recalculated study area 30): 1426

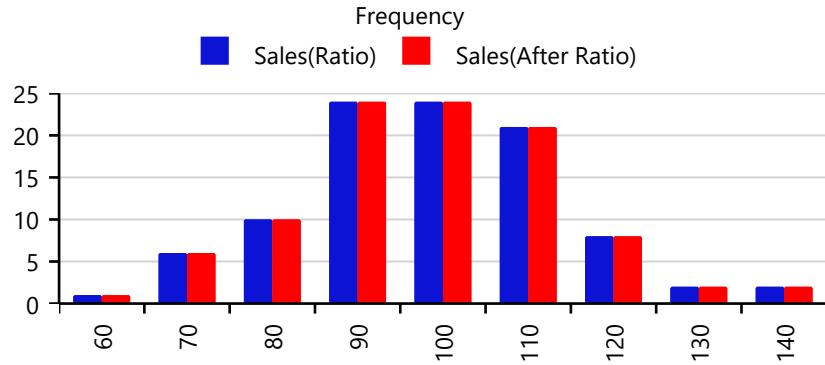
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	12.05	-	-	-	8.19*
PRD	0.99	-	-	-	1.00*

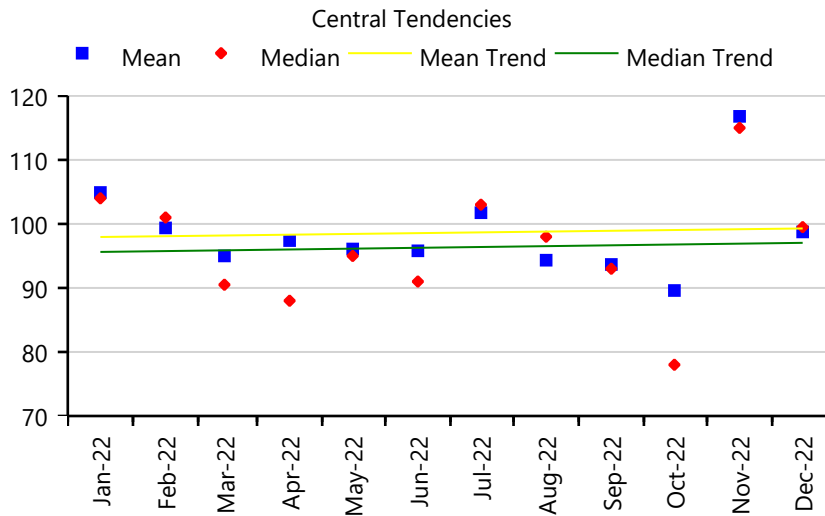
(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
60	1	1
70	6	6
80	10	10
90	24	24
100	24	24
110	21	21
120	8	8
130	2	2
140	2	2
Median	100	100
AAD	11.99	11.99
COD	12.05	12.05
Mean	98	98
SD	15.08	15.08
COV	15.33	15.33
Wtd Mean	99	99
GeoMean	97	97
PRD	.99	.99
95% Confidence	2.99	2.99

Number Of Sales 98



Month	Mean	Median	Sales
Jan-22	105	104	11
Feb-22	99	101	8
Mar-22	95	91	10
Apr-22	97	88	5
May-22	96	95	12
Jun-22	96	91	5
Jul-22	102	103	12
Aug-22	94	98	9
Sep-22	94	93	12
Oct-22	90	78	5
Nov-22	117	115	5
Dec-22	99	100	4

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	151	30A	10939892	391E09BB 60005	68 E MAIN ST 3 ASHLAND OR 97520	2022-17507	0.00	0	245,450	245,450	386,000	May-22	1	64

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	33	10860101	372W11AA 90016	548 VILLAGE DR CENTRAL POINT OR	2022-21833		0	192,320	192,320	290,825	Jul-22	2	66
4	10	002	102	132	30B	10639495	381W09DA 90013	610 N MAIN ST 2-A PHOENIX OR	2022-25694	0.02	0	158,070	158,070	235,000	Aug-22	3	67
4	10	002	102	132	30B	10639403	381W09DA 90004	610 N MAIN ST 5-D PHOENIX OR	2022-31232	0.02	0	158,070	158,070	234,000	Sep-22	4	68
4	10	002	102	132	30B	10644855	381W16AA 80008	600 W FIRST ST PHOENIX OR 97535	2022-7590		0	116,220	116,220	163,000	Mar-22	5	71
4	10	002	102	132	30B	10639373	381W09DA 90001	610 N MAIN ST 5-A PHOENIX OR	2022-31344	0.02	0	158,070	158,070	220,000	Oct-22	6	72
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-32246	0.02	0	158,070	158,070	218,000	Oct-22	7	73
2	15	000	102	142	33	10979517	391E15AA 70002	728 NORMAL AVE ASHLAND OR 97520	2022-5252	0.03	0	236,740	236,740	317,000	Feb-22	8	75
5	08	001	102	131	30A	10801719	372W29DD 90011	300 SHAFER LN E 3 JACKSONVILLE OR	2022-14345		0	233,720	233,720	299,000	Apr-22	9	78
5	08	001	102	131	33	10827933	372W29DD 80012	300 SHAFER LN H 4 JACKSONVILLE OR	2022-31422		0	253,190	253,190	325,000	Oct-22	10	78
6	30	102	102	131	30A	10651504	371W18DD 90030	1800 CRATER LAKE AVE 31 MEDFORD OR 975	2022-8071		0	135,270	135,270	169,900	Mar-22	11	80
2	15	000	102	141	30B	10985586	391E11CC 90025	2214 MCCALL DR ASHLAND OR 97520	2022-21323	0.02	0	255,650	255,650	321,000	Jun-22	12	80
3	08	000	102	131	30B	10860061	372W11AA 90012	538 VILLAGE DR CENTRAL POINT OR	2022-27049		0	192,320	192,320	239,500	Sep-22	13	80
3	08	000	102	131	33	10860177	372W11AA 90023	586 VILLAGE DR CENTRAL POINT OR	2022-7939		0	196,910	196,910	240,000	Mar-22	14	82
6	30	102	102	132	30B	10651431	371W18DD 90023	1800 CRATER LAKE AVE 24 MEDFORD OR 975	2022-12209		0	143,970	143,970	175,000	Apr-22	15	82
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-2170	0.02	0	334,070	334,070	399,000	Jan-22	16	84
2	15	000	102	131	30B	10981434	391E09DD 90009	456 BEACH ST ASHLAND OR 97520	2022-7561	0.02	0	334,070	334,070	397,500	Mar-22	17	84
5	08	001	102	144	30A	10986521	372W32BA 90014	440 N FOURTH ST 102 JACKSONVILLE OR 975	2022-17196	0.05	0	414,290	414,290	490,000	May-22	18	85
2	15	000	102	131	33	10593606	391E14AD 90107	854 TWIN PINES CIR 7 ASHLAND OR	2022-27485		0	201,520	201,520	235,000	Sep-22	19	86
2	15	000	102	141	33	10989610	391E09AA 90017	479 RUSSELL ST 205 ASHLAND OR 97520	2022-26035	0.02	0	244,010	244,010	280,000	Aug-22	20	87
4	10	002	102	132	33	10650816	381W09BA 70006	160 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-5939		0	217,160	217,160	246,000	Feb-22	21	88
6	30	102	102	132	30A	10651423	371W18DD 90022	1800 CRATER LAKE AVE 23 MEDFORD OR 975	2022-11966		0	143,970	143,970	163,000	Apr-22	22	88
6	30	102	102	141	30A	10988010	371W34BC 80006	1281 ASHFORD WAY 1 MEDFORD OR 97504	2022-17565	0.03	0	266,300	266,300	301,000	May-22	23	88
2	15	000	102	152	30B	11006224	391E09BB 97002	89 N MAIN ST ASHLAND OR 97520	2022-19496	0.03	0	654,130	654,130	740,000	Jun-22	24	88
4	10	002	102	132	30B	10641233	381W09BA 80002	182 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-18028		0	231,300	231,300	260,000	May-22	25	89
2	15	000	102	148	30B	10977049	391E14CB 90002	2297 SISKIYOU BLVD ASHLAND OR 97520	2022-21191	0.02	0	325,000	325,000	364,000	Jul-22	26	89
4	10	002	102	132	30B	10641241	381W09BA 80003	184 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-21836		0	231,300	231,300	260,000	Jul-22	27	89
6	30	102	102	141	30A	10988020	371W34BC 80016	1281 ASHFORD WAY 6 MEDFORD OR 97504	2022-9360	0.03	0	266,100	266,100	294,400	Mar-22	28	90
2	15	000	102	131	30A	10593509	391E14AD 90112	854 TWIN PINES CIR ASHLAND OR	2022-14516		0	201,520	201,520	225,000	May-22	29	90
2	15	000	102	132	25G	10833091	391E05DB 60019	495 CHESTNUT ST 19 ASHLAND OR 97520	2022-9045		0	218,980	218,980	240,000	Mar-22	30	91
6	30	102	102	132	30A	10651415	371W18DD 90021	1800 CRATER LAKE AVE 22 MEDFORD OR 975	2022-22470		0	143,970	143,970	159,000	Jun-22	31	91
6	30	102	102	141	33	10987106	371W34BC 90016	1280 ASHFORD WAY 8 MEDFORD OR 97504	2022-3275	0.03	0	320,130	320,130	349,000	Jan-22	32	92
6	30	102	102	141	33	10988007	371W34BC 80003	1273 ASHFORD WAY 4 MEDFORD OR 97504	2022-5097	0.03	0	266,300	266,300	290,000	Feb-22	33	92

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	08	000	102	131	30A	10859988	372W11AA 90004	518 VILLAGE DR CENTRAL POINT OR	2022-35462		0	192,320	192,320	210,000	Dec-22	34	92
2	15	000	102	141	30A	10985588	391E11CC 90027	2244 MCCALL DR ASHLAND OR 97520	2022-27208	0.02	0	255,650	255,650	275,000	Sep-22	35	93
2	15	000	102	131	30A	10981433	391E09DD 90008	458 BEACH ST ASHLAND OR 97520	2022-27223	0.03	0	364,390	364,390	391,896	Sep-22	36	93
6	30	102	102	141	30A	10987101	371W34BC 90011	1272 ASHFORD WAY MEDFORD OR 97504	2022-28346	0.03	0	264,150	264,150	285,000	Sep-22	37	93
4	10	002	102	132	33	10644849	381W16AA 80007	600 W FIRST ST PHOENIX OR 97535	2022-28669		0	116,220	116,220	125,000	Sep-22	38	93
6	30	102	102	132	30B	10651588	371W17CC 90002	2000 BROOKHURST ST 2 MEDFORD OR	2022-16808		0	160,190	160,190	170,000	May-22	39	94
2	15	000	102	141	33	10910259	391E04AD 80007	824 BOULDER CR LN ASHLAND OR 97520	2022-24421		0	443,440	443,440	470,000	Aug-22	40	94
4	10	002	102	132	33	10644814	381W16AA 80004	600 W FIRST ST PHOENIX OR 97535	2022-26648		0	116,220	116,220	123,000	Aug-22	41	94
2	15	000	102	141	33	10989609	391E09AA 90016	479 RUSSELL ST 204 ASHLAND OR 97520	2022-447	0.39	0	323,420	323,420	339,500	Jan-22	42	95
4	10	002	102	132	30B	10641225	381W09BA 80001	180 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-16573		0	240,490	240,490	250,000	May-22	43	96
6	30	102	102	141	30A	10988018	371W34BC 80014	1281 ASHFORD WAY 5 MEDFORD OR 97504	2022-28101	0.03	0	266,300	266,300	276,800	Sep-22	44	96
4	10	002	102	132	33	10641274	381W09BA 80006	176 NORTHRIDGE TERR PHOENIX-TALENT/CO	2022-24442		0	231,300	231,300	235,000	Aug-22	45	98
6	30	102	102	132	30A	10651812	371W17CC 90026	2000 BROOKHURST ST 25 MEDFORD OR	2022-25459		0	181,700	181,700	185,000	Aug-22	46	98
5	30	102	102	132	33	10983303	372W13BD 90021	450 MIDWAY RD 21 MEDFORD OR 97501	2022-27455	0.01	0	210,220	210,220	215,000	Sep-22	47	98
5	30	102	102	132	30A	10983293	372W13BD 90011	450 MIDWAY RD 11 MEDFORD OR 97501	2022-1718	0.01	0	210,220	210,220	212,000	Jan-22	48	99
2	15	000	102	131	33	10798000	391E11CD 90004	295 TOLMAN CR RD ASHLAND OR 97520	2022-36324		0	245,180	245,180	247,500	Dec-22	49	99
1	04	102	102	131	30A	10980086	341W10CA 90020	60 DION CT 2 SHADY COVE OR 97539	2022-823	0.02	10	138,740	138,750	139,000	Jan-22	50	100
6	30	102	102	131	30A	10983336	371W18CD 80009	2101 POPLAR DR 52 MEDFORD OR 97501	2022-21792	0.03	0	192,960	192,960	193,000	Jul-22	51	100
6	30	102	102	132	33	10651296	371W18DD 90009	1800 CRATER LAKE AVE 9 MEDFORD OR 9750	2022-26702		0	211,210	211,210	211,000	Aug-22	52	100
1	04	102	102	131	30A	10980080	341W10CA 90013	40 DION CT 3 SHADY COVE OR 97539	2022-36475	0.02	10	138,740	138,750	139,000	Dec-22	53	100
2	15	000	102	151	30A	10904241	391E09BB 90013	71 WATER ST 203 ASHLAND OR	2022-5919		0	728,690	728,690	719,000	Feb-22	54	101
6	30	102	102	132	30A	10653660	371W19DA 90011	1111 STEVENS ST 11 MEDFORD OR	2022-6503		0	188,330	188,330	187,000	Feb-22	55	101
2	15	000	102	132	30A	10793271	391E15AB 80008	1745 SISKIYOU BLVD ASHLAND OR 97520	2022-11865		0	329,680	329,680	322,500	Apr-22	56	102
2	15	000	102	132	33	10833131	391E05DB 60023	495 CHESTNUT ST 23 ASHLAND OR 97520	2022-22339		0	266,420	266,420	260,000	Jul-22	57	102
5	30	102	102	132	30A	10983312	372W13BD 90030	450 MIDWAY RD 30 MEDFORD OR 97501	2022-23325	0.01	0	240,100	240,100	235,000	Jul-22	58	102
2	15	000	102	141	30A	10985568	391E11CC 90007	2261 MCCALL DR ASHLAND OR 97520	2022-25083	0.01	0	225,490	225,490	220,000	Aug-22	59	102
2	15	000	102	141	33	10985564	391E11CC 90003	2283 MCCALL DR ASHLAND OR 97520	2022-27961	0.01	0	225,490	225,490	220,000	Sep-22	60	102
6	30	102	102	153	30A	10597878	371W30AD 90015	300 MEDFORD HEIGHTS LN MEDFORD OR 97	2022-14123		0	402,140	402,140	390,000	Mar-22	61	103
6	30	102	102	132	30A	10651821	371W17CC 90027	2000 BROOKHURST ST 26 MEDFORD OR	2022-1317		0	181,700	181,700	175,000	Jan-22	62	104
6	30	102	102	132	30A	10668856	371W18CC 90800	1206 MORROW RD A MEDFORD OR	2022-9823	0.03	0	249,440	249,440	240,000	Mar-22	63	104
2	15	000	102	142	30A	10986644	391E04CC 70004	226 VAN NESS ST ASHLAND OR 97520	2022-21348	0.03	10	341,110	341,120	329,000	Jul-22	64	104
7	01	102	102	141	30A	10883289	364W16AD 90026	815 PINE ST 5 ROGUE RIVER OR 97537	2022-36423		0	208,400	208,400	200,000	Dec-22	65	104

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	15	000	102	131	30A	10978574	391E15AD 90007	802 PARK ST ASHLAND OR 97520	2022-17292	0.02	0	324,860	324,860	308,500	May-22	66	105
6	30	102	102	132	30A	10983372	371W18CD 80045	2101 POPLAR DR 74 MEDFORD OR 97501	2022-15736	0.01	0	160,570	160,570	150,000	May-22	67	107
2	15	000	102	151	33	10959737	391E04AD 88035	977 GOLDEN ASPEN PL ASHLAND OR 97520	2022-22544		0	558,720	558,720	524,500	Jul-22	68	107
6	30	102	102	132	30B	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-33395		0	143,970	143,970	135,000	Nov-22	69	107
6	30	102	102	132	30A	10651601	371W17CC 90004	2000 BROOKHURST ST 4 MEDFORD OR	2022-2571		0	170,540	170,540	157,000	Jan-22	70	109
2	15	000	102	141	30A	10982941	391E05AC 90021	733 N MAIN ST ASHLAND OR 97520	2022-6993	0.04	0	387,540	387,540	354,000	Feb-22	71	109
2	15	000	102	132	30A	10794065	391E09DB 90002	610 IOWA ST ASHLAND OR 97520	2022-17293		0	462,930	462,930	425,000	May-22	72	109
2	15	000	102	132	33	10833041	391E05DB 60014	495 CHESTNUT ST 13 ASHLAND OR 97520	2022-20932		0	287,550	287,550	263,250	Jun-22	73	109
6	30	102	102	132	30A	10983373	371W18CD 80046	2101 POPLAR DR 75 MEDFORD OR 97501	2022-21000	0.02	0	168,850	168,850	155,000	Jul-22	74	109
2	15	000	102	151	30A	10948257	391E04AD 66009	832 PLUM RIDGE DR ASHLAND OR 97520	2022-22280		0	585,390	585,390	536,000	Jul-22	75	109
2	15	000	102	141	33	10975526	391E04AD 77019	818 PAVILION PL ASHLAND OR 97520	2022-24126	0.03	0	355,620	355,620	325,000	Aug-22	76	109
7	01	102	102	141	30A	10883254	364W16AD 90023	815 PINE ST 2 ROGUE RIVER OR 97537	2022-6642		0	210,030	210,030	190,000	Feb-22	77	111
2	15	000	102	141	30B	10938131	391E04AD 99002	902 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-16708		0	407,430	407,430	367,500	May-22	78	111
2	15	000	102	141	33	10938204	391E04AD 99009	916 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-18264		0	516,710	516,710	465,000	Jun-22	79	111
6	30	102	102	131	33	10983342	371W18CD 80015	2101 POPLAR DR 40 MEDFORD OR 97501	2022-28178	0.02	0	196,290	196,290	177,000	Sep-22	80	111
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-29112	0.02	0	275,530	275,530	249,000	Sep-22	81	111
2	15	000	102	141	30B	10987808	391E04AD 44048	644 FAIR OAKS CT ASHLAND OR 97520	2022-32147	0.03	10	308,380	308,390	279,000	Nov-22	82	111
2	15	000	102	151	30B	10959842	391E04AD 88046	988 GOLDEN ASPEN PL ASHLAND OR 97520	2022-29717		0	531,240	531,240	475,000	Oct-22	83	112
2	15	000	102	141	30B	10932739	391E04AD 40018	943 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-23812		0	232,460	232,460	205,000	Jul-22	84	113
6	30	102	102	132	30B	10983386	371W18CD 80059	2101 POPLAR DR 19 MEDFORD OR 97501	2022-31321	0.02	0	168,850	168,850	150,000	Oct-22	85	113
2	15	000	102	141	30B	10914950	391E04AD 50007	909 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-785		0	426,070	426,070	375,000	Jan-22	86	114
6	30	102	102	132	30A	10651456	371W18DD 90025	1800 CRATER LAKE AVE 26 MEDFORD OR 975	2022-15155		0	143,970	143,970	125,000	May-22	87	115
2	15	000	102	141	33	10914943	391E04AD 50006	910 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-34181		0	426,070	426,070	369,000	Nov-22	88	115
6	30	102	102	132	33	10983353	371W18CD 80026	2101 POPLAR DR 2 MEDFORD OR 97501	2022-33420	0.02	0	168,850	168,850	145,000	Nov-22	89	116
2	15	000	102	141	30B	10990940	391E11CC 80014	2205 ASHLAND ST 203 ASHLAND OR 97520	2022-6603	0.02	0	275,530	275,530	235,000	Jan-22	90	117
2	15	000	102	132	30A	10645795	391E05DA 80003	311 GLENN ST ASHLAND OR 97520	2022-8174		0	315,000	315,000	269,000	Mar-22	91	117
2	15	000	102	151	33	10959867	391E04AD 88045	990 GOLDEN ASPEN PL ASHLAND OR 97520	2022-6641		0	531,240	531,240	450,000	Feb-22	92	118
2	15	000	102	151	30B	10959460	391E04AD 88019	949 GOLDEN ASPEN PL ASHLAND OR 97520	2022-2472		0	386,270	386,270	324,000	Jan-22	93	119
2	15	000	102	141	33	10990935	391E11CC 80009	2205 ASHLAND ST 208 ASHLAND OR 97520	2022-3191	0.02	0	275,230	275,230	227,500	Jan-22	94	121
2	15	000	102	161	33	11001345	391E09BA 40009	175 LITHIA WAY 301 ASHLAND OR 97520	2022-10643	0.03	0	960,270	960,270	750,000	Mar-22	95	128
2	15	000	102	132	33	10985793	391E09AD 60007	62 N MOUNTAIN AVE ASHLAND OR 97520	2022-22086	0.04	0	459,620	459,620	350,000	Jul-22	96	131
2	15	000	102	141	30A	10938156	391E04AD 99004	906 MOUNTAIN MEADOWS CIR ASHLAND OR	2022-31971		0	520,190	520,190	385,000	Nov-22	97	135

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
4	10	002	102	132	30B	10639487	381W09DA 90012	610 N MAIN ST 3-D PHOENIX OR	2022-14466	0.02	0	158,070	158,070	115,000	Apr-22	98	137

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
400	7	03	000	2023		RURAL PROPERTIES	401	7	03	000	2023	104	RURAL PROPERTIES

Adjustment Calculation Summary

Sample - Number of Sales	104
Population - Number of Accounts	3744
Sales as a percentage of the Population	2.78%
<i>Prior Year Population Values</i>	
Land Rmv	1,078,416,197
OSD RMV	155,496,870
Improvement RMV	536,446,335
Farm Improvement RMV	16,063,860
	Pre-Trend Brkdwn
	Post Trend Values
	Post Trend Brkdwn
	60.37%
	1,002,927,063
	60.32%
	8.70%
	155,496,870
	9.35%
	30.03%
	488,166,165
	29.36%
	0.90%
	16,063,860
	0.97%
Selected Ratio From Sales	107
Time Trend Adjustment	-4
Before Ratio	107
Overall Adjustment Factor	93
Land Adjustment Factor	93
OSD Adjustment Factor	100
Improvement Adjustment Factor	91
Farm Improvement Factor	100
After Ratio	100

Explanation

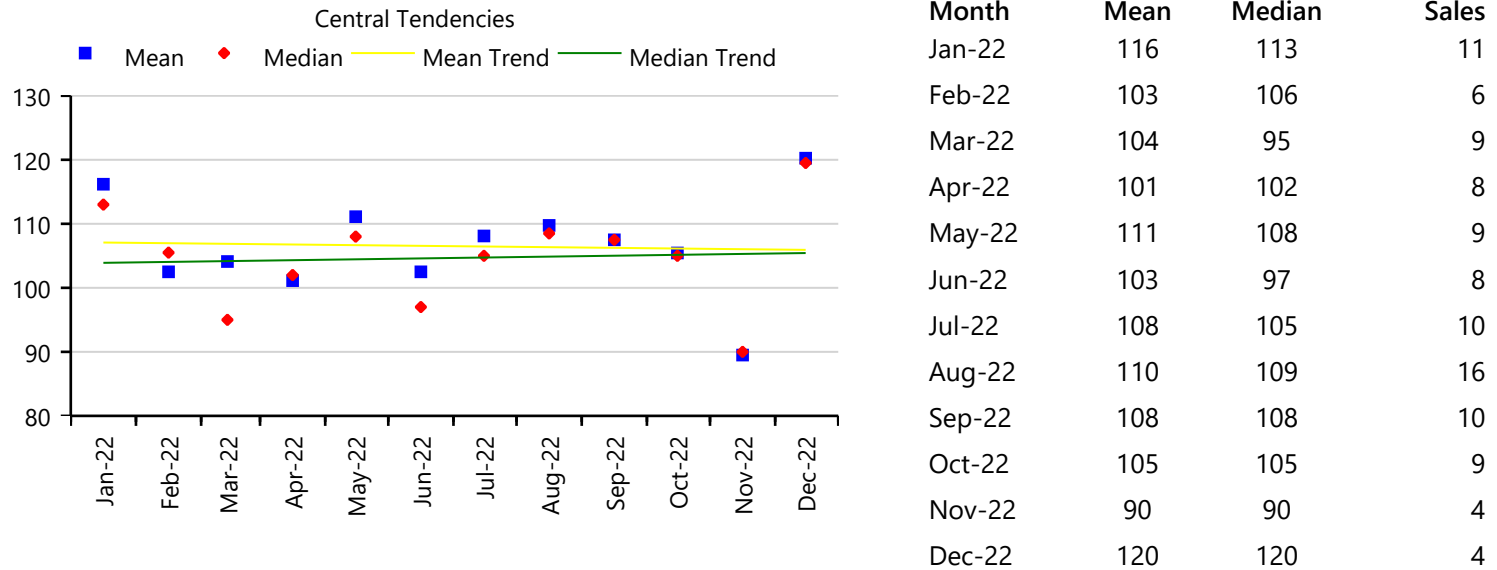
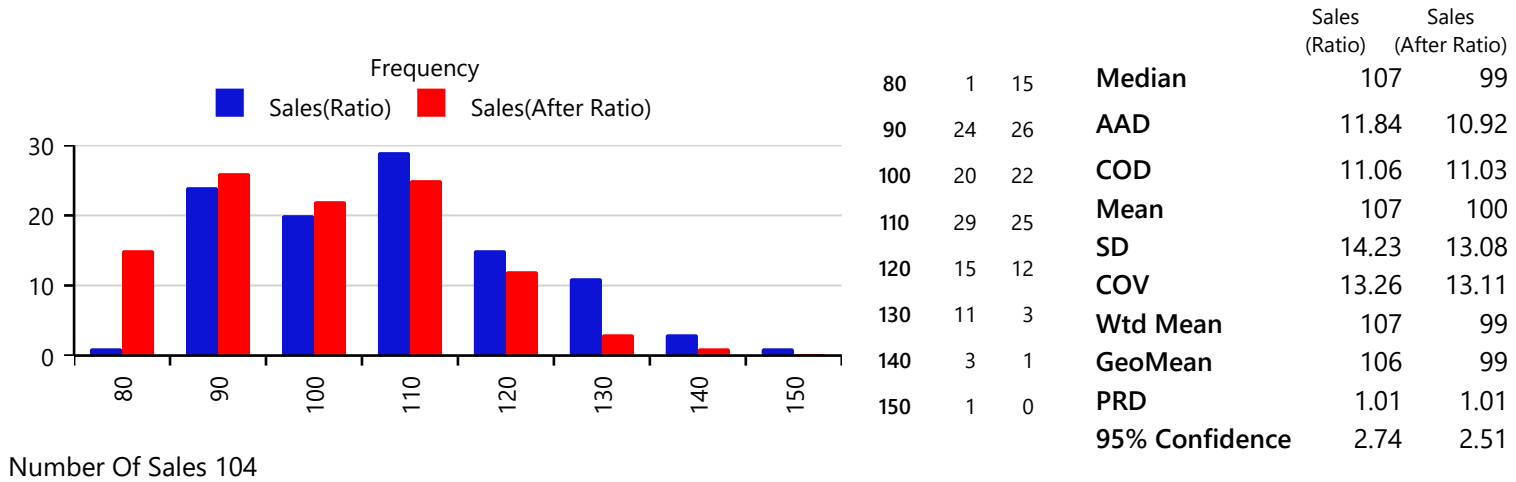
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	11.03	10.67	10.07*	10.32*	13.42*
PRD	1.01	1.02	1.02*	1.02*	1.03*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	03	000	401	131	33	10301195	364W22C0 00400	5100 NORTH RIVER RD ROGUE RIVER/COUNT	2022-8516	0.97	231,070	33,050	264,120	314,438	Mar-22	1	84
7	03	000	609	952	22	10637145	354W15D0 00800	7384 EAST EVANS CR RD ROGUE RIVER/COUN	2022-13082	5.65	261,650	134,180	395,830	466,512	Apr-22	2	85

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	03	000	401	131	30B	10525002	354W16B0 01000	1650 QUEENS BRANCH RD ROGUE RIVER/CO	2022-32177	5.09	321,420	175,110	496,530	576,172	Nov-22	3	86
7	03	000	401	131	33	10526992	354W2700 00207	5373 EAST EVANS CR RD ROGUE RIVER/COUN	2022-4853	5.96	337,810	165,760	503,570	576,229	Feb-22	4	87
7	03	000	401	138	30A	10292731	374W0300 00107	1843 BIRDSEYE CR RD ROGUE RIVER/COUNTY	2022-8980	9.61	371,340	74,570	445,910	513,040	Mar-22	5	87
7	03	000	401	131	33	10532459	354W16D0 04000	1472 PINE GROVE RD ROGUE RIVER/COUNTY	2022-11170	2.68	283,650	218,050	501,700	576,615	Mar-22	6	87
7	03	000	401	121	30A	10302775	364W29B0 01900	7015 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-18126	4.87	383,720	48,410	432,130	497,039	Jun-22	7	87
7	03	000	401	138	33	10294937	364W0900 00202	2117 WEST EVANS CR RD ROGUE RIVER/COU	2022-21860	2.50	276,640	143,920	420,560	480,396	Jul-22	8	88
7	03	000	401	138	30B	10294773	364W0400 02700	2815 WEST EVANS CR RD ROGUE RIVER/COU	2022-30324	0.50	190,760	110,600	301,360	341,792	Oct-22	9	88
7	03	000	401	131	30B	10295437	364W1000 00303	245 MANZANITA DR ROGUE RIVER/COUNTY	2022-12989	0.90	243,680	159,390	403,070	451,841	Apr-22	10	89
7	03	000	401	131	30B	10530107	354W08DD 01100	1740 QUEENS BRANCH RD ROGUE RIVER/CO	2022-34030	1.54	260,780	117,230	378,010	425,164	Nov-22	11	89
7	03	000	401	131	30A	10529420	354W03C0 01900	1282 PLEASANT CR RD ROGUE RIVER/COUNT	2022-21028	0.94	246,540	173,090	419,630	467,463	Jul-22	12	90
7	03	000	401	152	30B	10690125	374W1000 02100	3626 HOSMER LN ROGUE RIVER/COUNTY OR	2022-22962	6.82	345,490	477,300	822,790	917,142	Jul-22	13	90
7	03	000	601	152	22	10292601	374W0200 04501	1690 FOOTS CR RD ROGUE RIVER/COUNTY O	2022-24395	9.85	280,920	358,140	639,060	710,434	Aug-22	14	90
7	03	000	409	942	30A	10522139	354W0100 00700	145 SYKES CR RD ROGUE RIVER/COUNTY OR	2022-26399	12.36	350,010	82,770	432,780	482,895	Aug-22	15	90
7	03	000	401	121	30A	10302775	364W29B0 01900	7015 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-10573	4.87	383,720	48,410	432,130	476,460	Mar-22	16	91
7	03	000	409	300	16A	10292199	374W02D0 03300	1989 FOOTS CR RD ROGUE RIVER/COUNTY O	2022-18819	1.26	224,650	0	224,650	246,617	Jun-22	17	91
7	03	000	601	131	22	10602256	364W0500 00112	350 FIELDER CR RD ROGUE RIVER/COUNTY O	2022-28139	5.56	258,570	195,650	454,220	496,520	Sep-22	18	91
7	03	000	401	131	33	10302988	364W30A0 01400	6575 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-34346	0.28	163,840	81,060	244,900	268,059	Nov-22	19	91
7	03	000	601	138	22	10518179	343W3400 00100	16995 EAST EVANS CR RD ROGUE RIVER/COU	2022-30091	153.59	892,400	102,560	994,960	1,076,680	Jun-22	20	92
7	03	000	601	131	22	10665640	344W2800 00145	4179 DITCH CR RD ROGUE RIVER/COUNTY OR	2022-33184	9.70	388,330	264,840	653,170	706,237	Nov-22	21	92
7	03	000	609	963	22	10527429	354W2800 01301	4882 WEST EVANS CR RD ROGUE RIVER/COU	2022-13424	9.94	354,980	253,320	608,300	651,847	Feb-22	22	93
7	03	000	401	131	30B	10302491	364W22C0 04400	4873 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30352	0.74	222,110	51,060	273,170	292,375	Oct-22	23	93
7	03	000	401	131	30B	10303788	364W35A0 00200	89 CHAMPLIN LN ROGUE RIVER/COUNTY OR	2022-14526	12.20	508,610	223,250	731,860	778,320	Apr-22	24	94
7	03	000	409	300	16A	10302483	364W22C0 04300	4901 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-16327	0.26	163,410	9,940	173,350	184,237	May-22	25	94
7	03	000	401	141	33	10294165	354W34D0 03700	333 EARTHART RD ROGUE RIVER/COUNTY OR	2022-8086	2.15	277,490	183,930	461,420	483,400	Mar-22	26	95
7	03	000	401	131	33	10296695	364W15BB 00800	1085 EAST EVANS CR RD ROGUE RIVER/COUN	2022-18972	0.85	237,610	128,040	365,650	386,034	Jun-22	27	95
7	03	000	401	131	30A	10521360	353W0300 00600	15551 EAST EVANS CR RD ROGUE RIVER/COU	2022-24861	10.08	312,810	129,390	442,200	462,480	Aug-22	28	96
7	03	000	401	133	33	10296522	364W14C0 01200	1153 WARDS CR RD ROGUE RIVER/COUNTY O	2022-22351	1.34	257,520	133,990	391,510	402,292	Jul-22	29	97
7	03	000	601	132	22	10520710	344W3300 00302	3485 PLEASANT CR RD ROGUE RIVER/COUNT	2022-23439	5.75	269,850	251,920	521,770	540,100	Jul-22	30	97
7	03	000	409	952	16A	10561992	354W34B0 00800	4445 EAST EVANS CR RD ROGUE RIVER/COUN	2022-26260	1.56	270,170	142,140	412,310	423,937	Aug-22	31	97
7	03	000	401	121	30A	10528764	344W3400 00211	16820 FORD RD ROGUE RIVER/COUNTY OR 9	2022-31656	3.14	300,050	35,030	335,080	346,885	Oct-22	32	97
7	03	000	401	131	30B	10297130	364W16AA 00200	918 WEST EVANS CR RD ROGUE RIVER/COUN	2022-14972	0.67	215,540	291,480	507,020	515,584	Apr-22	33	98
7	03	000	401	131	30A	10533666	354W2700 00700	5304 EAST EVANS CR RD ROGUE RIVER/COUN	2022-29489	1.21	264,350	257,590	521,940	534,492	Sep-22	34	98

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	03	000	409	952	33	10287599	364W14B0 00500	450 TENNEY DR ROGUE RIVER/COUNTY OR	9 2022-16623	5.21	283,110	132,900	416,010	419,250	May-22	35	99
7	03	000	401	132	30A	10296995	364W16AA 00500	35 LLOYELEN DR ROGUE RIVER/COUNTY OR	2022-18975	0.79	230,250	253,100	483,350	488,550	Jun-22	36	99
7	03	000	401	124	30A	10293110	374W1000 00900	3146 FOOTS CR RD ROGUE RIVER/COUNTY O	2022-24621	2.75	217,330	151,190	368,520	373,806	Aug-22	37	99
7	03	000	409	963	16A	10288056	364W14C0 01000	1039 WARDS CR RD ROGUE RIVER/COUNTY O	2022-29122	0.47	187,120	278,490	465,610	470,060	Sep-22	38	99
7	03	000	401	148	30A	10294813	364W0400 03201	2263 WEST EVANS CR RD ROGUE RIVER/COU	2022-3478	2.80	294,420	177,290	471,710	472,735	Jan-22	39	100
7	03	000	401	152	30B	10295542	364W10CB 01000	1683 EAST EVANS CR RD ROGUE RIVER/COUN	2022-27938	1.11	199,750	459,060	658,810	651,618	Sep-22	40	101
7	03	000	401	131	30B	10290358	364W31C0 03300	1118 SAVAGE CR RD ROGUE RIVER/COUNTY	2022-26599	0.85	233,540	206,450	439,990	431,945	Aug-22	41	102
7	03	000	401	131	33	10532207	354W16A0 03000	2061 PINE GROVE RD ROGUE RIVER/COUNTY	2022-31871	4.19	304,590	310,930	615,520	600,886	Oct-22	42	102
7	03	000	401	151	30A	10645957	374W1000 02200	3600 HOSMER LN ROGUE RIVER/COUNTY OR	2022-6932	7.67	301,140	452,480	753,620	727,179	Feb-22	43	104
7	03	000	551	143	17	10285799	364W0400 01800	2577 EAST EVANS CR RD ROGUE RIVER/COUN	2022-17889	13.77	475,590	374,470	850,060	818,916	May-22	44	104
7	03	000	551	131	17	10531924	354W15B0 02000	2074 PINE GROVE RD ROGUE RIVER/COUNTY	2022-28277	4.21	304,910	291,530	596,440	572,982	Sep-22	45	104
7	03	000	401	142	30A	10635142	364W19C0 02000	4425 FOOTHILL BLVD ROGUE RIVER/COUNTY	2022-3521	0.68	208,370	397,770	606,140	577,404	Jan-22	46	105
7	03	000	401	141	30B	10644069	364W14A0 04400	1943 WARDS CR RD ROGUE RIVER/COUNTY O	2022-26700	5.89	332,660	358,800	691,460	655,557	Aug-22	47	105
7	03	000	401	143	30B	10572360	354W15B0 00601	255 QUEENS BRANCH RD ROGUE RIVER/COU	2022-31889	3.31	294,070	465,960	760,030	724,671	Oct-22	48	105
7	03	000	409	952	16A	10521221	344W3500 00600	1900 SYKES CR RD ROGUE RIVER/COUNTY OR	2022-14321	2.68	276,530	138,510	415,040	390,888	Apr-22	49	106
7	03	000	409	300	30B	10300204	364W21AB 02100	124 LANDSIEDEL LN ROGUE RIVER/COUNTY	2022-7070	0.18	155,630	4,800	160,430	149,792	Feb-22	50	107
7	03	000	401	142	30B	10526033	354W2100 00500	6648 WEST EVANS CR RD ROGUE RIVER/COU	2022-14234	2.51	276,830	294,770	571,600	533,957	Apr-22	51	107
7	03	000	409	962	16A	10533761	354W2700 01400	4844 EAST EVANS CR RD ROGUE RIVER/COUN	2022-15582	1.84	250,590	250,690	501,280	467,471	May-22	52	107
7	03	000	401	141	30A	10546829	354W1100 00309	10057 EAST EVANS CR RD ROGUE RIVER/COU	2022-34798	7.89	357,880	256,480	614,360	573,448	Dec-22	53	107
7	03	000	401	141	30B	10287304	364W12C0 01900	2496 WARDS CR RD ROGUE RIVER/COUNTY O	2022-3064	2.85	324,830	444,730	769,560	715,349	Jan-22	54	108
7	03	000	409	972	16A	10925851	364W0300 02302	2424 EAST EVANS CR RD ROGUE RIVER/COUN	2022-17095	2.52	286,030	214,820	500,850	463,173	May-22	55	108
7	03	000	401	142	30A	10723211	344W3500 00701	2045 SYKES CR RD ROGUE RIVER/COUNTY OR	2022-26179	5.01	269,780	316,280	586,060	541,310	Aug-22	56	108
7	03	000	409	300	16A	10292870	374W0300 00900	1828 BIRDSEYE CR RD ROGUE RIVER/COUNTY	2022-26828	20.18	380,390	6,220	386,610	355,068	Aug-22	57	109
7	03	000	601	141	22	10285415	364W0300 00200	550 EARHART RD ROGUE RIVER/COUNTY OR	2022-4165	4.52	314,020	377,590	691,610	627,239	Feb-22	58	110
7	03	000	401	132	30A	10522201	354W0100 00709	100 SYKES CR RD ROGUE RIVER/COUNTY OR	2022-19411	4.13	303,560	202,470	506,030	460,638	Jun-22	59	110
7	03	000	401	141	33	10533161	354W2200 00206	6756 EAST EVANS CR RD ROGUE RIVER/COUN	2022-30427	4.93	325,800	359,880	685,680	621,357	Oct-22	60	110
7	03	000	401	132	30A	10523109	354W0500 01102	9331 WEST EVANS CR RD ROGUE RIVER/COU	2022-27220	3.82	298,450	125,190	423,640	383,034	Sep-22	61	111
7	03	000	409	962	16A	10288031	364W14A0 05000	78 MATNEY LN ROGUE RIVER/COUNTY OR	97 2022-12853	1.57	263,300	199,060	462,360	412,973	Apr-22	62	112
7	03	000	401	133	30B	10566625	364W31B0 03000	694 SAVAGE CR RD ROGUE RIVER/COUNTY O	2022-28035	4.96	317,310	64,640	381,950	340,584	Sep-22	63	112
7	03	000	401	142	33	10295999	364W14B0 05100	447 TENNEY DR ROGUE RIVER/COUNTY OR	9 2022-1552	2.28	275,060	322,980	598,040	527,644	Jan-22	64	113
7	03	000	409	952	16A	10286876	364W1000 00602	2104 EAST EVANS CR RD ROGUE RIVER/COUN	2022-2647	2.58	321,840	130,590	452,430	399,272	Jan-22	65	113
7	03	000	409	300	16A	10997118	344W2800 00123	3972 PLEASANT CR RD ROGUE RIVER/COUNT	2022-3197	5.07	317,490	67,490	384,980	341,723	Jan-22	66	113

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	03	000	401	152	33	10827770	354W2700 01211	763 FOREST HILLS DR ROGUE RIVER/COUNTY	2022-10732	20.08	313,320	535,530	848,850	749,908	Mar-22	67	113
7	03	000	401	131	33	10573429	364W31B0 00400	627 SAVAGE CR RD ROGUE RIVER/COUNTY O	2022-22384	8.19	290,970	184,800	475,770	421,529	Jul-22	68	113
7	03	000	401	132	33	10524300	354W1200 00201	10930 EAST EVANS CR RD ROGUE RIVER/COU	2022-24454	5.88	323,680	197,110	520,790	462,292	Aug-22	69	113
7	03	000	601	133	22	10525639	354W1700 00300	2021 QUEENS BRANCH RD ROGUE RIVER/CO	2022-25119	6.71	346,160	311,960	658,120	580,796	Aug-22	70	113
7	03	000	401	144	33	10533317	354W2200 00904	6324 EAST EVANS CR RD ROGUE RIVER/COUN	2022-28745	6.16	363,220	175,080	538,300	476,576	Sep-22	71	113
7	03	000	409	951	16B	10634105	344W2800 00112	4640 PLEASANT CR RD ROGUE RIVER/COUNT	2022-30546	3.22	270,830	64,030	334,860	297,300	Oct-22	72	113
7	03	000	601	141	22	10627521	344W3300 01005	2793 PLEASANT CR RD ROGUE RIVER/COUNT	2022-6373	4.91	305,170	324,730	629,900	550,133	Feb-22	73	114
7	03	000	409	962	16A	10287231	364W12D0 00500	3160 WARDS CR RD ROGUE RIVER/COUNTY O	2022-15753	2.80	283,630	161,410	445,040	389,680	May-22	74	114
7	03	000	401	141	30A	10531381	354W11C0 01700	8820 EAST EVANS CR RD ROGUE RIVER/COUN	2022-21985	2.24	252,180	231,340	483,520	416,755	Jul-22	75	116
7	03	000	401	131	30B	10285481	364W0300 00701	3236 EAST EVANS CR RD ROGUE RIVER/COUN	2022-25828	5.26	322,230	116,730	438,960	379,302	Aug-22	76	116
7	03	000	401	134	30A	10568229	344W1500 00504	7227 PLEASANT CR RD ROGUE RIVER/COUNT	2022-17698	11.21	318,190	225,070	543,260	463,600	May-22	77	117
7	03	000	401	121	30A	10530018	354W08AA 01600	8852 WEST EVANS CR RD ROGUE RIVER/COU	2022-26348	0.93	243,330	169,930	413,260	353,938	Aug-22	78	117
7	03	000	401	142	30B	10296563	364W14C0 03100	946 WARDS CR RD ROGUE RIVER/COUNTY O	2022-29035	2.45	292,600	258,180	550,780	470,013	Sep-22	79	117
7	03	000	401	134	30A	10298207	364W19C0 01300	4460 FOOTHILL BLVD ROGUE RIVER/COUNTY	2022-3040	1.37	226,060	186,590	412,650	348,689	Jan-22	80	118
7	03	000	551	131	17	10519604	344W2200 00800	5477 PLEASANT CR RD ROGUE RIVER/COUNT	2022-12376	40.23	662,290	134,730	797,020	674,567	Apr-22	81	118
7	03	000	401	138	16B	10295054	364W0900 01000	1649 WEST EVANS CR RD ROGUE RIVER/COU	2022-36030	1.96	331,750	90,580	422,330	356,536	Dec-22	82	118
7	03	000	401	131	33	10297405	364W16A0 02300	635 WEST EVANS CR RD ROGUE RIVER/COUN	2022-17438	4.88	363,080	284,120	647,200	546,000	May-22	83	119
7	03	000	409		30B	10531965	354W15C0 01000	7135 EAST EVANS CR RD ROGUE RIVER/COUN	2022-19363	5.11	318,740	0	318,740	268,950	Jun-22	84	119
7	03	000	409	952	16B	10522170	354W0100 00706	374 SYKES CR RD ROGUE RIVER/COUNTY OR	2022-31320	6.00	333,450	146,870	480,320	401,801	Oct-22	85	120
7	03	000	401	151	33	10290236	364W31B0 02100	790 SAVAGE CR RD ROGUE RIVER/COUNTY O	2022-31832	1.31	256,010	554,950	810,960	670,410	Oct-22	86	121
7	03	000	401	141	33	10799535	354W3400 01004	4186 EAST EVANS CR RD ROGUE RIVER/COUN	2022-36396	9.16	289,410	407,890	697,300	574,713	Dec-22	87	121
7	03	000	401	131	30A	10825980	354W10D0 00702	8389 EAST EVANS CR RD ROGUE RIVER/COUN	2022-590	1.01	252,090	207,400	459,490	373,596	Jan-22	88	123
7	03	000	401	300	30B	10304095	364W35D0 00900	862 FOOTS CR RD ROGUE RIVER/COUNTY OR	2022-9086	0.16	108,200	0	108,200	87,120	Mar-22	89	124
7	03	000	601	141	22	10695261	354W1000 00304	14926 HOERSTER LN ROGUE RIVER/COUNTY	2022-2694	5.65	318,360	399,530	717,890	576,420	Jan-22	90	125
7	03	000	409	300	16B	10304135	364W35D0 02400	998 FOOTS CR RD ROGUE RIVER/COUNTY OR	2022-10715	1.93	261,720	16,810	278,530	222,985	Mar-22	91	125
7	03	000	401	141	30A	10522210	354W0100 00710	10585 EAST EVANS CR RD ROGUE RIVER/COU	2022-23956	1.25	256,050	329,080	585,130	466,783	Jul-22	92	125
7	03	000	409	963	16B	10287142	364W12A0 01000	3336 WARDS CR RD ROGUE RIVER/COUNTY O	2022-24129	19.00	391,200	203,790	594,990	471,593	Aug-22	93	126
7	03	000	401	151	30A	10293931	374W2200 00400	4984 FOOTS CR RD ROGUE RIVER/COUNTY O	2022-20573	15.00	289,730	513,690	803,420	631,520	Jun-22	94	127
7	03	000	401	151	33	10564487	354W16C0 04400	876 MINTHORNE RD ROGUE RIVER/COUNTY	2022-22382	2.51	280,830	414,920	695,750	544,301	Jul-22	95	128
7	03	000	611	141	22	10520144	344W2800 00600	4175 PLEASANT CR RD ROGUE RIVER/COUNT	2022-5159	4.88	315,970	248,380	564,350	436,296	Jan-22	96	129
7	03	000	409	963	16A	10302564	364W27B0 02900	570 SCHIEFFELIN GULCH RD ROGUE RIVER/C	2022-24750	2.15	296,470	250,680	547,150	423,206	Aug-22	97	129
7	03	000	401	141	30B	10286916	364W10CC 00800	1260 EAST EVANS CR RD ROGUE RIVER/COUN	2022-28969	2.70	279,970	296,080	576,050	445,005	Sep-22	98	129

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
7	03	000	401	131	33	10294408	364W0300 02004	2848 EAST EVANS CR RD ROGUE RIVER/COUN	2022-2643	0.86	236,760	141,570	378,330	288,150	Jan-22	99	131
7	03	000	601	131	22	10519134	344W1500 00702	6475 PLEASANT CR RD ROGUE RIVER/COUNT	2022-9554	5.89	322,720	414,560	737,280	561,556	Mar-22	100	131
7	03	000	401	142	30B	10303609	364W30C0 01100	487 SAVAGE CR RD ROGUE RIVER/COUNTY O	2022-35936	0.90	241,680	351,710	593,390	439,164	Dec-22	101	135
7	03	000	409	952	16B	10552620	364W1100 00505	434 TENNEY DR ROGUE RIVER/COUNTY OR 9	2022-23240	5.00	208,250	162,440	370,690	270,050	Jul-22	102	137
7	03	000	409	962	16A	10564332	354W16C0 00900	7330 WEST EVANS CR RD ROGUE RIVER/COU	2022-16521	2.83	282,140	190,230	472,370	341,285	May-22	103	138
7	03	000	551	133	17	10531616	354W1200 00409	10342 EAST EVANS CR RD ROGUE RIVER/COU	2022-25458	10.12	588,260	300,030	888,290	610,390	Aug-22	104	146

JACKSON County 2023 Ratio Study

Study Definition

RMV						RMV							
Class	MA	SA	NH	App Year	# of Sales	Location	Class	MA	SA	NH	App Year	# of Sales	Location
406	1	02	406	2023	5	UNIMPROVED RIVER	406	1	11	406	2023		UNIMPROVED RIVER
406	3	28	281	2023		UPPER RIVER FRONTAGE	406	3	28	282	2023	2	MIDDLE RVR FRONTAGE
406	3	28	283	2023	8	LOWER RIVER FRONTAGE	406	3	28	284	2023		RIVER FRONTAGE
406	7	04	000	2023	4	REC RIVER SITE	406	7	05	406	2023	8	UNIMPROVED RIVER

Adjustment Calculation Summary

Sample - Number of Sales	27
Population - Number of Accounts	898
Sales as a percentage of the Population	3.01%

Prior Year Population Values

	Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	312,437,172	328,059,031	52.47%
OSD RMV	23,551,670	23,551,670	3.76%
Improvement RMV	254,140,730	269,389,174	43.01%
Farm Improvement RMV	5,356,510	5,356,510	0.86%

Selected Ratio From Sales	95
Time Trend Adjustment	-4

Before Ratio	95
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Overall Adjustment Factor	105
Land Adjustment Factor	105
OSD Adjustment Factor	100
Improvement Adjustment Factor	106
Farm Improvement Factor	100

After Ratio	100
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Explanation

Selected Median which is supported by the other central tendencies. A time trend study was performed and the study indicated a -4% adjustment was needed.

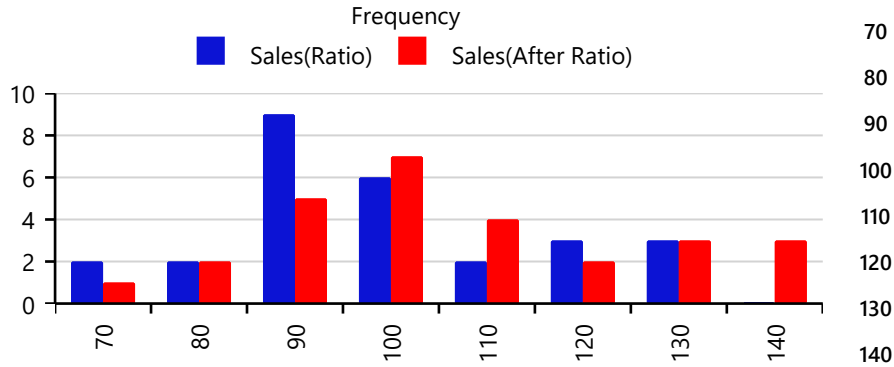
JACKSON County 2023 Ratio Study

Performance History

	2023	2022	2021	2020	2019
COD	14.41	-	-	-	-
PRD	1.03	-	-	-	-

(* Indicates years may not reflect after ratio values)

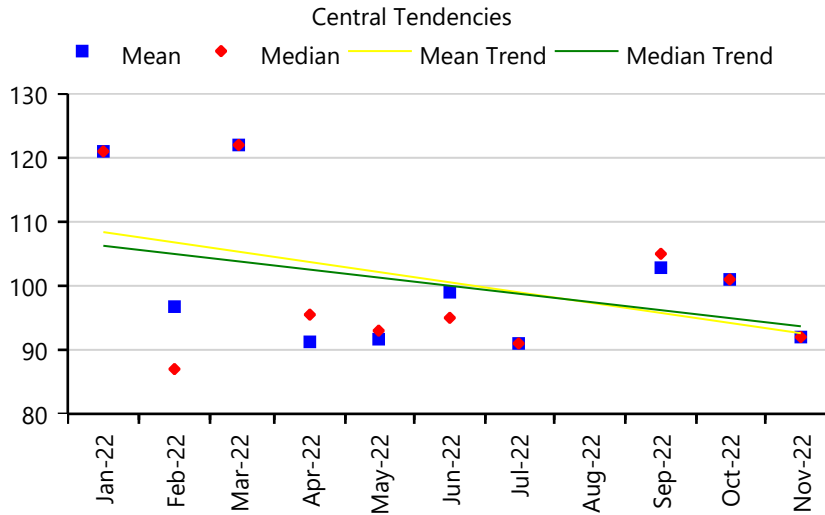
JACKSON County 2023 Ratio Study



70	2	1
80	2	2
90	9	5
100	6	7
110	2	4
120	3	2
130	3	3
140	0	3

	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	13.78	14.41
COD	14.50	14.41
Mean	100	105
SD	17.69	18.55
COV	17.75	17.70
Wtd Mean	97	102
GeoMean	98	103
PRD	1.03	1.03
95% Confidence	6.67	7.00

Number Of Sales 27



Month	Mean	Median	Sales
Jan-22	121	121	1
Feb-22	97	87	4
Mar-22	122	122	2
Apr-22	91	96	4
May-22	92	93	3
Jun-22	99	95	3
Jul-22	91	91	1
Sep-22	103	105	6
Oct-22	101	101	2
Nov-22	92	92	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	28	283	406	131	30B	10178441	364W24D0 01200	1316 ROGUE RIVER HWY CENTRAL POINT/CO	2022-11286	0.44	201,560	273,730	475,290	677,200	Apr-22	1	70
1	02	406	406	131	30B	10251907	341W03B0 02800	100 MEADOW LN EAGLE POINT/COUNTY OR	2022-20452	1.59	379,740	99,340	479,080	660,893	Jun-22	2	72
3	28	283	406	141	30B	10165334	363W17DD 00900	2122 SECOND AVE CENTRAL POINT/COUNTY	2022-30442	0.38	203,150	379,970	583,120	751,488	Sep-22	3	78
3	28	283	406	133	30B	10729648	363W19B0 00301	790 ROGUE RIVER HWY CENTRAL POINT/COU	2022-5654	0.53	206,740	339,250	545,990	675,054	Feb-22	4	81
7	05	406	406	131	33	10302215	364W27B0 00200	4828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-7045	0.24	262,480	125,150	387,630	456,823	Feb-22	5	85
1	02	406	406	973	16B	10251923	341W03B0 03000	84 MEADOW LN EAGLE POINT/COUNTY OR 9	2022-4729	0.67	412,700	164,320	577,020	650,498	Feb-22	6	89
3	28	283	406	132	33	10165286	363W17DD 00400	1994 SECOND AVE CENTRAL POINT/COUNTY	2022-17236	0.70	208,220	261,480	469,700	526,878	May-22	7	89
7	05	406	406	143	33	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-28704	1.84	302,750	248,380	551,130	621,200	Sep-22	8	89
1	02	406	406	151	30A	10251575	341W03A0 01101	24722 HWY 62 EAGLE POINT/COUNTY OR 97	2022-14032	0.71	270,900	324,090	594,990	660,328	Apr-22	9	90
3	28	282	406	141	30A	10163877	363W1000 03300	1429 UPPER RIVER RD CENTRAL POINT/COUN	2022-21915	9.33	574,010	406,630	980,640	1,078,660	Jul-22	10	91
3	28	283	406	148	30A	10178190	364W24C0 01600	1408 ROGUE RIVER HWY CENTRAL POINT/CO	2022-33336	1.17	329,700	382,530	712,230	774,852	Nov-22	11	92
7	05	406	406	143	30A	10299171	364W20D0 01800	331 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-16568	1.40	335,960	392,960	728,920	780,080	May-22	12	93
3	28	283	406	141	33	10177063	363W17CD 00500	2394 LAMPMAN RD CENTRAL POINT/COUNT	2022-17171	1.31	214,880	263,060	477,940	512,243	May-22	13	93
7	05	406	406	153	30A	10301850	364W26D0 00600	2828 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-19354	0.84	291,050	505,680	796,730	840,048	Jun-22	14	95
7	05	406	406	141	33	10301411	364W22C0 02700	5369 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-29516	1.21	254,320	367,670	621,990	645,219	Sep-22	15	96
7	04	000	806		30A	10302661	364W29B0 00900	7160 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-13316	0.32	157,240	0	157,240	155,535	Apr-22	16	101
7	05	406	406	131	30B	10301787	364W2600 01300	3296 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30380	0.69	289,240	144,940	434,180	431,129	Oct-22	17	101
7	04	000	806	300	30B	10299163	364W20D0 01700	333 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-31318	0.73	189,670	5,930	195,600	193,460	Oct-22	18	101
1	02	406	406		30A	10219426	331E3200 01202	29450 HWY 62 EAGLE POINT/COUNTY OR	2022-14546	1.40	342,770	0	342,770	330,718	Apr-22	19	104
7	04	000	806		33	10298881	364W20C0 00800	ROGUE RIVER HWY ROGUE RIVER/COUNTY O	2022-7930	0.62	180,960	0	180,960	164,339	Mar-22	20	110
7	05	406	406	153	30B	10300677	364W21B0 02400	8158 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-30125	1.12	283,670	634,080	917,750	805,872	Sep-22	21	114
3	28	283	406	942	16B	10165278	363W17DD 00300	1974 SECOND AVE CENTRAL POINT/COUNTY	2022-27557	0.69	212,570	61,300	273,870	228,066	Sep-22	22	120
3	28	282	606	153	22	10553608	363W1100 01801	1957 UPPER RIVER RD CENTRAL POINT/COUN	2022-27610	4.95	567,540	676,560	1,244,100	1,036,770	Sep-22	23	120
1	02	406	406	133	30B	10253892	341W3200 00801	3230 ROGUE RIVER DR EAGLE POINT/COUNTY	2022-2393	7.61	550,360	264,170	814,530	673,470	Jan-22	24	121
3	28	283	406	131	30A	10166574	363W22B0 00900	300 LAMPMAN RD CENTRAL POINT/COUNTY	2022-18099	1.93	301,170	257,480	558,650	429,792	Jun-22	25	130
7	05	406	406	143	30B	10300596	364W21B0 01700	555 FIELDER LN ROGUE RIVER/COUNTY OR 9	2022-5643	1.84	302,750	248,380	551,130	416,794	Feb-22	26	132
7	04	000	806		30B	10300034	364W21AB 00700	8730 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-8420	1.20	226,830	0	226,830	169,313	Mar-22	27	134

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location
200	1	00	000	2023		COMMERCIAL
200	2	00	000	2023		COMMERCIAL
200	2	74	000	2023	1	Hotel/Motel
200	3	00	700	2023		ADMU- CNTR PT AREA
200	3	74	000	2023		Hotel/Motel
200	4	00	000	2023		COMMERCIAL
200	4	74	000	2023		Motel/Hotel
200	5	00	000	2023		COMMERCIAL
200	5	07	000	2023		SFR IN COMM/IND
200	6	00	000	2023	1	COMMERCIAL
200	6	74	000	2023	2	Motel/Hotel
200	7	00	000	2023		COMMERCIAL
201	1	00	000	2023		COMMERCIAL
201	1	70	610	2023		WAREHOUSE-IND LAND
201	1	73	000	2023		Medical / Dental
201	1	76	000	2023		Flex Space
201	2	00	000	2023	7	COMMERCIAL
201	2	50	000	2023		APARTMENTS
201	2	72	000	2023		
201	2	74	000	2023	7	Hotel/Motel
201	3	00	000	2023	3	COMMERCIAL
201	3	01	000	2023		CP CORE
201	3	70	610	2023		WAREHOUSE-IND LAND
201	3	73	000	2023		Medical / Dental
201	3	76	000	2023		Flex Space
201	4	00	000	2023	1	COMMERCIAL
201	4	70	610	2023		WAREHOUSE-IND LAND
201	4	74	000	2023	15	Motel/Hotel
201	4	77	000	2023		INDUSTRIAL LAND
201	5	01	000	2023		JEFFRSN/GRIFFIN ELEM
201	5	50	000	2023		APARTMENTS
201	5	73	000	2023		Medical / Dental
201	5	75	000	2023	1	Office
201	6	00	000	2023	1	COMMERCIAL
201	6	01	000	2023		RESDN TL FAIR
201	6	70	610	2023		WAREHOUSE IND LAND
201	6	74	000	2023	29	Motel/Hotel
201	6	77	000	2023	1	Parking Lots
201	7	01	000	2023		CITY OF ROGUE RIVER
201	7	74	000	2023	2	Motel/Hotel
291	3	00	000	2023	1	COMMERCIAL

JACKSON County 2023 Ratio Study

291	4	00	000	2023	COMMERCIAL	RMV				App	# of	
291	5	00	000	2023	COMMERCIAL	Class	MA	SA	NH	Year	Sales	Location
291	6	74	000	2023	Motel/Hotel							
200	1	74	000	2023						2023	1	Motel/Hotel
200	2	01	000	2023						2023		NEW/MOD HOUSING
200	3	00	000	2023						2023	1	COMMERCIAL
200	3	01	000	2023						2023		CP CORE
200	3	77	000	2023						2023		INDUSTRIAL LAND
200	4	01	000	2023						2023		TALENT CITY
200	4	77	000	2023						2023		INDUSTRIAL LAND
200	5	01	000	2023						2023		JEFFRSN/GRIFFIN ELEM
200	5	74	000	2023						2023		Motel/Hotel
200	6	00	700	2023						2023		ADMU-CNTR PT AREA
200	6	77	000	2023						2023	2	Parking Lots
200	7	74	000	2023						2023		Motel/Hotel
201	1	01	000	2023						2023		HIGH COUNTRY RURAL
201	1	72	000	2023						2023		
201	1	74	000	2023						2023	5	Motel/Hotel
201	1	77	000	2023						2023	1	INDUSTRIAL LAND
201	2	01	000	2023						2023		NEW/MOD HOUSING
201	2	70	610	2023						2023		WAREHOUSE-IND LAND
201	2	73	000	2023						2023		Medical / Dental
201	2	77	000	2023						2023		INDUSTRIAL LAND
201	3	00	700	2023						2023		ADMU- CNTR PT AREA
201	3	05	000	2023						2023		CP TWIN CREEKS
201	3	72	000	2023						2023		
201	3	74	000	2023						2023	3	Hotel/Motel
201	3	77	000	2023						2023	4	INDUSTRIAL LAND
201	4	01	000	2023						2023		TALENT CITY
201	4	73	000	2023						2023		Medical / Dental
201	4	75	000	2023						2023		Office
201	5	00	000	2023						2023	1	COMMERCIAL
201	5	05	000	2023						2023		PLEX USE
201	5	70	610	2023						2023		WAREHOUSE-IND LAND
201	5	74	000	2023						2023	18	Motel/Hotel
201	5	77	000	2023						2023		INDUSTRIAL LAND
201	6	00	700	2023						2023		ADMU-CNTR PT AREA
201	6	50	000	2023						2023		APARTMENTS
201	6	73	000	2023						2023		Medical / Dental
201	6	75	000	2023						2023		Office
201	7	00	000	2023						2023	2	COMMERCIAL
201	7	72	000	2023						2023		
201	7	77	000	2023						2023		INDUSTRIAL LAND
291	3	74	000	2023						2023		Hotel/Motel
291	4	74	000	2023						2023		Motel/Hotel
291	6	00	000	2023						2023		COMMERCIAL

JACKSON County 2023 Ratio Study

Adjustment Calculation Summary

Sample - Number of Sales	110			
Population - Number of Accounts	6349			
Sales as a percentage of the Population	1.73%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	2,401,595,452	37.58%	2,521,675,225	37.58%
OSD RMV	3,422,050	0.05%	3,593,153	0.05%
Improvement RMV	3,985,706,995	62.37%	4,184,992,345	62.37%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	95			
Time Trend Adjustment	2			
Before Ratio	95			
Overall Adjustment Factor	105			
Land Adjustment Factor	105			
OSD Adjustment Factor	105			
Improvement Adjustment Factor	105			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

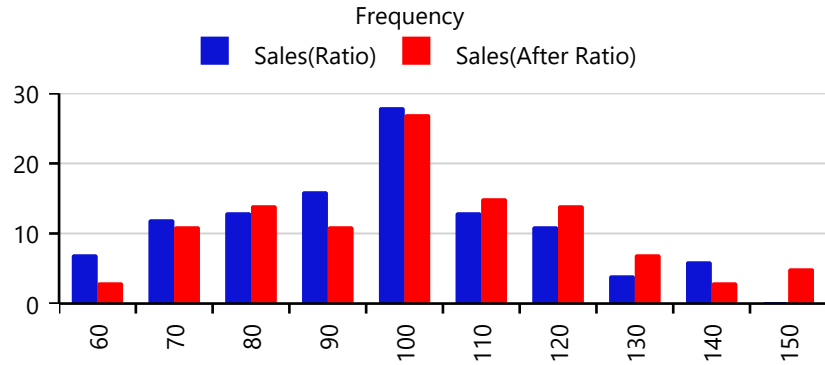
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a 2% adjustment was needed.

Performance History

	2023	2022	2021	2020	2019
COD	16.84	-	15.19*	14.05*	10.54*
PRD	0.98	-	1.08*	1.02*	1.02*

(* Indicates years may not reflect after ratio values)

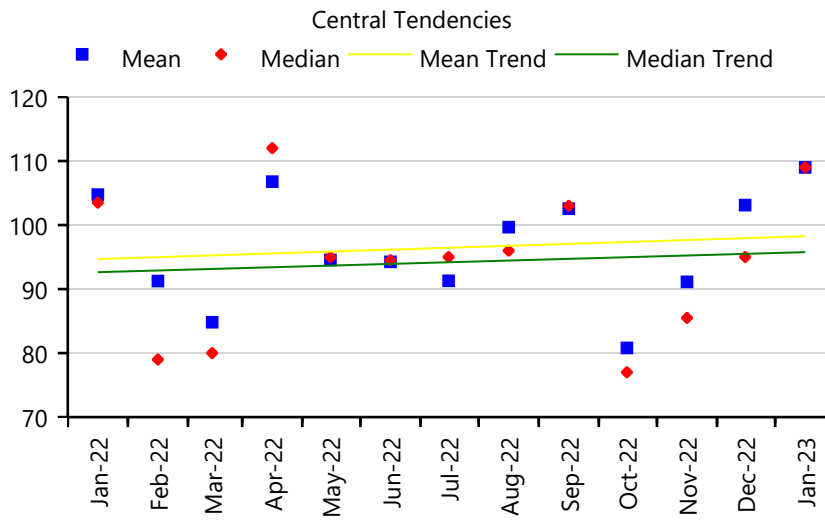
JACKSON County 2023 Ratio Study



60	7	3
70	12	11
80	13	14
90	16	11
100	28	27
110	13	15
120	11	14
130	4	7
140	6	3
150	0	5

	Sales (Ratio)	Sales (After Ratio)
Median	95	100
AAD	16.08	16.84
COD	16.93	16.84
Mean	96	101
SD	20.45	21.43
COV	21.22	21.17
Wtd Mean	99	104
GeoMean	94	99
PRD	.98	.98
95% Confidence	3.82	4.00

Number Of Sales 110



Month	Mean	Median	Sales
Jan-22	105	104	12
Feb-22	91	79	4
Mar-22	85	80	11
Apr-22	107	112	9
May-22	95	95	11
Jun-22	94	95	16
Jul-22	91	95	7
Aug-22	100	96	6
Sep-22	103	103	11
Oct-22	81	77	5
Nov-22	91	86	8
Dec-22	103	95	9
Jan-23	109	109	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	74	000	201	563	33	10665381	372W10AA 03100	48 THIRD ST S CENTRAL POINT OR	2022-10849	0.18	62,250	12,820	75,070	126,900	Mar-22	1	59
3	00	000	201	941	30B	10194878	372W01BA 00200	37 VILAS RD W CENTRAL POINT/COUNTY OR	2022-18370	1.46	638,040	61,750	699,790	1,158,168	Jun-22	2	60
6	74	000	201	586	33	10385012	372W24AA 00800	1729 RIVERSIDE AVE N MEDFORD OR	2022-31961	0.28	312,040	378,990	691,030	1,129,050	Oct-22	3	61
6	74	000	201	536	33	10363701	371W30BA 04200	118 GENESSEE ST MEDFORD OR 97520	2022-7740	0.17	152,430	36,870	189,300	305,010	Mar-22	4	62
3	74	000	201	632	33	10133882	372W02CC 05800	300 PINE ST E CENTRAL POINT OR	2022-10845	0.71	286,300	276,060	562,360	908,604	Mar-22	5	62
4	74	000	201	502	33	10010321	381W10CC 01700	106 FIRST ST E PHOENIX OR 97535	2022-22063	0.24	107,260	98,450	205,710	323,360	Jun-22	6	64
2	74	000	201	605	30B	10050191	391E04CC 05200	130 HELMAN ST ASHLAND OR 97520	2022-27893	0.18	158,870	295,260	454,130	709,442	Sep-22	7	64
1	74	000	201	502	33	10584451	361W17DC 00104	8205 HWY 62 WHITE CITY OR 97524	2022-31908	1.96	290,450	1,084,070	1,374,520	2,107,770	Oct-22	8	65
2	00	000	201	605	30A	10064861	391E09BA 05600	228 B STREET ASHLAND OR	2022-10322	0.30	252,190	423,220	675,410	1,011,716	Feb-22	9	67
6	74	000	201	543	33	10368191	371W30BA 01800	33 HAWTHORNE ST MEDFORD OR 97501	2022-9276	0.11	98,620	110,000	208,620	307,818	Mar-22	10	68
2	74	000	201	506	30A	10066310	391E09BB 05600	99 MAIN ST N ASHLAND OR	2022-23889	0.13	344,210	182,550	526,760	776,699	Jul-22	11	68
6	74	000	201	561	30A	11004956	361W29B0 01000	6800 CRATER LAKE AVE MEDFORD/COUNTY O	2022-32533	1.82	610,010	94,220	704,230	1,028,075	Nov-22	12	68
1	74	000	201	560	30A	10665437	341W21BA 00100	6673 ROGUE RIVER DR SHADY COVE OR 975	2022-9792	0.33	73,880	37,800	111,680	161,735	Feb-22	13	69
2	00	000	201	605	30A	10050338	391E09BB 16100	239 OAK ST ASHLAND OR 97520	2022-25024	0.29	188,290	507,460	695,750	982,605	Aug-22	14	71
5	75	000	201	543	30B	10409380	372W25DB 02400	19 ORANGE ST S MEDFORD OR	2022-28659	0.11	84,640	107,210	191,850	266,484	Sep-22	15	72
4	74	000	201		33	10276899	381W23DC 01700	401 E MAIN ST A TALENT OR	2022-8048	0.24	124,140	0	124,140	167,706	Mar-22	16	74
5	74	000	201	552	30A	10431873	372W26DA 01000	2267 W MAIN ST MEDFORD OR 97501	2022-17579	0.63	471,890	524,940	996,830	1,345,960	May-22	17	74
6	77	000	230		30B	11012530	372W01A0 05202	E VILAS RD MEDFORD OR	2022-20269	1.45	315,810	0	315,810	424,410	Jun-22	18	74
4	74	000	201	541	33	10010654	381W09DD 05400	415 MAIN ST PHOENIX OR	2022-23843	0.33	184,350	207,160	391,510	529,568	Jul-22	19	74
6	77	000	231	790	33	10873551	372W12A0 01107	3595 AVION DR MEDFORD OR	2022-1361	2.50	1,087,000	1,669,130	2,756,130	3,670,920	Jan-22	20	75
4	74	000	201	561	30A	10013716	381W10CC 03800	124 MAIN ST PHOENIX OR 97501	2022-16075	0.26	145,240	82,930	228,170	295,738	May-22	21	77
2	74	000	201	561	30A	10082404	391E14CA 02400	2405 SISKIYOU BLVD ASHLAND OR	2022-30190	0.40	353,040	70,190	423,230	552,310	Oct-22	22	77
6	74	000	201	541	30A	10364805	371W30AC 10200	820 E MAIN ST MEDFORD OR	2022-11164	0.22	221,210	123,290	344,500	441,569	Apr-22	23	78
3	74	000	201	622	30B	10141081	372W03DD 08300	25 FOURTH ST N CENTRAL POINT OR	2022-24730	0.18	89,600	344,940	434,540	554,400	Aug-22	24	78
5	74	000	201	511	30A	10693246	372W26AC 01800	2544 W MAIN ST MEDFORD OR	2022-32084	0.59	277,040	74,580	351,620	451,485	Nov-22	25	78
7	00	000	201	502	30A	10304003	364W35A0 00600	3175 ROGUE RIVER HWY ROGUE RIVER/COUN	2022-8998	2.13	200,730	407,550	608,280	761,925	Mar-22	26	80
6	74	000	201	652	30B	10332844	371W19DD 14100	1203 E JACKSON ST MEDFORD OR	2022-21749	0.23	231,270	47,040	278,310	348,519	Jun-22	27	80
5	74	000	201	554	33	10308931	384W22BB 00800	15100 HWY 238 APPLEGATE/COUNTY OR	2022-34236	3.06	547,360	1,620,770	2,168,130	2,704,860	Nov-22	28	80
6	74	000	201	536	30A	10360753	371W30AA 02000	1016 JACKSON ST E MEDFORD OR 97501	2022-35741	0.13	108,930	157,880	266,810	330,231	Dec-22	29	81
6	74	000	201	540	33	10688191	371W19CA 02700	706 CARDLEY AVE MEDFORD OR 97501	2022-8297	0.10	139,940	7,840	147,780	179,326	Mar-22	30	82
3	00	000	291	536	30B	10194748	362W36D0 02800	387 VILAS RD E MEDFORD OR	2022-18950	4.10	359,220	31,080	390,300	468,188	Jun-22	31	83
2	74	000	201	613	30A	10849201	391E13BB 00500	2915 HWY 66 ASHLAND OR 97520	2022-33082	1.40	596,170	448,620	1,044,790	1,263,276	Nov-22	32	83

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
2	74	000	200		30A	10969017	391E14AB 01400	558 WASHINGTON ST ASHLAND OR 97520	2022-2224	0.12	95,330	0	95,330	112,090	Jan-22	33	85
5	74	000	201	536	30B	10005250	372W32BA 08500	375 CALIFORNIA ST E JACKSONVILLE OR 975	2022-34228	0.27	398,450	77,670	476,120	550,935	Dec-22	34	86
7	74	000	201	502	30B	10282998	364W15CC 08200	127 OAK ST ROGUE RIVER OR 97520	2022-33367	0.28	82,370	151,680	234,050	265,663	Nov-22	35	88
5	74	000	291	131	30B	10431784	372W26DA 00100	2033 W MAIN ST MEDFORD OR	2022-35298	0.44	206,600	35,380	241,980	275,275	Dec-22	36	88
6	74	000	201	561	33	10386084	372W24AD 03900	404 WALNUT ST MEDFORD OR	2022-5287	0.81	542,970	200,030	743,000	834,678	Feb-22	37	89
3	77	000	231	651	30B	10194073	362W36CD 00200	5203 TABLE ROCK RD CENTRAL POINT/COUN	2022-14161	0.92	178,610	109,910	288,520	324,352	Apr-22	38	89
6	00	000	231		30B	11012114	371W06BB 00501	VILAS RD E MEDFORD OR	2022-15709	2.13	371,130	0	371,130	415,412	May-22	39	89
1	74	000	201	502	30B	10534719	352E10AC 05200	BROAD ST BUTTE FALLS OR 97524	2022-23924	0.13	12,040	65,160	77,200	85,748	Jul-22	40	90
6	74	000	201	554	33	10831367	371W31A0 01507	68 E STEWART AVE MEDFORD OR	2022-28131	0.79	926,750	615,460	1,542,210	1,705,170	Sep-22	41	90
2	00	000	201	507	33	10067071	391E09BB 12500	175 PIONEER ST N ASHLAND OR	2022-2848	0.14	567,670	108,070	675,740	738,558	Jan-22	42	91
5	74	000	201	541	30A	10410471	372W25DB 14300	901 W EIGHTH ST MEDFORD OR	2022-19288	0.12	84,520	274,440	358,960	389,274	Jun-22	43	92
5	74	000	201	541	33	10410471	372W25DB 14300	901 W EIGHTH ST MEDFORD OR	2022-19288	0.12	84,520	274,440	358,960	389,274	Jun-22	44	92
4	74	000	201	502	33	10013708	381W10CC 03200	118 MAIN ST PHOENIX OR 97501	2022-16838	0.51	284,900	107,360	392,260	422,171	May-22	45	93
2	74	000	201	536	33	10664248	391E15AB 08001	1675 SISKIYOU BLVD ASHLAND OR 97520	2022-17612	0.26	305,200	63,650	368,850	394,680	May-22	46	93
4	74	000	201		30A	10910999	381W26AA 00801	268 SOUTH PACIFIC HWY TALENT OR 97540	2022-36175	0.15	83,790	0	83,790	90,045	Dec-22	47	93
2	00	000	201	561	33	10126411	381E3100 03300	150 LOWE RD ASHLAND/COUNTY OR 97520	2022-18764	4.92	245,920	94,850	340,770	364,068	Jun-22	48	94
1	74	000	201	502	30A	10269949	341W15BA 04300	22175 HWY 62 SHADY COVE OR 97539	2022-3560	0.65	108,720	326,280	435,000	458,280	Jan-22	49	95
4	74	000	201	621	30A	10640294	371W33BA 05400	748 STATE ST MEDFORD OR	2022-15933	0.78	784,300	1,336,240	2,120,540	2,229,734	May-22	50	95
2	00	000	201	605	33	10669763	391E14CC 01301	1313 CLAY ST ASHLAND/COUNTY OR 97520	2022-16699	5.04	307,850	1,790,100	2,097,950	2,213,137	May-22	51	95
3	00	000	200		30B	10689730	362W36A0 00508	TABLE ROCK RD CENTRAL POINT/COUNTY OR	2022-19439	1.47	143,460	0	143,460	151,665	Jun-22	52	95
4	74	000	201		33	10046960	381W23D0 01000	103 SOUTH PACIFIC HWY TALENT OR	2022-23532	0.31	173,180	0	173,180	181,746	Jul-22	53	95
6	74	000	201	540	30B	10328053	371W19BD 01200	1322 MC ANDREWS RD E MEDFORD OR	2022-23769	1.03	1,035,670	1,594,240	2,629,910	2,758,795	Jul-22	54	95
6	74	000	201	561	30B	10385698	372W24AC 02700	1127 COURT ST MEDFORD OR	2022-25053	0.42	405,480	144,200	549,680	579,485	Aug-22	55	95
6	74	000	201	536	33	10370947	371W30BD 04400	ALMOND ST MEDFORD OR 97520	2022-31186	0.62	415,610	15,350	430,960	452,025	Oct-22	56	95
6	74	000	201	502	30B	10904573	361W3200 01915	6002 CRATER LAKE HWY MEDFORD/COUNTY	2022-34845	1.18	354,110	409,660	763,770	801,120	Dec-22	57	95
5	74	000	201	553	30B	10403115	372W25BD 12000	1320 MAIN ST W MEDFORD OR 97501	2022-20442	0.17	119,740	172,390	292,130	303,240	Jun-22	58	96
5	74	000	201	502	30B	10001469	372W29DC 01900	690 FIFTH ST N JACKSONVILLE OR 97530	2022-32873	0.37	434,340	436,290	870,630	902,700	Nov-22	59	96
6	74	000	201	583	30A	10386441	372W24AD 07100	1134 COURT ST MEDFORD OR	2022-14308	1.00	670,320	316,690	987,010	1,013,600	Apr-22	60	97
6	74	000	201	652	30B	10368540	371W30BB 02900	346 APPLE ST MEDFORD OR 97501	2022-20559	0.35	390,050	74,840	464,890	479,845	Jun-22	61	97
4	74	000	201	583	30A	10982865	381W05A0 00301	501 MATT LP MEDFORD OR 97501	2022-27201	0.95	728,160	2,438,970	3,167,130	3,271,775	Aug-22	62	97
6	74	000	201	650	30B	10383841	371W32BA 03400	1100 BARNETT RD E MEDFORD OR	2022-35209	0.39	1,630	12,900	14,530	15,017	Dec-22	63	97
2	00	000	202	508	33	10959437	391E04AD 88003	857 MOUNTAIN MEADOWS DR 3 ASHLAND O	2022-29364		0	122,930	122,930	125,650	Sep-22	64	98

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
3	00	000	201	552	30B	10722088	362W25C0 01101	6407 TABLE ROCK RD CENTRAL POINT/COUN	2022-11162	0.56	220,410	76,360	296,770	299,455	Mar-22	65	99
6	77	000	230		30B	11012577	372W12A0 01151	AIRPORT RD MEDFORD OR	2022-20903	0.96	915,790	0	915,790	925,650	Jun-22	66	99
3	77	000	231	561	30B	10982570	362W1300 01203	875 AVENUE G WHITE CITY OR 97503	2022-17189	3.75	225,020	991,530	1,216,550	1,214,520	May-22	67	100
4	74	000	201	521	33	10895666	371W34BB 00102	940 N PHOENIX RD 100 MEDFORD OR	2022-24716	4.08	3,418,720	4,903,640	8,322,360	8,315,083	Jul-22	68	100
5	74	000	201	587	30B	10450876	372W25BB 02200	1059 MC ANDREWS RD W MEDFORD OR 975	2022-27411	0.72	426,620	44,820	471,440	473,008	Sep-22	69	100
3	77	000	231	720	30A	10924304	361W1800 00225	1361 AVENUE F WHITE CITY OR 97503	2022-10327	3.57	221,830	3,160,820	3,382,650	3,300,375	Mar-22	70	102
6	74	000	200		30B	11012370	372W2400 00401	ROSSANLEY DR MEDFORD OR	2022-982	0.60	115,520	0	115,520	112,407	Jan-22	71	103
4	74	000	201		30A	10910999	381W26AA 00801	268 SOUTH PACIFIC HWY TALENT OR 97540	2022-3386	0.15	83,790	0	83,790	81,488	Jan-22	72	103
1	77	000	231	612	30A	10576791	361W17CC 01200	8266 THIRTEENTH ST WHITE CITY OR	2022-17646	0.58	93,070	322,500	415,570	404,880	May-22	73	103
6	74	000	941	502	33	10328533	371W19CB 01700	908 N RIVERSIDE AVE MEDFORD OR 97501	2022-28334	1.06	1,065,830	256,860	1,322,690	1,282,267	Sep-22	74	103
6	74	000	201	561	30B	10328866	371W19CC 01600	610 PINE ST MEDFORD OR 97501	2022-3399	0.20	201,110	143,320	344,430	331,045	Jan-22	75	104
5	74	000	221	502	33	10369763	371W30BC 04100	115 MAIN ST W MEDFORD OR	2022-12618	0.17	279,390	358,760	638,150	614,565	Apr-22	76	104
6	00	000	200		30B	10996627	371W08BC 02516	3631 CRATER LAKE AVE MEDFORD OR 97504	2022-33984	1.22	1,227,770	0	1,227,770	1,172,808	Nov-22	77	105
6	74	000	201	541	30B	10388725	372W24DB 02100	1025 COURT ST MEDFORD OR	2022-19009	0.80	717,260	276,740	994,000	935,268	Jun-22	78	106
5	74	000	201	540	33	10396098	372W25AC 17300	11 PEACH ST N MEDFORD OR	2022-31765	0.26	229,640	276,350	505,990	476,758	Oct-22	79	106
4	00	000	201		30A	10032267	381W22A0 00900	5538 SOUTH PACIFIC HWY PHOENIX-TALENT/	2022-15415	0.81	162,500	0	162,500	151,935	May-22	80	107
2	74	000	201	504	33	10080355	391E11CD 00400	2341 ASHLAND ST ASHLAND OR 97520	2022-35141	2.90	2,380,410	3,649,610	6,030,020	5,550,528	Jan-23	81	109
2	00	000	201	605	30A	10057304	391E05DB 04200	407 SCENIC DR ASHLAND OR	2022-4261	0.31	194,120	755,550	949,670	860,971	Jan-22	82	110
6	74	000	201	561	33	10391148	372W24DD 04700	101 E JACKSON ST MEDFORD OR	2022-22317	0.32	291,600	69,720	361,320	328,698	Sep-22	83	110
6	74	000	201	502	33	10616344	361W3200 01902	6006 CRATER LAKE HWY MEDFORD/COUNTY	2022-20996	1.56	444,430	673,380	1,117,810	1,005,500	Sep-22	84	111
6	74	000	201	500	30B	10371163	371W30BD 06800	123 S RIVERSIDE AVE MEDFORD OR 97501	2022-12721	0.72	1,007,520	74,210	1,081,730	963,965	Apr-22	85	112
6	74	000	201	561	30B	10371155	371W30BD 06700	101 S RIVERSIDE AVE MEDFORD OR	2022-14691	0.30	419,790	22,400	442,190	390,544	Apr-22	86	113
5	74	000	201	541	30B	10977418	372W26AC 02304	2436 W MAIN ST 103 MEDFORD OR 97501	2022-3565	0.25	117,380	1,041,170	1,158,550	1,018,500	Jan-22	87	114
7	00	000	201	501	30B	10283846	364W16DD 01200	110 W MAIN ROGUE RIVER OR	2022-16073	1.26	370,460	2,244,750	2,615,210	2,293,182	May-22	88	114
6	74	000	201	543	30B	10318092	371W18AA 01200	1864 DELTA WATERS RD MEDFORD OR	2022-18829	2.36	1,446,400	20	1,446,420	1,265,895	Jun-22	89	114
4	74	000	201	560	33	10046945	381W23D0 00200	251 VALLEY VIEW RD W TALENT OR	2022-3302	5.38	2,525,180	287,790	2,812,970	2,444,640	Jan-22	90	115
6	74	000	201	552	30B	10386386	372W24AD 06501	390 MC ANDREWS RD E MEDFORD OR	2022-11863	0.37	412,340	623,630	1,035,970	893,024	Apr-22	91	116
3	00	000	201	711	30B	10195060	372W01BD 00400	4611 TABLE ROCK RD CENTRAL POINT/COUN	2022-23110	2.31	343,280	816,880	1,160,160	988,536	Jul-22	92	117
5	00	000	201	650	30A	10748519	371W30BC 02201	31 W SIXTH ST E MEDFORD OR 97501	2022-8256	0.20	176,400	255,170	431,570	365,832	Mar-22	93	118
4	74	000	201	505	33	10980906	381W09A0 00603	4149 SOUTH PACIFIC HWY PHOENIX OR	2022-12552	3.41	1,795,350	823,620	2,618,970	2,228,857	Apr-22	94	118
5	74	000	201	543	33	10373107	371W30CB 11000	312 IVY ST S MEDFORD OR	2022-29105	0.11	91,000	312,360	403,360	341,904	Sep-22	95	118
6	74	000	230		30A	10933733	371W18AA 02705	2702 AMERICAN WAY MEDFORD OR 97504	2022-35021	1.16	777,580	0	777,580	650,910	Dec-22	96	119

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	74	000	201	542	30A	10372129	371W30CB 00300	123 W TENTH ST 201 MEDFORD OR	2022-28681	0.34	281,290	505,400	786,690	654,875	Aug-22	97	120
6	74	000	201	502	33	10874119	371W19BB 01401	1400 BIDDLE RD MEDFORD OR	2022-20462	2.05	2,061,290	2,593,510	4,654,800	3,809,656	Jun-22	98	122
1	74	000	200		30B	10272248	341W15CC 04400	21287 HWY 62 SHADY COVE OR 97524	2022-27675	0.22	67,350	0	67,350	55,336	Sep-22	99	122
5	74	000	201	621	30A	10001477	372W29DC 02200	675 FIFTH ST N JACKSONVILLE OR	2022-489	0.35	410,850	245,400	656,250	530,296	Jan-22	100	124
6	74	000	201	521	30A	10385525	372W24AB 00400	1233 COURT ST MEDFORD OR	2022-10939	2.76	2,572,580	1,940,620	4,513,200	3,553,200	Mar-22	101	127
1	74	000	201	589	30A	10534808	352E10AC 06100	326 BROAD ST BUTTE FALLS OR 97524	2022-36174	0.15	22,410	262,840	285,250	225,113	Dec-22	102	127
7	74	000	201	622	30B	10283852	364W16DD 01300	204 W MAIN ST ROGUE RIVER OR	2022-32878	0.48	141,210	410,160	551,370	421,386	Nov-22	103	131
4	74	000	201		33	10033651	381W26AA 00200	401 SOUTH PACIFIC HWY TALENT OR	2022-14397	1.03	373,160	0	373,160	278,740	Apr-22	104	134
2	74	000	201	561	30A	10126576	381E3200 05100	1860 HWY 99 ASHLAND/COUNTY OR	2022-26960	0.99	873,790	156,840	1,030,630	755,025	Aug-22	105	137
4	74	000	201	536	30A	10027171	381W15BB 07900	4414 S PACIFIC HWY B PHOENIX OR 97535	2022-1794	0.36	201,110	342,050	543,160	392,585	Jan-22	106	138
5	74	000	221	652	33	10370339	371W30BC 10000	GRAPE ST S MEDFORD OR	2022-6827	0.11	91,000	15,570	106,570	76,282	Feb-22	107	140
3	77	000	231	536	30A	10194894	372W01BA 00400	77 VILAS RD W CENTRAL POINT/COUNTY OR	2022-18410	1.51	204,030	15,440	219,470	156,783	Jun-22	108	140
6	74	000	201	504	33	10491441	372W13CB 05500	2902 NORTH PACIFIC HWY MEDFORD OR	2022-29514	2.34	1,568,590	2,060,200	3,628,790	2,593,416	Sep-22	109	140
5	74	000	201	502	30A	10429613	372W25CB 05700	2021 W MAIN ST MEDFORD OR	2022-35287	1.11	521,210	82,840	604,050	425,425	Dec-22	110	142

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
300	1	00	000	2023		COMMERCIAL	300	1	77	000	2023	1	INDUSTRIAL LAND
300	2	77	000	2023		INDUSTRIAL LAND	300	3	00	000	2023		COMMERCIAL
300	3	77	000	2023	4	INDUSTRIAL LAND	300	4	77	000	2023		INDUSTRIAL LAND
300	5	00	000	2023		COMMERCIAL	300	5	77	000	2023		INDUSTRIAL LAND
300	6	00	000	2023		COMMERCIAL	300	6	77	000	2023	1	Parking Lots
300	7	00	000	2023		COMMERCIAL	300	7	77	000	2023		INDUSTRIAL LAND
301	1	00	000	2023		COMMERCIAL	301	1	77	000	2023	1	INDUSTRIAL LAND
301	2	00	000	2023		COMMERCIAL	301	2	77	000	2023		INDUSTRIAL LAND
301	3	00	000	2023		COMMERCIAL	301	3	01	000	2023		CP CORE
301	3	70	610	2023		WAREHOUSE-IND LAND	301	3	74	000	2023		Hotel/Motel
301	3	77	000	2023	7	INDUSTRIAL LAND	301	4	77	000	2023		INDUSTRIAL LAND
301	5	00	000	2023		COMMERCIAL	301	5	70	610	2023		WAREHOUSE-IND LAND
301	5	77	000	2023	3	INDUSTRIAL LAND	301	6	00	000	2023		COMMERCIAL
301	6	77	000	2023	1	Parking Lots	301	7	00	000	2023		COMMERCIAL
301	7	77	000	2023		INDUSTRIAL LAND	308	1	00	000	2023		COMMERCIAL
308	1	51	308	2023		MA 1 M&E	308	2	00	000	2023		COMMERCIAL
308	2	51	308	2023		MA 2 M&E	308	2	70	610	2023		WAREHOUSE-IND LAND
308	3	00	000	2023		COMMERCIAL	308	3	22	000	2023		SARDINE-KANE-GALLS C
308	3	51	308	2023		MA 3 M&E	308	3	77	000	2023		INDUSTRIAL LAND
308	4	51	308	2023		MA 4 M&E	308	4	77	000	2023		INDUSTRIAL LAND
308	5	00	000	2023		COMMERCIAL	308	5	51	308	2023		MA 5 M&E
308	5	74	000	2023		Motel/Hotel	308	5	77	000	2023		INDUSTRIAL LAND
308	6	00	000	2023		COMMERCIAL	308	6	14	000	2023		E MED EAST HILLS
308	6	51	308	2023		MA 6 M&E	308	6	77	000	2023		Parking Lots
308	7	51	308	2023		MA 7 M&E							

JACKSON County 2023 Ratio Study

Adjustment Calculation Summary

Sample - Number of Sales	18			
Population - Number of Accounts	1004			
Sales as a percentage of the Population	1.79%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	475,275,190	38.58%	480,027,942	38.58%
OSD RMV	0	0.00%	0	0.00%
Improvement RMV	756,737,703	61.42%	764,305,080	61.42%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	99			
Time Trend Adjustment	-7			
Before Ratio	99			
Overall Adjustment Factor	101			
Land Adjustment Factor	101			
OSD Adjustment Factor	101			
Improvement Adjustment Factor	101			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

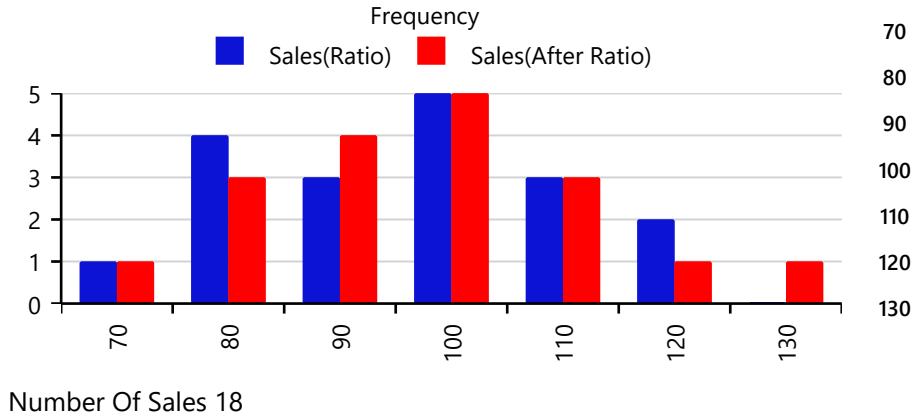
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -7% adjustment was needed. PRD is out of compliance however, we are unable to combine these areas with any other property classes.

Performance History

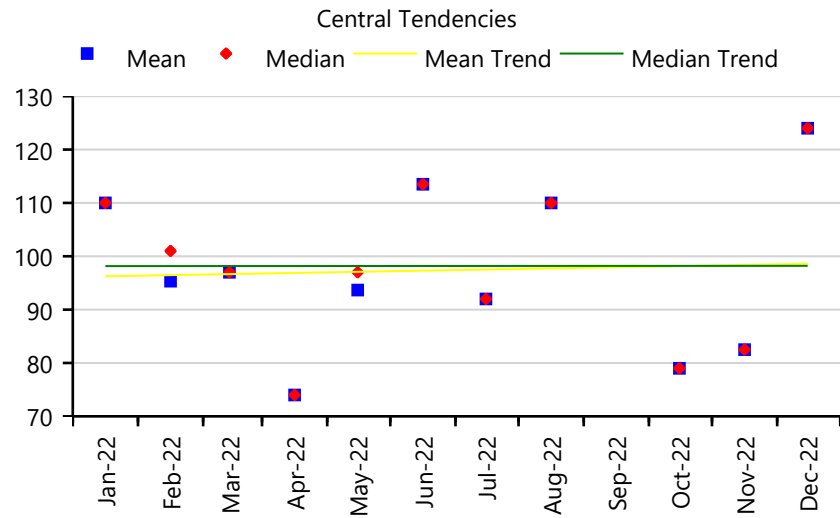
	2023	2022	2021	2020	2019
COD	12.00	15.03	15.51*	8.17*	9.46*
PRD	0.94	1.03	1.11*	1.01*	1.02*

(* Indicates years may not reflect after ratio values)

JACKSON County 2023 Ratio Study



	Sales (Ratio)	Sales (After Ratio)
Median	99	100
AAD	11.78	11.94
COD	11.96	12.00
Mean	97	98
SD	14.21	14.44
COV	14.68	14.79
Wtd Mean	103	104
GeoMean	96	97
PRD	.94	.94
95% Confidence	6.57	6.67



Month	Mean	Median	Sales
Jan-22	110	110	1
Feb-22	95	101	3
Mar-22	97	97	2
Apr-22	74	74	1
May-22	94	97	3
Jun-22	114	114	2
Jul-22	92	92	1
Aug-22	110	110	1
Oct-22	79	79	1
Nov-22	83	83	2
Dec-22	124	124	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	77	000	301	612	30A	10803398	372W24BC 01700	542 PARSONS DR MEDFORD OR 97501	2022-13118	0.55	219,520	655,780	875,300	1,187,375	Apr-22	1	74
3	77	000	301	790	30B	10676293	362W24A0 02000	600 INDUSTRIAL CIR WHITE CITY OR	2022-31637	0.51	109,450	184,580	294,030	370,200	Oct-22	2	79
6	77	000	301	612	30B	10730081	361W31D0 00700	1343 E JUSTICE RD MEDFORD OR	2022-34412	1.00	590,140	40,870	631,010	793,120	Nov-22	3	80
3	77	000	301	612	30B	10676251	362W24A0 02400	800 INDUSTRIAL CIR WHITE CITY OR	2022-5107	1.22	261,810	202,400	464,210	562,620	Feb-22	4	83
3	77	000	301	502	30B	11005509	361W30D0 00908	6479 CRATER LAKE HWY CENTRAL POINT/CO	2022-17562	1.32	99,670	1,025,540	1,125,210	1,341,200	May-22	5	84
6	77	000	300		30A	10986798	371W18BC 00501		2022-33060	2.20	681,180	0	681,180	797,594	Nov-22	6	85
3	77	000	300		30B	11002840	361W19B0 03210	1130 ANTHONY WAY WHITE CITY OR	2022-9580	1.42	248,460	0	248,460	271,745	Mar-22	7	91
3	77	000	301	612	30B	10676161	362W24A0 00700	565 INDUSTRIAL CIR WHITE CITY OR	2022-22790	1.17	218,240	553,460	771,700	841,638	Jul-22	8	92
3	77	000	300		30B	10924299	361W1800 00224	1385 AVENUE F WHITE CITY OR	2022-16667	1.46	224,460	0	224,460	232,000	May-22	9	97
3	77	000	301	790	30B	10589087	361W19B0 00500	1201 AVENUE C WHITE CITY OR	2022-15270	3.57	477,650	4,103,870	4,581,520	4,575,360	May-22	10	100
3	77	000	300		30B	11002833	361W19B0 03203	1135 ANTHONY WAY WHITE CITY OR	2022-6400	3.36	482,600	0	482,600	479,400	Feb-22	11	101
3	77	000	301	612	30B	10676236	362W24A0 02600	900 INDUSTRIAL CIR WHITE CITY OR	2022-7060	0.89	190,980	595,000	785,980	767,203	Feb-22	12	102
1	77	000	300		30B	11008759	361W19A0 02207	1921 BOBCAT WAY WHITE CITY OR	2022-9890	2.03	310,460	0	310,460	301,078	Mar-22	13	103
3	77	000	300		33	10194202	362W36D0 00100	TABLE ROCK RD MEDFORD OR	2022-2836	5.31	666,970	0	666,970	607,490	Jan-22	14	110
1	77	000	391	121	30B	10249062	361W03C0 02900	10825 HANNON RD EAGLE POINT OR 97524	2022-18803	3.03	286,850	82,500	369,350	335,215	Jun-22	15	110
3	77	000	301	612	30B	10646134	362W36A0 00803	5558 TABLE ROCK RD MEDFORD OR	2022-25172	1.46	249,400	1,458,550	1,707,950	1,556,480	Aug-22	16	110
5	77	000	301	612	30B	10848790	372W23A0 01600	2046 LARS WAY MEDFORD OR 97501	2022-20875	1.62	592,280	1,326,760	1,919,040	1,639,310	Jun-22	17	117
5	77	000	301	612	33	10807754	372W23A0 02400	2065 LARS WAY MEDFORD OR	2023-55	3.29	1,202,830	5,219,940	6,422,770	5,196,880	Dec-22	18	124

JACKSON County 2023 Ratio Study

Study Definition

RMV Class	MA	SA	NH	App Year	# of Sales	Location	RMV Class	MA	SA	NH	App Year	# of Sales	Location
700	1	00	000	2023		COMMERCIAL	700	2	00	000	2023		COMMERCIAL
700	2	50	000	2023		APARTMENTS	700	3	00	000	2023		COMMERCIAL
700	4	00	000	2023		COMMERCIAL	700	4	50	000	2023		APARTMENTS
700	5	00	000	2023		COMMERCIAL	700	6	00	000	2023		COMMERCIAL
700	6	50	000	2023		APARTMENTS	701	1	00	000	2023		COMMERCIAL
701	1	50	000	2023		APARTMENTS Motel/	701	1	72	000	2023		
701	1	74	000	2023		Hotel APARTMENTS	701	2	00	000	2023		COMMERCIAL
701	2	50	000	2023	3	ADMU- CNTRL PT AREA	701	3	00	000	2023		COMMERCIAL
701	3	00	700	2023		APARTMENTS	701	3	05	000	2023		CP TWIN CREEKS
701	3	50	000	2023	1	APARTMENTS	701	4	00	000	2023		COMMERCIAL
701	4	50	000	2023		APARTMENTS	701	5	00	000	2023		COMMERCIAL
701	5	50	000	2023	2	APARTMENTS	701	6	00	000	2023		COMMERCIAL
701	6	50	000	2023	4	APARTMENTS	701	7	00	000	2023		COMMERCIAL
701	7	50	000	2023		COMMERCIAL	701	8	71	570	2023		Mobile Home Parks
707	1	00	000	2023		WAREHOUSES	707	3	72	000	2023		
707	5	00	701	2023			707	8	71	570	2023	1	Mobile Home Parks

JACKSON County 2023 Ratio Study

Adjustment Calculation Summary

Sample - Number of Sales	11			
Population - Number of Accounts	776			
Sales as a percentage of the Population	1.42%			
<i>Prior Year Population Values</i>		Pre-Trend Brkdwn	Post Trend Values	Post Trend Brkdwn
Land Rmv	582,579,030	33.46%	635,011,143	33.46%
OSD RMV	75,236,020	4.32%	82,007,262	4.32%
Improvement RMV	1,083,104,350	62.21%	1,180,583,742	62.21%
Farm Improvement RMV	0	0.00%	0	0.00%
Selected Ratio From Sales	92			
Time Trend Adjustment	-3			
Before Ratio	92			
Overall Adjustment Factor	109			
Land Adjustment Factor	109			
OSD Adjustment Factor	109			
Improvement Adjustment Factor	109			
Farm Improvement Factor	100			
After Ratio	100			

Explanation

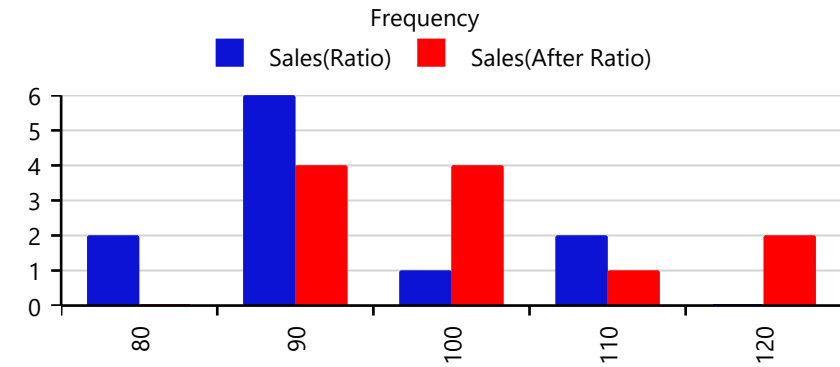
Selected Mean which is supported by the other central tendencies. A time trend study was performed and the study indicated a -3% adjustment was needed. PRD is out of compliance however, we are unable to combine these areas with any other property classes.

Performance History

	2023	2022	2021	2020	2019
COD	8.07	-	7.94*	9.22*	11.33*
PRD	0.93	-	1.04*	1.01*	1.03*

(* Indicates years may not reflect after ratio values)

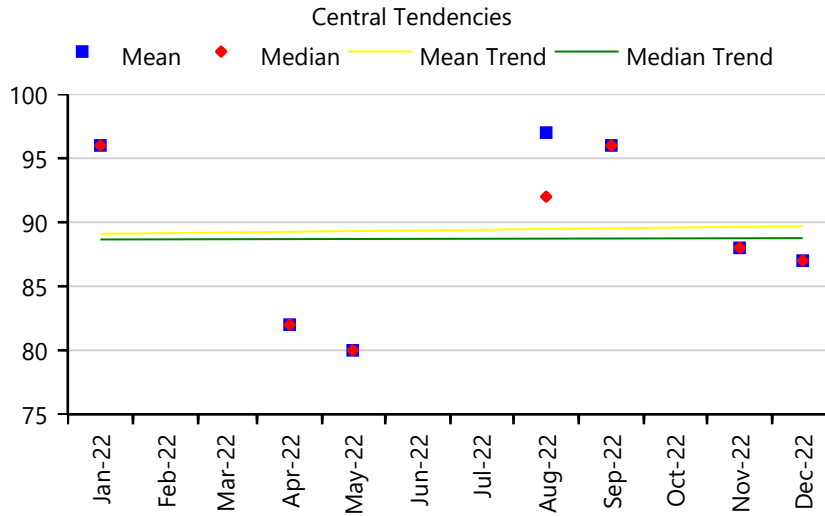
JACKSON County 2023 Ratio Study



80	2	0
90	6	4
100	1	4
110	2	1
120	0	2

	Sales (Ratio)	Sales (After Ratio)
Median	90	98
AAD	7.09	7.91
COD	7.88	8.07
Mean	92	100
SD	9.66	10.75
COV	10.50	10.74
Wtd Mean	99	108
GeoMean	92	100
PRD	.93	.93
95% Confidence	5.71	6.35

Number Of Sales 11



Month	Mean	Median	Sales
Jan-22	96	96	2
Apr-22	82	82	1
May-22	80	80	1
Aug-22	97	92	3
Sep-22	96	96	2
Nov-22	88	88	1
Dec-22	87	87	1

JACKSON County 2023 Ratio Study

Included Sales

MA	SA	NH	PRP CLS	ST CLS	CO CD	ACCT #	MAP NO.	SITUS ADDRESS	DOC NUM.	AC	RMV LAND	RMV IMP	TOTAL RMV	SALE PRICE	SALE DATE	#	RT
5	50	000	701	530	33	10393546	372W25AA 09500	330 HOLLY ST N MEDFORD OR	2022-16636	0.12	292,390	410,550	702,940	882,900	May-22	1	80
3	50	000	701	532	30B	10195515	372W01CB 01100	4475 HAMRICK RD CENTRAL POINT OR	2022-11466	0.48	104,550	2,169,220	2,273,770	2,786,445	Apr-22	2	82
5	50	000	701	530	30B	10413178	371W30CC 15500	512 OAKDALE AVE S MEDFORD OR	2022-759	0.28	281,460	635,720	917,180	1,076,922	Jan-22	3	85
6	50	000	701	530	30A	10492801	372W11DC 02000	3101 BURSELL RD MEDFORD OR	2022-36288	0.51	291,020	466,370	757,390	874,887	Dec-22	4	87
8	71	570	707	573	30B	10498075	372W28CC 01100	740 BYBEE DR JACKSONVILLE OR 97530	2022-33187	2.63	1,029,500	278,190	1,307,690	1,493,550	Nov-22	5	88
2	50	000	701	531	33	10050125	391E04CC 04500	128 CENTRAL AVE ASHLAND OR 97520	2022-24521	0.38	925,630	975,300	1,900,930	2,123,555	Aug-22	6	90
2	50	000	701	530	30A	10067673	391E09BC 05000	96 FORK ST ASHLAND OR	2022-27964	0.35	795,590	579,400	1,374,990	1,511,275	Sep-22	7	91
6	50	000	701	530	33	10386297	372W24AD 05700	677 BEATTY ST MEDFORD OR	2022-23990	0.24	306,940	565,990	872,930	949,879	Aug-22	8	92
6	50	000	701	530	30A	10330061	371W19DB 00807	726 ROYAL AVE 1-87 MEDFORD OR	2022-27395	3.38	2,502,960	6,497,040	9,000,000	8,914,500	Sep-22	9	101
6	50	000	701	530	30B	10824018	371W17BA 05000	SPRINGBROOK RD MEDFORD OR 97524	2022-3640	4.70	3,285,340	12,757,490	16,042,830	14,970,340	Jan-22	10	107
2	50	000	701	530	33	10077109	391E10CB 03601	157 GARFIELD ST ASHLAND OR	2022-27332	0.26	381,550	499,400	880,950	809,411	Aug-22	11	109

2023 MANUFACTURED HOME RATIO

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
30053208	\$ 23,240	\$ 48,922	05/09/2022	48	1967	941	648	\$ 75.50	VILLAGE MOBILE INN	42	\$ 25,796	53	47
30112381	\$ 69,920	\$ 146,767	05/25/2022	48	1986	942	1188	\$ 123.54	GLENWOOD MOBILE HOME PARK	42	\$ 77,611	53	47
30014717	\$ 94,640	\$ 193,285	01/13/2022	49	1970	942	960	\$ 201.34	ROYAL MOBILE ESTATES	41	\$ 105,050	54	45
30066558	\$ 37,370	\$ 68,847	11/30/2022	54	1977	941	924	\$ 74.51	SUNNY SLOPE MOBILE RANCH	36	\$ 41,481	60	40
31012998	\$ 111,090	\$ 196,579	09/27/2022	57	2021	952	1620	\$ 121.35	BEAR CREEK MOBILE	33	\$ 123,310	63	37
30069661	\$ 66,410	\$ 115,239	05/12/2022	58	1977	952	1248	\$ 92.34	PARK VIEW ESTATES	32	\$ 73,715	64	36
30139208	\$ 139,630	\$ 241,810	06/01/2022	58	1992	952	1566	\$ 154.41	WESTERN CARRIAGE ESTATES	32	\$ 154,989	64	36
30141311	\$ 52,370	\$ 89,962	02/02/2022	58	1993	941	924	\$ 97.36	IDLEWOOD MOBILE PARK	32	\$ 58,131	65	35
30055169	\$ 33,660	\$ 56,370	10/29/2022	60	1972	941	720	\$ 78.29	THUNDERBIRD MOBILE ESTATES	30	\$ 37,363	66	34
30117516	\$ 42,450	\$ 70,872	11/23/2022	60	1988	941	784	\$ 90.40	VILLAGE MOBILE INN	30	\$ 47,120	66	33
30093987	\$ 41,840	\$ 69,504	03/07/2022	60	1979	941	784	\$ 88.65	ASHLAND COUNTRY ESTATES	30	\$ 46,442	67	33
30154128	\$ 67,890	\$ 110,690	10/19/2022	61	1996	942	1152	\$ 96.08	SHADY COVE MOBILE HOME PARK	29	\$ 75,358	68	32
30063112	\$ 84,270	\$ 135,896	05/21/2022	62	1975	942	1440	\$ 94.37	IDLEWOOD MOBILE PARK	28	\$ 93,540	69	31
30071741	\$ 45,770	\$ 73,399	04/01/2022	62	1976	942	816	\$ 89.95	GLENWOOD MOBILE HOME PARK	28	\$ 50,805	69	31
30045601	\$ 38,830	\$ 61,849	02/09/2022	63	1973	941	840	\$ 73.63	EAGLE TRAILER PARK	27	\$ 43,101	70	30
30047687	\$ 32,440	\$ 51,164	01/01/2022	63	1970	942	800	\$ 63.95	SHADY BROOK MOBILE PARK	27	\$ 36,008	70	29
30080520	\$ 42,950	\$ 67,454	07/08/2022	64	1979	941	938	\$ 71.91	PIONEER SQUARE MOBILE PARK	26	\$ 47,675	71	29
31013523	\$ 135,080	\$ 211,997	11/04/2022	64	2022	952	1296	\$ 163.58	BEAR CREEK MOBILE	26	\$ 149,939	71	29
30026357	\$ 52,180	\$ 79,670	07/05/2022	65	1973	951	854	\$ 93.29	ASPEN ON THE CREEK	24	\$ 57,920	73	27
30141814	\$ 75,690	\$ 115,263	02/28/2022	66	1992	942	1215	\$ 94.87	TABLE ROCK MOBILE ESTATES	24	\$ 84,016	73	27
30157938	\$ 81,820	\$ 123,996	03/17/2022	66	1996	952	1026	\$ 120.85	PEACHWOOD VILLAGE	24	\$ 90,820	73	27
30079593	\$ 89,740	\$ 135,896	05/31/2022	66	1978	952	1344	\$ 101.11	MADRONE HILL MOBILE HOME PARK	24	\$ 99,611	73	27
30012068	\$ 31,160	\$ 47,000	12/08/2022	66	1971	941	684	\$ 68.71	MOUNTAIN VIEW MOBILE PLAZA	24	\$ 34,588	74	26
30125355	\$ 47,190	\$ 71,172	03/29/2022	66	1989	941	924	\$ 77.03	CASCADE VILLAGE MOBILE ESTATES, WHITE C	24	\$ 52,381	74	26
30980891	\$ 114,510	\$ 169,267	06/02/2022	68	2005	952	1188	\$ 142.48	MEDFORD MOBILE ESTATES	22	\$ 127,106	75	25
30154614	\$ 96,340	\$ 142,345	03/10/2022	68	1995	941	784	\$ 181.56	ROYAL MOBILE ESTATES	22	\$ 106,937	75	25
30986760	\$ 232,600	\$ 341,188	08/30/2022	68	2007	951	399	\$ 855.11	HYATT LAKE RESORT PREMIUM PACKAGE	22	\$ 258,186	76	24
30174168	\$ 64,040	\$ 93,362	09/30/2022	69	2001	942	1100	\$ 84.87	CASCADE VILLAGE MOBILE ESTATES, WHITE C	21	\$ 71,084	76	24
30054034	\$ 32,370	\$ 47,148	09/09/2022	69	1971	942	800	\$ 58.93	RIVERVIEW MOBILE VILLAGE, GOLD HILL	21	\$ 35,931	76	24
30027540	\$ 33,370	\$ 48,362	6/13/2022	69	1973	941	854	\$ 56.63	VILLAGE MOBILE INN	21	\$ 37,041	77	23
30065278	\$ 55,920	\$ 80,996	11/07/2022	69	1976	942	1056	\$ 76.70	WELDON PARK	21	\$ 62,071	77	23
30123257	\$ 108,980	\$ 157,639	05/26/2022	69	1988	942	1296	\$ 121.63	MADRONE HILL MOBILE HOME PARK	21	\$ 120,968	77	23
30157725	\$ 37,830	\$ 54,358	05/23/2022	70	1980	942	1104	\$ 49.24	THUNDERBIRD MOBILE ESTATES	20	\$ 41,991	77	23
30101913	\$ 84,970	\$ 121,656	01/07/2022	70	1982	942	1344	\$ 90.52	ASHLAND ACRES MOBILE ESTATES, ASHLAND	20	\$ 94,317	78	22
30100470	\$ 39,930	\$ 56,370	10/27/2022	71	1978	941	924	\$ 61.01	COLONIAL MOBILE ESTATES INC., WHITE CITY	19	\$ 44,322	79	21
30029046	\$ 41,760	\$ 58,932	10/18/2022	71	1973	942	1152	\$ 51.16	TWELFTH STREET PARK, MEDFORD	19	\$ 46,354	79	21
30126157	\$ 99,850	\$ 140,043	09/29/2022	71	1989	942	1512	\$ 92.62	MYRA LYNNE MOBILE HOME PARK	19	\$ 110,834	79	21
30044614	\$ 80,620	\$ 111,542	08/30/2022	72	1974	941	924	\$ 120.72	WINGSPREAD MOBILE PARK	18	\$ 89,488	80	20
30055833	\$ 62,170	\$ 85,977	6/21/2022	72	1973	951	924	\$ 93.05	GREENBRIAR TERRACE MOBILE COMMUNITY	18	\$ 69,009	80	20
31002249	\$ 182,030	\$ 249,052	10/20/2022	73	2015	952	1701	\$ 146.41	WELDON PARK	17	\$ 202,053	81	19
30103144	\$ 67,640	\$ 92,500	12/20/2022	73	1983	942	1344	\$ 68.82	MEDFORD MOBILE ESTATES	17	\$ 75,080	81	19
31012916	\$ 173,160	\$ 236,679	08/01/2022	73	2022	941	891	\$ 265.63	BEAR CREEK MOBILE	17	\$ 192,208	81	19
30104821	\$ 77,640	\$ 105,000	12/09/2022	74	1978	952	1152	\$ 91.15	GREENBRIAR TERRACE MOBILE COMMUNITY	16	\$ 86,180	82	18
30126708	\$ 64,990	\$ 87,859	04/08/2022	74	1989	941	924	\$ 95.09	THE DRIFTERS	16	\$ 72,139	82	18
30070356	\$ 100,120	\$ 134,943	02/28/2022	74	1977	942	1152	\$ 117.14	WELDON PARK	16	\$ 111,133	82	17
31012367	\$ 84,240	\$ 112,845	06/17/2022	75	1985	952	1512	\$ 74.63	GREENWAY VILLAGE MHP	15	\$ 93,506	83	17
31012159	\$ 183,900	\$ 244,336	01/31/2022	75	2021	962	1296	\$ 188.53	MEDFORD MOBILE ESTATES	15	\$ 204,129	84	16
30003000	\$ 17,960	\$ 23,793	11/14/2022	75	1963	941	520	\$ 45.76	SISKIYOU TRAILER VILLAGE	14	\$ 19,936	84	16
30111025	\$ 95,500	\$ 126,456	04/05/2022	76	1984	952	1296	\$ 97.57	THE DRIFTERS	14	\$ 106,005	84	16
30977893	\$ 64,440	\$ 85,067	10/21/2022	76	1999	942	960	\$ 88.61	LAZY A TRAILER PLAZA, EAGLE POINT	14	\$ 71,528	84	16
30113596	\$ 137,490	\$ 180,500	09/06/2022	76	1987	952	1440	\$ 125.35	WINGSPREAD MOBILE PARK	14	\$ 152,614	85	15
31011782	\$ 191,620	\$ 250,904	8/18/2022	76	2021	962	1562	\$ 160.63	BEAR CREEK MOBILE	14	\$ 212,698	85	15
31013137	\$ 181,210	\$ 237,192	09/12/2022	76	2023	952	1782	\$ 133.10	BEAR CREEK MOBILE	14	\$ 201,143	85	15
30132785	\$ 72,550	\$ 94,526	03/23/2022	77	1991	941	784	\$ 120.57	CANDLEWOOD MOBILE PARK	13	\$ 80,531	85	15
30134711	\$ 91,970	\$ 119,382	01/28/2022	77	1991	942	1188	\$ 100.49	LEISURE DAYS MOBILE PARK	13	\$ 102,087	86	14
31000205	\$ 173,670	\$ 224,904	02/03/2022	77	2012	952	1188	\$ 189.31	ROGUE RIVER MOBILE ESTATES	13	\$ 192,774	86	14
30061884	\$ 125,940	\$ 163,056	02/24/2022	77	1977	952	1344	\$ 121.32	CANDLEWOOD MOBILE PARK	13	\$ 139,793	86	14
31013524	\$ 179,280	\$ 232,054	12/20/2022	77	2023	952	1298	\$ 178.78	MOUNTAIN VIEW ESTATES	13	\$ 199,001	86	14
30016700	\$ 73,080	\$ 94,483	08/12/2022	77	1968	941	740	\$ 127.68	ROYAL MOBILE ESTATES	13	\$ 81,119	86	14

2023 MANUFACTURED HOME RATIO

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
31003774	\$ 108,800	\$ 140,565	2/7/2022	77	1981	952	1356	\$ 103.66	APPLGATE MOBILE HOME PARK	13	\$ 120,768	86	14
30113067	\$ 32,140	\$ 41,494	09/30/2022	77	1984	941	924	\$ 44.91	THUNDERBIRD MOBILE ESTATES	12	\$ 35,675	86	14
30127269	\$ 103,940	\$ 134,153	04/04/2022	77	1989	952	1080	\$ 124.22	MYRA LYNNE MOBILE HOME PARK	12	\$ 115,373	86	14
30032385	\$ 79,360	\$ 102,328	01/21/2022	78	1971	941	840	\$ 121.82	ROYAL MOBILE ESTATES	12	\$ 88,090	86	14
30022444	\$ 67,390	\$ 86,741	03/10/2022	78	1973	941	720	\$ 120.47	BLUE SPRUCE MOBILE ESTATES, MEDFORD	12	\$ 74,803	86	14
30056830	\$ 21,140	\$ 27,179	05/10/2022	78	1963	941	629	\$ 43.21	SHADY BROOK MOBILE PARK	12	\$ 23,465	86	13
30980127	\$ 160,230	\$ 205,000	12/02/2022	78	2003	962	1620	\$ 126.54	MEDFORD MOBILE ESTATES	12	\$ 177,855	87	13
30105437	\$ 109,960	\$ 140,565	02/28/2022	78	1984	942	1200	\$ 117.14	ALOHA SUN MOBILE ESTATES	12	\$ 122,056	87	13
30005035	\$ 81,280	\$ 103,281	05/31/2022	79	1971	952	1416	\$ 72.94	ASPEN ON THE CREEK	11	\$ 90,221	87	12
31013097	\$ 173,580	\$ 220,354	10/28/2022	79	2021	952	1512	\$ 145.74	MOUNTAIN VIEW ESTATES	11	\$ 192,674	87	12
30174224	\$ 149,410	\$ 189,607	10/28/2022	79	2001	952	1512	\$ 125.40	SAN GEORGE ESTATES	11	\$ 165,845	87	12
30099761	\$ 43,900	\$ 55,603	03/28/2022	79	1982	942	960	\$ 57.92	WEST GREGORY PARK	11	\$ 48,729	88	12
30163695	\$ 35,930	\$ 45,479	01/31/2022	79	1998	951	728	\$ 62.47	DESERT MOBILE ESTATES, WHITE CITY	11	\$ 39,882	88	12
30119809	\$ 79,310	\$ 100,384	07/11/2022	79	1987	942	1296	\$ 77.46	GREENBRIAR TERRACE MOBILE COMMUNITY	11	\$ 88,034	88	12
31013532	\$ 166,710	\$ 210,922	11/17/2022	79	2022	952	1296	\$ 162.75	GREENWAY VILLAGE MHP	11	\$ 185,048	88	12
31013281	\$ 176,710	\$ 223,429	10/28/2022	79	2022	952	1296	\$ 172.40	MOUNTAIN VIEW ESTATES	11	\$ 196,148	88	12
30977222	\$ 107,450	\$ 135,787	05/20/2022	79	2004	952	1242	\$ 109.33	MEADOW VIEW ESTATES	11	\$ 119,270	88	12
30062783	\$ 24,640	\$ 31,121	9/13/2022	79	1976	941	840	\$ 37.05	LEISURE PINES MOBILE RANCH	11	\$ 27,350	88	12
30111295	\$ 106,810	\$ 134,856	09/29/2022	79	1985	941	938	\$ 143.77	GREENWAY VILLAGE MHP	11	\$ 118,559	88	12
30159304	\$ 95,940	\$ 120,728	08/16/2022	79	1997	952	1215	\$ 99.36	WHISPERING PINES	10	\$ 106,493	88	12
30147535	\$ 105,910	\$ 132,783	07/05/2022	80	1994	942	1188	\$ 111.77	WESTERN CARRIAGE ESTATES	10	\$ 117,560	89	11
30136152	\$ 110,690	\$ 138,638	06/16/2022	80	1992	942	1620	\$ 85.58	MYRA LYNNE MOBILE HOME PARK	10	\$ 122,866	89	11
30126457	\$ 117,500	\$ 146,973	08/15/2022	80	1989	962	1368	\$ 107.44	MOUNTAIN VIEW ESTATES	10	\$ 130,425	89	11
30048641	\$ 84,130	\$ 105,164	07/11/2022	80	1971	942	1040	\$ 101.12	ROYAL MOBILE ESTATES	10	\$ 93,384	89	11
31012452	\$ 170,560	\$ 213,084	05/06/2022	80	2021	952	1296	\$ 164.42	MOUNTAIN VIEW ESTATES	10	\$ 189,322	89	11
31012376	\$ 174,980	\$ 216,853	03/23/2022	81	2021	952	1296	\$ 167.33	MOUNTAIN VIEW ESTATES	9	\$ 194,228	90	10
31012426	\$ 174,980	\$ 215,965	04/28/2022	81	2021	952	1296	\$ 166.64	MOUNTAIN VIEW ESTATES	9	\$ 194,228	90	10
30049240	\$ 28,450	\$ 35,083	09/12/2022	81	1971	941	720	\$ 48.73	ROGUE VALLEY MEADOWS	9	\$ 31,580	90	10
30160322	\$ 133,120	\$ 163,985	10/11/2022	81	1997	952	1100	\$ 149.08	WINGSPREAD MOBILE PARK	9	\$ 147,763	90	10
30133861	\$ 116,910	\$ 144,011	06/28/2022	81	1990	952	1188	\$ 121.22	MYRA LYNNE MOBILE HOME PARK	9	\$ 129,770	90	10
30135677	\$ 138,380	\$ 170,441	4/1/2022	81	1993	952	1512	\$ 112.73	CANDLEWOOD MOBILE PARK	9	\$ 153,602	90	10
30115351	\$ 119,360	\$ 146,767	05/06/2022	81	1986	942	1188	\$ 123.54	MYRA LYNNE MOBILE HOME PARK	9	\$ 132,490	90	10
31001596	\$ 183,680	\$ 225,690	06/02/2022	81	2015	952	1512	\$ 149.27	ROGUE RIVER MOBILE ESTATES	9	\$ 203,885	90	9
31011706	\$ 163,930	\$ 201,230	04/19/2022	81	2021	952	1296	\$ 155.27	WHISPERING PINES	8	\$ 181,962	90	9
31013533	\$ 188,620	\$ 229,900	12/31/2022	82	2022	952	1150	\$ 199.91	MEDFORD MOBILE ESTATES	8	\$ 209,368	91	9
30167940	\$ 91,530	\$ 111,328	02/14/2022	82	1999	952	1100	\$ 101.21	BUTTE CREST, EAGLE POINT	8	\$ 101,598	91	9
31013536	\$ 196,790	\$ 237,825	11/29/2022	83	2022	952	1242	\$ 191.49	MEDFORD MOBILE ESTATES	7	\$ 218,437	92	8
31013537	\$ 196,790	\$ 237,825	11/30/2022	83	2022	952	1242	\$ 191.49	MEDFORD MOBILE ESTATES	7	\$ 218,437	92	8
30148790	\$ 95,690	\$ 115,479	8/16/2022	83	1994	962	1152	\$ 100.24	PEACHWOOD VILLAGE	7	\$ 106,216	92	8
30159856	\$ 108,490	\$ 130,854	04/15/2022	83	1996	952	1620	\$ 80.77	BUTTE CREST, EAGLE POINT	7	\$ 120,424	92	8
30981488	\$ 107,590	\$ 129,755	04/04/2022	83	1993	952	1568	\$ 82.75	SUNSET ESTATES, WHITE CITY	7	\$ 119,425	92	8
30115637	\$ 139,200	\$ 167,500	12/22/2022	83	1987	962	1848	\$ 90.64	MOUNTAIN VIEW ESTATES	7	\$ 154,512	92	8
31013545	\$ 178,680	\$ 215,000	12/20/2022	83	2022	952	1323	\$ 162.51	MOUNTAIN VIEW ESTATES	7	\$ 198,335	92	8
30985306	\$ 165,800	\$ 199,464	08/19/2022	83	2005	952	1620	\$ 123.13	WELDON PARK	7	\$ 184,038	92	8
30163206	\$ 168,420	\$ 202,414	02/22/2022	83	1998	952	1782	\$ 113.59	ROGUE RIVER MOBILE ESTATES	7	\$ 186,946	92	7
30061568	\$ 69,940	\$ 83,985	8/25/2022	83	1976	952	1152	\$ 72.90	GLENWOOD MOBILE HOME PARK	7	\$ 77,633	92	7
30168539	\$ 101,730	\$ 122,000	11/17/2022	83	1999	952	1200	\$ 101.67	TABLE ROCK MOBILE ESTATES	7	\$ 112,920	93	7
31013540	\$ 196,790	\$ 235,625	10/31/2022	84	2022	952	1242	\$ 189.71	MEDFORD MOBILE ESTATES	6	\$ 218,437	93	7
31013026	\$ 125,170	\$ 149,786	02/15/2022	84	2022	952	728	\$ 205.75	GREENWAY VILLAGE MHP	6	\$ 138,939	93	7
30121167	\$ 145,560	\$ 174,039	03/18/2022	84	1988	962	1224	\$ 142.19	ROYAL MOBILE ESTATES	6	\$ 161,572	93	7
30121361	\$ 143,070	\$ 171,060	09/26/2022	84	1988	952	1620	\$ 105.59	ROYAL MOBILE ESTATES	6	\$ 158,808	93	7
30110094	\$ 172,970	\$ 206,728	04/07/2022	84	1985	952	1620	\$ 127.61	TOLMAN CR	6	\$ 191,997	93	7
30052714	\$ 112,970	\$ 134,943	02/10/2022	84	1970	962	1536	\$ 87.85	WESTERN CARRIAGE ESTATES	6	\$ 125,397	93	7
30014774	\$ 96,900	\$ 115,640	04/18/2022	84	1970	952	1176	\$ 98.18	ROYAL MOBILE ESTATES	6	\$ 107,559	93	7
30143256	\$ 100,810	\$ 120,103	03/18/2022	84	1993	962	1188	\$ 101.10	SHADY COVE MOBILE HOME PARK	6	\$ 111,899	93	7
30978476	\$ 107,000	\$ 127,341	01/18/2022	84	1995	952	1188	\$ 107.19	SPRINGVIEW ESTATES MOBILE HOME PARK	6	\$ 118,770	93	7
31013527	\$ 181,160	\$ 215,000	12/23/2022	84	2022	952	1296	\$ 165.90	MOUNTAIN VIEW ESTATES	6	\$ 201,088	94	6
30073970	\$ 35,420	\$ 41,992	08/19/2022	84	1977	941	840	\$ 49.99	EAGLE TRAILER PARK	6	\$ 39,316	94	6
30991084	\$ 236,310	\$ 280,156	06/23/2022	84	2009	951	399	\$ 702.15	HYATT LAKE RESORT PREMIUM PACKAGE	6	\$ 262,304	94	6

2023 MANUFACTURED HOME RATIO

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
30975154	\$ 131,550	\$ 155,690	03/25/2022	84	2001	952	1296	\$ 120.13	SAN GEORGE ESTATES	5	\$ 146,021	94	6
31012708	\$ 198,220	\$ 233,534	03/10/2022	85	2022	962	1296	\$ 180.20	MOUNTAIN VIEW ESTATES	5	\$ 220,024	94	6
31012705	\$ 186,520	\$ 219,282	02/25/2022	85	2021	962	1296	\$ 169.20	MOUNTAIN VIEW ESTATES	5	\$ 207,037	94	5
30118489	\$ 111,860	\$ 131,226	08/23/2022	85	1987	942	1080	\$ 121.51	MYRA LYNNE MOBILE HOME PARK	5	\$ 124,165	95	5
31013534	\$ 196,790	\$ 230,501	10/31/2022	85	2022	952	1242	\$ 185.59	MEDFORD MOBILE ESTATES	5	\$ 218,437	95	5
31005442	\$ 140,180	\$ 163,985	10/25/2022	85	2017	951	780	\$ 210.24	ROYAL MOBILE ESTATES	4	\$ 155,600	95	5
31013539	\$ 201,550	\$ 235,625	10/31/2022	86	2022	952	1296	\$ 181.81	MEDFORD MOBILE ESTATES	4	\$ 223,721	95	5
30023763	\$ 83,370	\$ 97,301	05/06/2022	86	1973	952	1440	\$ 67.57	ASPEN ON THE CREEK	4	\$ 92,541	95	5
31001697	\$ 195,630	\$ 228,218	09/16/2022	86	2012	952	1512	\$ 150.94	COBBLESTONE MOBILE VILLAGE, MEDFORD	4	\$ 217,149	95	5
31013017	\$ 75,500	\$ 88,076	03/18/2022	86	2022	952	1620	\$ 54.37	ESAY VALLEY MOBILE VILLAGE	4	\$ 83,805	95	5
31013546	\$ 201,550	\$ 234,900	12/31/2022	86	2022	952	1296	\$ 181.25	MEDFORD MOBILE ESTATES	4	\$ 223,721	95	5
31007464	\$ 168,950	\$ 196,890	09/02/2022	86	2018	952	1296	\$ 151.92	SAN GEORGE ESTATES	4	\$ 187,535	95	5
30982588	\$ 148,100	\$ 172,371	03/17/2022	86	2005	952	1404	\$ 122.77	SAN GEORGE ESTATES	4	\$ 164,391	95	4
30078994	\$ 55,570	\$ 64,483	06/17/2022	86	1978	941	784	\$ 82.25	ALOHA SUN MOBILE ESTATES	4	\$ 61,683	96	4
30174971	\$ 89,020	\$ 103,281	05/04/2022	86	2000	952	1026	\$ 100.66	SUNSET ESTATES, WHITE CITY	4	\$ 98,812	96	4
30006941	\$ 28,130	\$ 32,615	05/19/2022	86	1963	951	470	\$ 69.39	DARDANELLES TRAILER PARK	4	\$ 31,224	96	4
30169932	\$ 122,190	\$ 141,331	05/21/2022	86	2000	961	900	\$ 157.03	BLUE SPRUCE MOBILE ESTATES, MEDFORD	3	\$ 135,631	96	4
30022914	\$ 52,510	\$ 60,614	06/10/2022	87	1973	941	924	\$ 65.60	GREENBRIAR TERRACE MOBILE COMMUNITY	3	\$ 58,286	96	4
30039879	\$ 48,260	\$ 55,685	11/10/2022	87	1974	941	840	\$ 66.29	ROGUE VALLEY MEADOWS	3	\$ 53,569	96	4
30988770	\$ 170,720	\$ 196,518	07/12/2022	87	2008	952	1566	\$ 125.49	SAN GEORGE ESTATES	3	\$ 189,499	96	3
30120292	\$ 115,860	\$ 133,326	08/16/2022	87	1988	962	1152	\$ 115.73	ROGUE VALLEY SOUTH	3	\$ 128,605	96	3
30979686	\$ 143,750	\$ 164,833	04/15/2022	87	2005	952	1512	\$ 109.02	SPRINGVIEW ESTATES MOBILE HOME PARK	3	\$ 159,563	97	3
31013022	\$ 194,630	\$ 223,032	09/06/2022	87	2022	962	1326	\$ 168.20	MOUNTAIN VIEW ESTATES	3	\$ 216,039	97	3
30151991	\$ 88,490	\$ 101,165	04/20/2022	87	1995	952	1296	\$ 78.06	SUNCREST MOBILE ESTATES	2	\$ 98,224	97	3
31013178	\$ 183,110	\$ 209,203	01/08/2022	88	2021	952	1404	\$ 149.01	MADRONE HILL MOBILE HOME PARK	2	\$ 203,252	97	3
31012160	\$ 218,900	\$ 250,020	01/22/2022	88	2021	962	1296	\$ 192.92	MEDFORD MOBILE ESTATES	2	\$ 242,979	97	3
30068129	\$ 128,540	\$ 146,767	05/31/2022	88	1975	962	1440	\$ 101.92	GREENBRIAR TERRACE MOBILE COMMUNITY	2	\$ 142,679	97	3
30009101	\$ 24,430	\$ 27,802	03/15/2022	88	1967	941	684	\$ 40.65	EL CAMINO TRAILER PARK, MEDFORD	2	\$ 27,117	98	2
30982591	\$ 156,540	\$ 177,929	7/11/2022	88	2006	952	1512	\$ 117.68	SAN GEORGE ESTATES	2	\$ 173,759	98	2
30165939	\$ 65,540	\$ 74,306	10/17/2022	88	1998	941	1024	\$ 72.56	LAZY A TRAILER PLAZA, EAGLE POINT	2	\$ 72,749	98	2
30102756	\$ 43,590	\$ 49,341	8/19/2022	88	1979	951	784	\$ 62.93	WHITE CITY MOBILE ESTATES	2	\$ 48,385	98	2
30985755	\$ 147,610	\$ 167,014	09/16/2022	88	2006	952	1076	\$ 155.22	WINGSPREAD MOBILE PARK	2	\$ 163,847	98	2
31013104	\$ 157,760	\$ 178,362	08/30/2022	88	2022	952	1296	\$ 137.63	MEDFORD MOBILE ESTATES	1	\$ 175,114	98	2
30124221	\$ 155,700	\$ 175,843	08/12/2022	89	1989	972	1620	\$ 108.55	ROGUE VALLEY SOUTH	1	\$ 172,827	98	2
31011295	\$ 202,670	\$ 228,386	07/07/2022	89	2022	962	1296	\$ 176.22	CREEKSIDE ESTATES	1	\$ 224,964	99	1
31002889	\$ 175,990	\$ 197,931	04/29/2022	89	2015	952	1344	\$ 147.27	MEDFORD MOBILE ESTATES	1	\$ 195,349	99	1
30113221	\$ 15,680	\$ 17,594	04/22/2022	89	1959	951	470	\$ 37.43	ANTELOPE ACRES MOBILE HOME PARK	1	\$ 17,405	99	1
30157652	\$ 120,720	\$ 134,943	02/28/2022	89	1997	952	1100	\$ 122.68	NESTLED IN HILLS	0	\$ 133,999	99	1
31012170	\$ 145,960	\$ 163,094	03/29/2022	89	2022	952	1387	\$ 117.59	BEAR CREEK MOBILE	0	\$ 162,016	99	0
30102247	\$ 93,990	\$ 104,981	08/17/2022	90	1983	952	1152	\$ 91.13	LEISURE DAYS MOBILE PARK	0	\$ 104,329	99	0
30164934	\$ 128,730	\$ 143,457	03/08/2022	90	1999	962	1404	\$ 102.18	SPRINGVIEW ESTATES MOBILE HOME PARK	0	\$ 142,890	100	0
30982879	\$ 165,840	\$ 184,483	10/25/2022	90	2005	952	1647	\$ 112.01	SAN GEORGE ESTATES	0	\$ 184,082	100	0
31013164	\$ 155,330	\$ 172,712	06/20/2022	90	2022	952	1458	\$ 118.46	BEAR CREEK MOBILE	0	\$ 172,416	100	0
31012890	\$ 164,330	\$ 182,594	06/24/2022	90	2022	961	837	\$ 218.15	MEDFORD MOBILE ESTATES	0	\$ 182,406	100	0
31012894	\$ 164,330	\$ 182,594	06/24/2022	90	2022	961	837	\$ 218.15	MEDFORD MOBILE ESTATES	0	\$ 182,406	100	0
30115521	\$ 90,270	\$ 100,019	05/19/2022	90	1987	942	1404	\$ 71.24	LEISURE DAYS MOBILE PARK	0	\$ 100,200	100	0
30034589	\$ 42,050	\$ 46,577	09/23/2022	90	1973	941	890	\$ 52.33	OAK HILL MOBILE ESTATES	0	\$ 46,676	100	0
30150848	\$ 58,240	\$ 64,483	06/17/2022	90	1995	942	960	\$ 67.17	SUNCREST MOBILE ESTATES	0	\$ 64,646	100	0
30110604	\$ 71,930	\$ 79,588	1/13/2022	90	1985	951	938	\$ 84.85	TABLE ROCK MOBILE ESTATES	0	\$ 79,842	100	0
30125769	\$ 126,290	\$ 139,713	06/07/2022	90	1989	962	1296	\$ 107.80	ROGUE VALLEY SOUTH	0	\$ 140,182	100	1
30090291	\$ 103,370	\$ 114,152	05/20/2022	91	1979	952	1792	\$ 63.70	GREENBRIAR TERRACE MOBILE COMMUNITY	1	\$ 114,741	101	1
31013538	\$ 201,550	\$ 222,302	10/31/2022	91	2022	952	1296	\$ 171.53	MEDFORD MOBILE ESTATES	1	\$ 223,721	101	1
30985280	\$ 182,590	\$ 200,513	08/12/2022	91	2006	962	1782	\$ 112.52	MEDFORD MOBILE ESTATES	1	\$ 202,675	101	1
30980059	\$ 141,990	\$ 155,603	09/01/2022	91	2005	952	1782	\$ 87.32	MEADOW VIEW ESTATES	1	\$ 157,609	101	1
31013023	\$ 201,140	\$ 220,316	06/21/2022	91	2022	962	1296	\$ 170.00	MOUNTAIN VIEW ESTATES	1	\$ 223,265	101	2
31013168	\$ 155,500	\$ 170,092	11/29/2022	91	2022	952	1280	\$ 132.88	ROGUE VALLEY MEADOWS	1	\$ 172,605	101	2
30147446	\$ 113,340	\$ 123,877	08/12/2022	91	1994	952	1404	\$ 88.23	COVERED BRIDGE MOBILE COURT, ROGUE RI	2	\$ 125,807	102	2
30035640	\$ 65,210	\$ 71,172	03/18/2022	92	1973	942	960	\$ 74.14	MOUNTAIN VIEW MOBILE PLAZA	2	\$ 72,383	102	2
31012686	\$ 229,270	\$ 250,104	03/31/2022	92	2022	962	1296	\$ 192.98	MEDFORD MOBILE ESTATES	2	\$ 254,490	102	2

2023 MANUFACTURED HOME RATIO

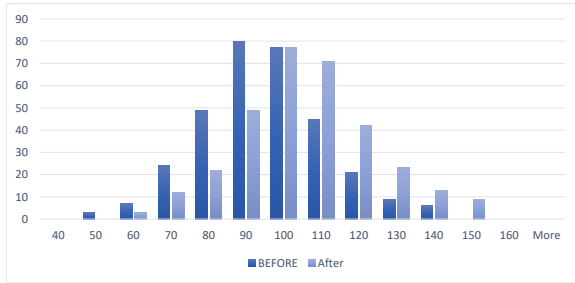
ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
31012156	\$ 218,900	\$ 238,651	01/14/2022	92	2021	962	1296	\$ 184.14	MEDFORD MOBILE ESTATES	2	\$ 242,979	102	2
30049491	\$ 70,640	\$ 76,868	10/20/2022	92	1969	952	1176	\$ 65.36	ASPEN ON THE CREEK	2	\$ 78,410	102	2
30987960	\$ 236,100	\$ 256,856	06/02/2022	92	2008	962	1566	\$ 164.02	COBBLESTONE MOBILE VILLAGE, MEDFORD	2	\$ 262,071	102	2
31013098	\$ 198,490	\$ 215,230	10/07/2022	92	2023	962	2006	\$ 107.29	CREEKSIDE ESTATES	2	\$ 220,324	102	3
31005444	\$ 155,470	\$ 168,511	05/31/2022	92	2017	961	795	\$ 211.96	ROYAL MOBILE ESTATES	2	\$ 172,572	102	3
31013030	\$ 206,070	\$ 223,084	08/18/2022	92	2022	962	1296	\$ 172.13	CREEKSIDE ESTATES	2	\$ 228,738	103	3
31001584	\$ 181,610	\$ 196,518	07/01/2022	92	2015	952	1539	\$ 127.69	SAN GEORGE ESTATES	2	\$ 201,587	103	3
30996550	\$ 213,590	\$ 230,958	08/26/2022	92	2010	952	1903	\$ 121.37	ROGUE RIVER MOBILE ESTATES	3	\$ 237,085	103	3
30062215	\$ 84,470	\$ 91,322	05/17/2022	92	1977	941	924	\$ 98.83	WINGSPREAD MOBILE PARK	3	\$ 93,762	103	3
30135253	\$ 61,940	\$ 66,909	09/26/2022	93	1992	941	910	\$ 73.53	TABLE ROCK MOBILE ESTATES	3	\$ 68,753	103	3
31001664	\$ 134,740	\$ 145,230	09/30/2022	93	2014	952	1404	\$ 103.44	CASCADE VILLAGE MOBILE ESTATES, WHITE C	3	\$ 149,561	103	3
31013005	\$ 214,730	\$ 231,063	06/02/2022	93	2022	962	1296	\$ 178.29	MOUNTAIN VIEW ESTATES	3	\$ 238,350	103	3
30986796	\$ 172,880	\$ 185,896	07/29/2022	93	2007	952	1620	\$ 114.75	WELDON PARK	3	\$ 191,897	103	3
30978859	\$ 273,350	\$ 293,053	9/20/2022	93	2003	963	1736	\$ 168.81	MILLER ESTATES	3	\$ 303,419	104	4
30139313	\$ 76,990	\$ 82,293	03/28/2022	94	1992	941	840	\$ 97.97	MYRA LYNNE MOBILE HOME PARK	4	\$ 85,459	104	4
31013004	\$ 213,870	\$ 228,386	07/29/2022	94	2022	962	1296	\$ 176.22	MOUNTAIN VIEW ESTATES	4	\$ 237,396	104	4
31013002	\$ 213,840	\$ 228,305	05/03/2022	94	2022	962	1296	\$ 176.16	MOUNTAIN VIEW ESTATES	4	\$ 237,362	104	4
31013535	\$ 201,550	\$ 215,127	10/14/2022	94	2022	952	1296	\$ 165.99	MEDFORD MOBILE ESTATES	4	\$ 223,721	104	4
30066380	\$ 48,580	\$ 51,764	09/28/2022	94	1976	941	924	\$ 56.02	LAZY A TRAILER PLAZA, EAGLE POINT	4	\$ 53,924	104	4
31013105	\$ 197,080	\$ 209,857	08/26/2022	94	2022	962	1404	\$ 149.47	MEDFORD MOBILE ESTATES	4	\$ 218,759	104	4
31013096	\$ 207,060	\$ 220,354	10/13/2022	94	2023	952	1323	\$ 166.56	CREEKSIDE ESTATES	4	\$ 229,837	104	4
31013003	\$ 209,580	\$ 223,032	09/26/2022	94	2022	962	1296	\$ 172.09	MOUNTAIN VIEW ESTATES	4	\$ 232,634	104	4
30004098	\$ 98,860	\$ 104,981	08/30/2022	94	1971	952	1344	\$ 78.11	WESTERN CARRIAGE ESTATES	4	\$ 109,735	105	5
30986795	\$ 189,870	\$ 201,125	05/25/2022	94	2007	962	1404	\$ 143.25	WELDON PARK	4	\$ 210,756	105	5
31012818	\$ 214,730	\$ 227,302	06/22/2022	94	2021	962	1512	\$ 150.33	CREEKSIDE ESTATES	5	\$ 238,350	105	5
30005221	\$ 154,990	\$ 163,985	10/27/2022	95	1972	952	1344	\$ 122.01	ROYAL MOBILE ESTATES	5	\$ 172,039	105	5
30975860	\$ 155,600	\$ 164,628	09/16/2022	95	2002	952	1596	\$ 103.15	NESTLED IN HILLS	5	\$ 172,716	105	5
30116510	\$ 63,590	\$ 67,000	12/16/2022	95	1981	942	1200	\$ 55.83	ALOHA SUN MOBILE ESTATES	5	\$ 70,585	105	6
30072489	\$ 100,980	\$ 106,226	7/22/2022	95	1976	952	1368	\$ 77.65	THE DRIFTERS	5	\$ 112,088	106	6
31012817	\$ 214,730	\$ 225,690	06/23/2022	95	2021	962	1512	\$ 149.27	CREEKSIDE ESTATES	5	\$ 238,350	106	6
31012690	\$ 230,160	\$ 241,660	02/28/2022	95	2022	962	1296	\$ 186.47	MEDFORD MOBILE ESTATES	5	\$ 255,478	106	6
30160398	\$ 116,730	\$ 122,328	03/31/2022	95	1997	952	1620	\$ 75.51	BUTTE CREST, EAGLE POINT	5	\$ 129,570	106	6
30142057	\$ 121,460	\$ 127,027	08/16/2022	96	1992	952	1080	\$ 117.62	APPLGATE MOBILE HOME PARK	6	\$ 134,821	106	6
30103101	\$ 74,880	\$ 78,000	12/09/2022	96	1976	942	1152	\$ 67.71	MEDFORD MOBILE ESTATES	6	\$ 83,117	107	7
31013177	\$ 211,560	\$ 220,354	10/28/2022	96	2022	962	1296	\$ 170.03	MOUNTAIN VIEW ESTATES	6	\$ 234,832	107	7
30152971	\$ 107,190	\$ 111,207	03/17/2022	96	1995	962	1296	\$ 85.81	PEACHWOOD VILLAGE	6	\$ 118,981	107	7
30979860	\$ 272,220	\$ 282,112	06/21/2022	96	2003	963	1716	\$ 164.40	MILLER ESTATES	7	\$ 302,164	107	7
30072211	\$ 42,060	\$ 43,569	9/13/2022	97	1977	941	1008	\$ 43.22	WEST GREGORY PARK	7	\$ 46,687	107	7
30981781	\$ 142,160	\$ 146,973	08/04/2022	97	2005	952	1836	\$ 80.05	SUNSET ESTATES 2004 & NEWER	7	\$ 157,798	107	8
31005453	\$ 64,860	\$ 67,000	12/05/2022	97	2016	941	702	\$ 95.44	LAZY A TRAILER PLAZA, EAGLE POINT	7	\$ 71,995	107	8
31012167	\$ 195,270	\$ 201,244	01/19/2022	97	2021	962	1176	\$ 171.13	MOUNTAIN VIEW ESTATES	7	\$ 216,570	108	8
30042816	\$ 93,270	\$ 95,952	10/07/2022	97	1974	952	1344	\$ 71.39	ASPEN ON THE CREEK	7	\$ 103,530	108	8
30110775	\$ 160,440	\$ 165,000	12/28/2022	97	1985	942	1296	\$ 127.31	TOLMAN CR	7	\$ 178,088	108	8
31003880	\$ 158,780	\$ 163,075	05/10/2022	97	2016	952	1120	\$ 145.60	MYRA LYNNE MOBILE HOME PARK	7	\$ 176,246	108	8
30978104	\$ 141,720	\$ 145,126	09/30/2022	98	2004	952	1350	\$ 107.50	SAN GEORGE ESTATES	8	\$ 157,309	108	9
31012702	\$ 214,320	\$ 219,357	07/15/2022	98	2021	962	1512	\$ 145.08	CREEKSIDE ESTATES	8	\$ 237,895	108	9
30983147	\$ 234,370	\$ 239,000	12/15/2022	98	2004	963	1327	\$ 180.11	MILLER ESTATES	8	\$ 260,151	109	9
30031784	\$ 58,510	\$ 59,600	2/17/2022	98	1973	942	960	\$ 62.08	ASPEN ON THE CREEK	8	\$ 64,946	109	9
30985754	\$ 226,840	\$ 230,920	04/14/2022	98	2006	952	1782	\$ 129.58	COBBLESTONE MOBILE VILLAGE, MEDFORD	8	\$ 251,792	109	9
30084361	\$ 77,480	\$ 78,815	10/19/2022	98	1979	952	1248	\$ 63.15	WELDON PARK	8	\$ 86,003	109	9
30156478	\$ 87,230	\$ 88,700	12/08/2022	98	1997	952	1100	\$ 80.64	LAZY A TRAILER PLAZA, EAGLE POINT	8	\$ 96,825	109	9
31013009	\$ 224,590	\$ 228,280	07/15/2022	98	2022	962	1296	\$ 176.14	MEDFORD MOBILE ESTATES	8	\$ 249,295	109	9
30004568	\$ 51,650	\$ 52,490	08/16/2022	98	1971	951	811	\$ 64.72	ASPEN ON THE CREEK	8	\$ 57,332	109	9
30982912	\$ 137,160	\$ 139,009	03/25/2022	99	2005	952	1620	\$ 85.81	ROGUE VALLEY MEADOWS	9	\$ 152,248	110	10
31005443	\$ 155,940	\$ 157,678	09/01/2022	99	2017	961	795	\$ 198.34	ROYAL MOBILE ESTATES	9	\$ 173,093	110	10
30062507	\$ 48,960	\$ 49,483	04/19/2022	99	1975	941	854	\$ 57.94	MADRONE HILL MOBILE HOME PARK	9	\$ 54,346	110	10
30155552	\$ 45,030	\$ 45,479	01/31/2022	99	1996	941	672	\$ 67.68	SHADY COVE MOBILE HOME PARK	9	\$ 49,983	110	10
30977182	\$ 143,990	\$ 145,126	09/27/2022	99	2003	952	1404	\$ 103.37	BLUE SPRUCE MOBILE ESTATES, MEDFORD	9	\$ 159,829	110	10
30008626	\$ 80,800	\$ 81,360	08/26/2022	99	1971	942	800	\$ 101.70	ROYAL MOBILE ESTATES	9	\$ 89,688	110	10

2023 MANUFACTURED HOME RATIO

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
30042354	\$ 32,790	\$ 32,989	04/11/2022	99	1974	941	840	\$ 39.27	ROGUE VALLEY MEADOWS	9	\$ 36,397	110	11
31012891	\$ 218,900	\$ 220,209	06/20/2022	99	2022	962	1296	\$ 169.91	MEDFORD MOBILE ESTATES	9	\$ 242,979	110	11
31012892	\$ 218,900	\$ 220,209	06/24/2022	99	2022	962	1296	\$ 169.91	MEDFORD MOBILE ESTATES	9	\$ 242,979	110	11
30064020	\$ 110,090	\$ 110,095	03/11/2022	100	1976	951	924	\$ 119.15	CANDLEWOOD MOBILE PARK	10	\$ 122,200	111	11
31012689	\$ 219,870	\$ 219,813	04/30/2022	100	2022	962	1200	\$ 183.18	MEDFORD MOBILE ESTATES	10	\$ 244,056	111	11
30048049	\$ 136,090	\$ 135,896	05/02/2022	100	1974	952	960	\$ 141.56	ASPEN ON THE CREEK	10	\$ 151,060	111	11
30171592	\$ 83,500	\$ 83,224	11/04/2022	100	2000	952	1026	\$ 81.11	BUTTE CREST, EAGLE POINT	10	\$ 92,685	111	12
30988629	\$ 90,290	\$ 89,900	12/07/2022	100	2008	941	810	\$ 110.99	CANDLEWOOD MOBILE PARK	10	\$ 100,222	111	12
31013010	\$ 224,590	\$ 222,968	07/29/2022	101	2022	962	1512	\$ 147.47	MEDFORD MOBILE ESTATES	11	\$ 249,295	112	12
31012687	\$ 224,430	\$ 222,760	05/03/2022	101	2022	962	1296	\$ 171.88	MEDFORD MOBILE ESTATES	11	\$ 249,117	112	12
31013007	\$ 224,590	\$ 222,760	05/31/2022	101	2022	962	1296	\$ 171.88	MEDFORD MOBILE ESTATES	11	\$ 249,295	112	12
31012688	\$ 230,170	\$ 227,863	03/17/2022	101	2022	962	1296	\$ 175.82	MEDFORD MOBILE ESTATES	11	\$ 255,489	112	12
30049312	\$ 55,310	\$ 54,575	01/31/2022	101	1968	962	1080	\$ 50.53	ROGUE VALLEY MEADOWS	11	\$ 61,394	112	13
30146570	\$ 102,470	\$ 100,915	07/18/2022	102	1994	962	1188	\$ 84.95	SHADY COVE MOBILE HOME PARK	12	\$ 113,742	113	13
31013161	\$ 102,940	\$ 101,207	02/10/2022	102	2022	951	891	\$ 113.59	BEAR CREEK MOBILE	12	\$ 114,263	113	13
31011963	\$ 224,300	\$ 220,460	08/16/2022	102	2021	962	1296	\$ 170.11	MEDFORD MOBILE ESTATES	12	\$ 248,973	113	13
30035315	\$ 87,510	\$ 85,977	06/02/2022	102	1968	961	840	\$ 102.35	ROYAL MOBILE ESTATES	12	\$ 97,136	113	13
30144838	\$ 152,890	\$ 150,129	03/04/2022	102	1993	962	1404	\$ 106.93	LEISURE DAYS MOBILE PARK	12	\$ 169,708	113	13
30981524	\$ 139,180	\$ 136,475	08/23/2022	102	2005	952	1620	\$ 84.24	MEADOW VIEW ESTATES	12	\$ 154,490	113	13
31013006	\$ 224,590	\$ 220,209	06/20/2022	102	2022	962	1296	\$ 169.91	MEDFORD MOBILE ESTATES	12	\$ 249,295	113	13
30024526	\$ 84,250	\$ 82,471	04/08/2022	102	1971	952	1344	\$ 61.36	APPLLEGATE MOBILE HOME PARK	12	\$ 93,518	113	14
31000626	\$ 200,370	\$ 195,581	05/05/2022	102	2013	962	1620	\$ 120.73	MADRONE HILL MOBILE HOME PARK	13	\$ 222,411	114	14
30085404	\$ 66,120	\$ 64,483	06/01/2022	103	1979	952	1248	\$ 51.67	PIONEER SQUARE MOBILE PARK	13	\$ 73,393	114	14
31012889	\$ 182,950	\$ 178,237	02/01/2022	103	2021	952	1512	\$ 117.88	TABLE ROCK MOBILE ESTATES	13	\$ 203,075	114	14
30018208	\$ 44,170	\$ 42,732	02/21/2022	103	1972	971	868	\$ 49.23	LEISURE PINES MOBILE RANCH	13	\$ 49,029	115	15
30169111	\$ 119,600	\$ 115,000	12/09/2022	104	1999	962	1296	\$ 88.73	MEADOW VIEW ESTATES	14	\$ 132,756	115	16
31013159	\$ 73,100	\$ 70,199	09/15/2022	104	2023	951	608	\$ 115.46	BEAR CREEK MOBILE	14	\$ 81,141	116	16
31012915	\$ 155,310	\$ 149,118	02/03/2022	104	2022	952	1782	\$ 83.68	BEAR CREEK MOBILE	14	\$ 172,394	116	16
31003816	\$ 190,240	\$ 182,000	12/01/2022	105	2016	952	1512	\$ 120.37	BLUE SPRUCE MOBILE ESTATES, MEDFORD	15	\$ 211,166	116	16
30174257	\$ 132,690	\$ 126,409	07/20/2022	105	2000	952	1400	\$ 90.29	SAN GEORGE ESTATES	15	\$ 147,286	117	17
30046745	\$ 86,770	\$ 82,652	02/18/2022	105	1974	952	1416	\$ 58.37	ASPEN ON THE CREEK	15	\$ 96,315	117	17
30040686	\$ 22,480	\$ 21,366	02/25/2022	105	1973	941	854	\$ 25.02	CASCADE VILLAGE MOBILE ESTATES, WHITE C	15	\$ 24,953	117	17
30114779	\$ 51,580	\$ 48,917	02/22/2022	105	1987	951	784	\$ 62.39	BRPHYS PARADISE MOBILE VILLAG	16	\$ 57,254	117	17
31013008	\$ 224,590	\$ 212,346	07/29/2022	106	2022	962	1296	\$ 163.85	MEDFORD MOBILE ESTATES	16	\$ 249,295	117	18
30164162	\$ 146,910	\$ 138,638	06/17/2022	106	1998	962	1512	\$ 91.69	MADRONE HILL MOBILE HOME PARK	16	\$ 163,070	118	18
30125998	\$ 177,060	\$ 167,055	11/22/2022	106	1989	962	1701	\$ 98.21	ROGUE VALLEY SOUTH	16	\$ 196,537	118	18
30075038	\$ 74,380	\$ 69,355	01/21/2022	107	1977	952	1440	\$ 48.16	MEDFORD MOBILE ESTATES	17	\$ 82,562	119	19
30173170	\$ 123,900	\$ 115,479	08/10/2022	107	1999	962	1296	\$ 89.10	MEADOW VIEW ESTATES	17	\$ 137,529	119	19
30142471	\$ 52,840	\$ 49,195	10/14/2022	107	1980	941	770	\$ 63.89	TABLE ROCK MOBILE ESTATES	17	\$ 58,652	119	19
31013021	\$ 235,200	\$ 217,657	07/06/2022	108	2022	962	1296	\$ 167.95	MEDFORD MOBILE ESTATES	18	\$ 261,072	120	20
30021278	\$ 73,190	\$ 67,471	02/08/2022	108	1972	952	1440	\$ 46.86	THUNDERWOOD MOBILE HOME PARK	19	\$ 81,241	120	21
31011668	\$ 133,680	\$ 122,989	10/14/2022	109	1973	952	1344	\$ 91.51	THUNDERBIRD MOBILE ESTATES	19	\$ 148,385	121	21
30048576	\$ 63,410	\$ 58,216	11/04/2022	109	1975	941	924	\$ 63.00	CANDLEWOOD MOBILE PARK	19	\$ 70,385	121	21
30082387	\$ 98,370	\$ 90,292	7/21/2022	109	1978	951	924	\$ 97.72	ROYAL MOBILE ESTATES	19	\$ 109,191	121	21
31012964	\$ 78,720	\$ 72,201	06/13/2022	109	2022	941	840	\$ 85.95	BEAR CREEK MOBILE	19	\$ 87,379	121	21
30985298	\$ 154,310	\$ 141,331	05/12/2022	109	2006	952	1512	\$ 93.47	SAN GEORGE ESTATES	19	\$ 171,284	121	21
30013429	\$ 64,960	\$ 59,263	11/07/2022	110	1972	942	640	\$ 92.60	BLUE SPRUCE MOBILE ESTATES, MEDFORD	20	\$ 72,106	122	22
30148765	\$ 69,850	\$ 63,670	01/24/2022	110	1994	952	1296	\$ 49.13	ANTELOPE ACRES MOBILE HOME PARK	20	\$ 77,534	122	22
31013192	\$ 230,900	\$ 210,000	12/09/2022	110	2022	962	1512	\$ 138.89	CREEKSIDE ESTATES	20	\$ 256,299	122	22
31009240	\$ 214,410	\$ 193,448	6/20/2022	111	2019	962	1404	\$ 137.78	SAN GEORGE ESTATES	21	\$ 237,995	123	23
31000121	\$ 186,200	\$ 166,810	03/18/2022	112	2014	952	1512	\$ 110.32	MYRA LYNNE MOBILE HOME PARK	22	\$ 206,682	124	24
31001594	\$ 205,130	\$ 183,716	08/01/2022	112	2015	962	1512	\$ 121.51	CANDLEWOOD MOBILE PARK	22	\$ 227,694	124	24
31012918	\$ 98,750	\$ 87,912	04/15/2022	112	2022	941	702	\$ 125.23	BEAR CREEK MOBILE	22	\$ 109,613	125	25
31009228	\$ 191,870	\$ 169,962	7/8/2022	113	2020	962	1150	\$ 147.79	MEDFORD MOBILE ESTATES	23	\$ 212,976	125	25
31011714	\$ 110,250	\$ 97,632	08/03/2022	113	1986	952	1296	\$ 75.33	GREENWAY VILLAGE MHP	23	\$ 122,378	125	26
31008968	\$ 209,950	\$ 185,789	07/08/2022	113	2019	962	1334	\$ 139.27	MEDFORD MOBILE ESTATES	23	\$ 233,045	125	26
30056378	\$ 81,280	\$ 71,475	04/22/2022	114	1974	941	840	\$ 85.09	WINGSPREAD MOBILE PARK	24	\$ 90,221	126	26
30158390	\$ 99,850	\$ 86,973	05/31/2022	115	1997	952	1344	\$ 64.71	PEACHWOOD VILLAGE	25	\$ 110,834	127	28
31012137	\$ 27,510	\$ 23,918	05/12/2022	115	1977	941	924	\$ 25.88	THUNDERBIRD MOBILE ESTATES	25	\$ 30,536	128	28

2023 MANUFACTURED HOME RATIO

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	RATIO	YEAR	ST CL	SQFT	SPPSQ	MS PARK NAME	AD	TRENDED RMV	AFTER RATIO	AD
31012997	\$ 96,910	\$ 83,879	02/28/2022	116	2022	942	1040	\$ 80.65	BEAR CREEK MOBILE	26	\$ 107,570	128	28
30985268	\$ 128,800	\$ 111,207	03/18/2022	116	2007	952	1068	\$ 104.13	SAN GEORGE ESTATES	26	\$ 142,968	129	29
30176817	\$ 117,460	\$ 101,245	11/07/2022	116	2002	952	1512	\$ 66.96	MEADOW VIEW ESTATES	26	\$ 130,381	129	29
31013001	\$ 209,830	\$ 180,288	05/18/2022	116	2022	962	1296	\$ 139.11	MOUNTAIN VIEW ESTATES	26	\$ 232,911	129	29
30163433	\$ 178,480	\$ 152,203	05/27/2022	117	1998	962	1620	\$ 93.95	ROGUE RIVER MOBILE ESTATES	27	\$ 198,113	130	30
30112071	\$ 76,580	\$ 65,230	05/09/2022	117	1984	961	924	\$ 70.60	MYRA LYNNE MOBILE HOME PARK	27	\$ 85,004	130	30
30120098	\$ 73,000	\$ 62,120	03/30/2022	118	1988	942	1080	\$ 57.52	THE DRIFTERS	28	\$ 81,030	130	31
31013282	\$ 241,000	\$ 203,589	08/31/2022	118	2023	972	972	\$ 209.45	MOUNTAIN VIEW ESTATES	28	\$ 267,510	131	32
30988514	\$ 56,060	\$ 47,241	08/01/2022	119	2006	941	891	\$ 53.02	CASCADE VILLAGE MOBILE ESTATES, WHITE C	29	\$ 62,227	132	32
30120957	\$ 123,580	\$ 103,281	05/17/2022	120	1988	962	1224	\$ 84.38	MYRA LYNNE MOBILE HOME PARK	30	\$ 137,174	133	33
30108060	\$ 44,290	\$ 37,000	12/20/2022	120	1981	941	924	\$ 40.04	EAGLE TRAILER PARK	30	\$ 49,162	133	33
30049060	\$ 39,700	\$ 32,989	4/14/2022	120	1964	971	720	\$ 45.82	RUSTIC MOBILE HOME & RV PARK	30	\$ 44,067	134	34
30164560	\$ 201,860	\$ 166,580	6/9/2022	121	1998	973	2114	\$ 78.80	WHISPERING PINES	31	\$ 224,065	135	35
30045122	\$ 52,370	\$ 43,046	10/13/2022	122	1974	941	924	\$ 46.59	GREENBRIAR TERRACE MOBILE COMMUNITY	32	\$ 58,131	135	35
31013140	\$ 182,350	\$ 148,888	05/18/2022	122	2022	952	1391	\$ 107.04	MOUNTAIN VIEW ESTATES	33	\$ 202,409	136	36
30176444	\$ 174,970	\$ 139,701	05/17/2022	125	2000	962	1404	\$ 99.50	ROYAL MOBILE ESTATES	35	\$ 194,217	139	39
30125825	\$ 71,720	\$ 57,215	08/26/2022	125	1989	951	924	\$ 61.92	MEDFORD MOBILE ESTATES	35	\$ 79,609	139	39
31005461	\$ 157,590	\$ 124,483	09/09/2022	127	2017	952	1512	\$ 82.33	CASCADE VILLAGE MOBILE ESTATES, WHITE C	37	\$ 174,925	141	41
30085099	\$ 53,570	\$ 42,259	03/31/2022	127	1978	942	1344	\$ 31.44	EAST EVANS MOBILE HOME PARK, ROGUE RI	37	\$ 59,463	141	41
31012166	\$ 185,840	\$ 144,501	02/17/2022	129	2021	952	1404	\$ 102.92	MOUNTAIN VIEW ESTATES	39	\$ 206,282	143	43
31013160	\$ 103,340	\$ 79,357	08/20/2022	130	2022	951	891	\$ 89.07	BEAR CREEK MOBILE	40	\$ 114,707	145	45
30014849	\$ 26,140	\$ 20,000	12/01/2022	131	1969	941	684	\$ 29.24	SISKIYOU TRAILER VILLAGE	41	\$ 29,015	145	45
30073515	\$ 39,860	\$ 30,374	11/22/2022	131	1977	942	816	\$ 37.22	EAGLE TRAILER PARK	41	\$ 44,245	146	46
30171641	\$ 86,760	\$ 65,860	07/22/2022	132	2000	952	1080	\$ 60.98	ROGUE MEADOWS MOBILE VILLAGE	42	\$ 96,304	146	46
30000051	\$ 78,030	\$ 59,109	6/10/2022	132	1969	941	954	\$ 61.96	ROYAL MOBILE ESTATES	42	\$ 86,613	147	47
30010545	\$ 34,590	\$ 26,025	07/22/2022	133	1968	951	744	\$ 34.98	FRONTIER MOBILE ESTATES	43	\$ 38,395	148	48
321	\$ 39,698,550	\$ 44,296,859								AAD	13	\$ 44,065,391	14



BEFORE	
MEDIAN	90
MEAN	90
WEIGHTED MEAN	90
GEO MEAN	89
AAD	13
COD	14
PRD	1

ADJUSTMENT FACTOR	111
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THE CENTRAL TENDENCIES ARE GROUPED FROM 99 TO100, WITH THE MEDIAN OF 100 BEING THE SELECTED RATIO. THE COD IS 14.08 AND THE PRD IS 1.01.

AFTER	
MEDIAN	100
MEAN	100
WEIGHTED ME	99
GEO MEAN	99
AAD	14
COD	14.08
PRD	1.01

2023 MANUFACTURED HOME RATIO NOT IN PARK

ACCOUNT	RMV	ADJ SALES \$	SALE DATE	B4 RATIO	B4 AD	ADDRESS	YEAR	STAT	SQFT	SPPSQ	TRENDED RMV	AFTER RATIO	AFTER AD
30138885	\$ 76,840	\$107,471	6/28/2022	71	39	4 COVERED BRIDGE RD	1990	942	1458	\$ 73.71	\$ 69,156	\$ 64	35
30126854	\$ 43,490	\$50,043	03/08/2022	87	24	8368 BARBUR ST	1988	941	784	\$ 63.83	\$ 39,141	\$ 78	21
31013529	\$ 84,300	\$94,558	10/08/2022	89	21	523 E ANTELOPE RD	2022	941	810	\$ 116.74	\$ 75,870	\$ 80	19
31013013	\$ 197,500	\$199,511	05/24/2022	99	12	3724 S PACIFIC HWY	2020	941	700	\$ 285.02	\$ 177,750	\$ 89	10
31013528	\$ 105,460	\$103,795	09/13/2022	102	9	6418 ROGUE RIVER HWY	2023	972	972	\$ 106.78	\$ 94,914	\$ 91	8
31013019	\$ 185,720	\$180,438	01/17/2022	103	8	212 NORTHRIDGE TER	2022	952	1296	\$ 139.23	\$ 167,148	\$ 93	7
31012999	\$ 186,120	\$157,385	07/05/2022	118	8	220 E BUTLER LN	2022	962	1296	\$ 121.44	\$ 167,508	\$ 106	7
31013223	\$ 209,780	\$172,980	10/10/2022	121	11	3599 Kane Creek RD	2022	962	1512	\$ 114.40	\$ 188,802	\$ 109	10
31011967	\$ 232,990	\$189,052	03/26/2022	123	13	408 Valley View	2021	952	2040	\$ 92.67	\$ 209,691	\$ 111	11
31012909	\$ 232,670	\$187,825	06/01/2022	124	13	16664 JONES RD	2023	962	1860	\$ 100.98	\$ 209,403	\$ 111	12
31013020	\$ 165,000	\$128,417	02/28/2022	128	18	308 NORTHRIDGE TER	2022	962	1404	\$ 91.47	\$ 148,500	\$ 116	16
31013018	\$ 193,030	\$144,645	05/18/2022	133	23	382 HOYT LN	2022	952	1512	\$ 95.66	\$ 173,727	\$ 120	21
12	\$ 1,912,900	\$ 1,716,119			AAD	16					\$ 1,721,610	AAD	15

MEDIAN	111
MEAN	108
WEIGHTED MEAN	111
GEO MEAN	107
AAD	16
COD	14.88
PRD	0.97

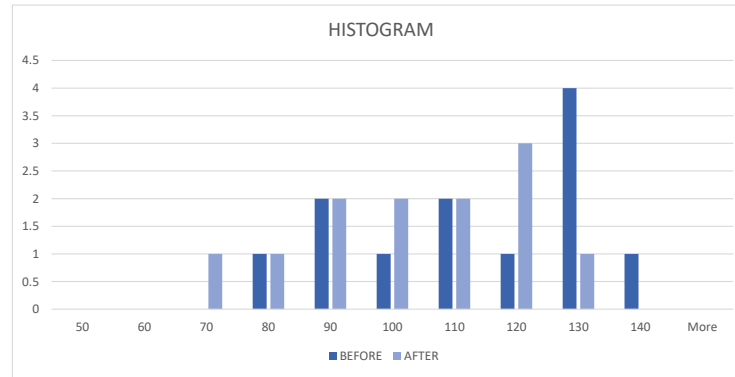
ADJUSTMENT FACTOR	90
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0.9

THE CENTRAL TENDENCIES ARE GROUPED FROM 96 TO 100, WITH THE MEDIAN OF 100 BEING SELECTED RATIO. THE COD IS 14.88 AND THE PRD IS 0.97.

MEDIAN	100
MEAN	97
WEIGHTED MEAN	100
GEO MEAN	96
AAD	15
COD	14.88
PRD	0.97

Bin	BEFORE	AFTER
50	0	0
60	0	0
70	0	1
80	1	1
90	2	2
100	1	2
110	2	2
120	1	3
130	4	1
140	1	0
More	0	0



TRIMMED SALES

Account ID Map	Year	MA	SA	NH	RMV Class	Stat Class	Property Cl	Condition	Ratio	Total RMV	Doc Numbr	Final Price	Sales Date	Acreage
10312771 371W16-C	2023		6	30	111 101 - H & B 141 - One s	101 - RESID 30A - UNCC			139%	\$350,020	CLERK - BO	\$251,010	01/28/2022	0.18
10314692 371W17-B	2023		6	30	111 101 - H & B 131 - One s	101 - RESID 30A - UNCC			123%	\$246,130	CLERK - BO	\$200,000	02/18/2022	0.28
10316853 371W17-C	2023		6	30	109 101 - H & B 121 - One s	101 - RESID 30A - UNCC			56%	\$161,280	CLERK - BO	\$286,000	04/06/2022	0.19
10318001 371W18-A	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			56%	\$202,810	CLERK - BO	\$365,000	03/28/2022	0.34
10319747 371W18-B	2023		6	30	109 101 - H & B 121 - One s	101 - RESID 30A - UNCC			55%	\$180,000	CLERK - BO	\$325,000	08/30/2022	0.17
10325869 371W19-A	2023		6	30	110 101 - H & B 141 - One s	101 - RESID 30A - UNCC			131%	\$394,080	CLERK - BO	\$300,000	04/27/2022	0.25
10326143 371W19-A	2023		6	30	108 101 - H & B 972 - Doub	109 - M S II 30A - UNCC			124%	\$425,020	CLERK - BO	\$343,000	05/26/2022	0.63
10327199 371W19-A	2023		6	30	111 101 - H & B 131 - One s	101 - RESID 30A - UNCC			126%	\$251,340	CLERK - BO	\$200,000	04/13/2022	0.27
10327301 371W19-A	2023		6	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			55%	\$188,050	CLERK - BO	\$341,000	03/02/2022	0.31
10328971 371W19-C	2023		5	30	109 101 - H & B 128 - one s	121 - SINGI 30A - UNCC			55%	\$150,680	CLERK - BO	\$275,500	09/01/2022	0.18
10333898 371W20-A	2023		6	30	111 101 - H & B 131 - One s	101 - RESID 30A - UNCC			148%	\$272,970	CLERK - BO	\$185,000	04/13/2022	0.24
10337534 371W20-B	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			126%	\$164,120	CLERK - BO	\$130,000	08/26/2022	0.16
10338000 371W20-C	2023		6	30	108 101 - H & B 152 - Two s	101 - RESID 33 - CONFII			121%	\$1,214,620	CLERK - BO	\$1,000,000	12/22/2022	0.74
10339479 371W20-C	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			55%	\$196,410	CLERK - BO	\$355,000	04/25/2022	0.24
10342302 371W20-D	2023		6	30	109 101 - H & B 133 - One s	101 - RESID 30A - UNCC			53%	\$189,030	CLERK - BO	\$360,000	06/14/2022	0.21
10348265 371W28-C	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30B - UNCC			54%	\$222,100	CLERK - BO	\$410,000	06/22/2022	0.21
10348305 371W28-C	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			55%	\$239,200	CLERK - BO	\$435,000	07/14/2022	0.21
10348401 371W28-C	2023		6	30	110 101 - H & B 151 - One s	101 - RESID 33 - CONFII			132%	\$978,050	CLERK - BO	\$740,000	02/01/2022	0.72
10351000 371W29-A	2023		6	30	110 101 - H & B 141 - One s	101 - RESID 30A - UNCC			57%	\$315,390	CLERK - BO	\$550,000	07/19/2022	0.34
10351270 371W29-A	2023		6	30	109 101 - H & B 131 - One s	101 - RESID 30B - UNCC			46%	\$190,430	CLERK - BO	\$410,900	06/13/2022	0.19
10356430 371W29-B	2023		6	30	109 101 - H & B 144 - Two s	101 - RESID 30B - UNCC			42%	\$212,950	CLERK - BO	\$513,000	06/14/2022	0.2
10361290 371W30-A	2023		6	30	109 101 - H & B 138 - One s	101 - RESID 30B - UNCC			40%	\$166,020	CLERK - BO	\$410,000	01/31/2022	0.13
10365129 371W30-B	2023		6	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			52%	\$150,880	CLERK - BO	\$290,000	04/14/2022	0.14
10366417 371W30-A	2023		6	30	103 101 - H & B 143 - One s	101 - RESID 33 - CONFII			142%	\$467,990	CLERK - BO	\$330,000	04/22/2022	0.06
10367918 371W30-A	2023		6	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			58%	\$173,340	CLERK - BO	\$300,000	08/19/2022	0.16
10373539 371W30-C	2023		5	30	104 101 - H & B 231 - DUPL	101 - RESID 30A - UNCC			56%	\$179,840	CLERK - BO	\$322,000	07/21/2022	0.11
10374795 371W31-B	2023		5	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			56%	\$166,440	CLERK - BO	\$298,000	02/24/2022	0.24
10374835 371W31-B	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			54%	\$142,900	CLERK - BO	\$265,000	01/27/2022	0.2
10376404 371W30-D	2023		6	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			55%	\$189,170	CLERK - BO	\$345,000	10/17/2022	0.15
10377532 371W30-C	2023		6	30	108 100 - H & B Use Reside	100 - VACA 30A - UNCC			127%	\$105,000	CLERK - BO	\$82,800	05/04/2022	0.17
10379769 371W31-B	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			54%	\$189,430	CLERK - BO	\$350,000	01/05/2022	0.13
10380843 371W31-B	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			49%	\$146,650	CLERK - BO	\$300,000	05/19/2022	0.13
10381078 371W31-B	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			55%	\$127,460	CLERK - BO	\$233,000	05/25/2022	0.14
10381621 371W31-C	2023		5	30	110 101 - H & B 131 - One s	101 - RESID 33 - CONFII			54%	\$176,330	CLERK - BO	\$325,000	01/21/2022	0.23
10381840 371W31-C	2023		5	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			57%	\$188,390	CLERK - BO	\$333,000	07/14/2022	0.23
10382025 371W31-C	2023		5	30	110 101 - H & B 131 - One s	101 - RESID 30A - UNCC			54%	\$174,170	CLERK - BO	\$325,000	07/14/2022	0.24
10388174 372W24-D	2023		5	30	112 101 - H & B 131 - One s	101 - RESID 30A - UNCC			119%	\$398,170	CLERK - BO	\$335,000	01/06/2022	0.16
10389618 372W24-D	2023		5	30	103 101 - H & B 131 - One s	101 - RESID 30B - UNCC			57%	\$156,260	CLERK - BO	\$274,700	06/07/2022	0.06
10390077 372W24-D	2023		5	30	109 101 - H & B 121 - One s	101 - RESID 33 - CONFII			43%	\$113,780	CLERK - BO	\$266,900	10/25/2022	0.12
10390280 372W24-D	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 33 - CONFII			55%	\$140,540	CLERK - BO	\$256,000	02/24/2022	0.12
10392101 372W24-D	2023		5	30	109 101 - H & B 121 - One s	101 - RESID 30B - UNCC			49%	\$113,190	CLERK - BO	\$230,000	03/10/2022	0.11
10393992 372W25-A	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30B - UNCC			47%	\$133,090	CLERK - BO	\$282,500	10/04/2022	0.15
10394178 372W25-A	2023		5	30	109 101 - H & B 131 - One s	101 - RESID 30A - UNCC			57%	\$133,600	CLERK - BO	\$235,000	12/02/2022	0.15
10395951 372W25-A	2023		5	30	109 101 - H & B 121 - One s	101 - RESID 33 - CONFII			45%	\$123,330	CLERK - BO	\$276,300	07/25/2022	0.11

TRIMMED SALES

Account ID Map	Year	MA	SA	NH	RMV Class	Stat Class	Property Cl	Condition	Ratio	Total RMV	Doc Numbr	Final Price	Sales Date	Acreage
10395993 372W25-A/	2023		5	30	109 101 - H & B 132 - Two s	101 - RESID	33 - CONFII		51%	\$152,240	CLERK - BO	\$300,000	06/03/2022	0.19
10396219 372W25-A/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		50%	\$172,440	CLERK - BO	\$348,000	08/17/2022	0.13
10397231 372W25-A/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		47%	\$135,700	CLERK - BO	\$289,900	05/10/2022	0.14
10397970 372W25-A/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30B - UNCC		48%	\$140,850	CLERK - BO	\$295,000	11/16/2022	0.17
10399168 372W25-B/	2023		5	30	109 101 - H & B 132 - Two s	101 - RESID	30A - UNCC		52%	\$193,680	CLERK - BO	\$375,000	06/22/2022	0.11
10399435 372W25-B/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		53%	\$158,880	CLERK - BO	\$300,000	06/03/2022	0.15
10399913 372W25-B/	2023		5	30	109 101 - H & B 132 - Two s	101 - RESID	33 - CONFII		49%	\$138,920	CLERK - BO	\$286,000	06/13/2022	0.13
10400599 372W25-B/	2023		5	30	109 101 - H & B 121 - One s	101 - RESID	30A - UNCC		56%	\$120,720	CLERK - BO	\$215,000	03/22/2022	0.16
10402411 372W25-B/	2023		5	30	109 101 - H & B 138 - One s	101 - RESID	30A - UNCC		56%	\$181,900	CLERK - BO	\$325,000	06/17/2022	0.11
10402875 372W25-B/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30A - UNCC		52%	\$129,420	CLERK - BO	\$250,000	03/29/2022	0.1
10404916 372W25-C/	2023		5	30	104 101 - H & B 231 - DUPL	101 - RESID	30A - UNCC		138%	\$358,020	CLERK - BO	\$260,000	08/09/2022	0.15
10407348 372W25-C/	2023		5	30	109 100 - H & B Use Reside	100 - VACA	30A - UNCC		118%	\$94,000	CLERK - BO	\$80,000	01/06/2022	0.12
10407873 372W25-C/	2023		5	30	110 101 - H & B 121 - One s	101 - RESID	30B - UNCC		40%	\$118,090	CLERK - BO	\$295,000	06/17/2022	0.14
10409428 372W25-D/	2023		5	30	109 101 - H & B 138 - One s	121 - SINGI	30A - UNCC		55%	\$138,720	CLERK - BO	\$250,000	12/19/2022	0.12
10409891 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30A - UNCC		57%	\$124,760	CLERK - BO	\$217,500	05/31/2022	0.12
10410489 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	121 - SINGI	30B - UNCC		54%	\$190,670	CLERK - BO	\$355,000	07/05/2022	0.12
10411021 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30B - UNCC		55%	\$134,980	CLERK - BO	\$245,000	11/29/2022	0.18
10411436 372W25-D/	2023		5	30	109 101 - H & B 142 - Two s	101 - RESID	30A - UNCC		54%	\$190,410	CLERK - BO	\$350,000	04/06/2022	0.17
10411606 372W25-D/	2023		5	30	109 101 - H & B 121 - One s	101 - RESID	30A - UNCC		53%	\$160,500	CLERK - BO	\$305,000	01/13/2022	0.16
10411680 372W25-D/	2023		5	30	109 101 - H & B 121 - One s	101 - RESID	30A - UNCC		56%	\$157,470	CLERK - BO	\$280,000	02/28/2022	0.16
10411736 372W25-D/	2023		5	30	109 101 - H & B 121 - One s	101 - RESID	30A - UNCC		52%	\$153,310	CLERK - BO	\$293,000	07/14/2022	0.14
10411955 372W25-D/	2023		5	30	104 101 - H & B 231 - DUPL	101 - RESID	30A - UNCC		52%	\$146,270	CLERK - BO	\$280,000	01/05/2022	0.15
10412124 372W25-D/	2023		5	30	109 101 - H & B 113 - One s	101 - RESID	30B - UNCC		51%	\$157,300	CLERK - BO	\$308,000	11/09/2022	0.12
10414010 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30A - UNCC		56%	\$168,230	CLERK - BO	\$298,000	03/03/2022	0.13
10414506 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30A - UNCC		55%	\$156,990	CLERK - BO	\$288,000	06/23/2022	0.13
10414646 372W25-D/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		50%	\$163,520	CLERK - BO	\$325,000	06/16/2022	0.13
10414814 372W25-D/	2023		5	30	109 101 - H & B 121 - One s	101 - RESID	30B - UNCC		47%	\$118,780	CLERK - BO	\$251,000	05/12/2022	0.07
10415138 372W36-A/	2023		5	30	109 101 - H & B 132 - Two s	101 - RESID	30B - UNCC		41%	\$179,950	CLERK - BO	\$435,000	04/22/2022	0.15
10416094 372W36-A/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		55%	\$148,870	CLERK - BO	\$270,000	04/26/2022	0.14
10416700 372W36-A/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		45%	\$159,800	CLERK - BO	\$355,000	03/22/2022	0.23
10417211 372W36-A/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	30B - UNCC		57%	\$150,930	CLERK - BO	\$265,000	11/07/2022	0.19
10418135 372W36-A/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		53%	\$160,720	CLERK - BO	\$305,000	03/16/2022	0.2
10419901 372W36-B/	2023		5	30	109 101 - H & B 131 - One s	101 - RESID	33 - CONFII		52%	\$173,030	CLERK - BO	\$335,000	10/13/2022	0.28
10420741 372W36-B/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		51%	\$154,150	CLERK - BO	\$303,000	03/21/2022	0.15
10421081 372W36-B/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		56%	\$186,400	CLERK - BO	\$335,000	09/20/2022	0.17
10421413 372W36-B/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		51%	\$171,600	CLERK - BO	\$335,000	04/04/2022	0.17
10421545 372W36-B/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30B - UNCC		49%	\$143,410	CLERK - BO	\$293,108	04/07/2022	0.16
10421659 372W36-B/	2023		5	30	110 101 - H & B 121 - One s	101 - RESID	30A - UNCC		52%	\$149,610	CLERK - BO	\$285,000	06/21/2022	0.26
10421837 372W36-B/	2023		5	30	110 101 - H & B 131 - One s	101 - RESID	30A - UNCC		57%	\$182,310	CLERK - BO	\$319,300	07/07/2022	0.2
10424964 371W21-B/	2023		6	30	105 101 - H & B 141 - One s	191 - IMPR	30A - UNCC		120%	\$842,420	CLERK - BO	\$700,000	03/10/2022	1.81
10427556 372W12-D/	2023		6	30	109 101 - H & B 131 - One s	131 - SINGI	33 - CONFII		119%	\$285,760	CLERK - BO	\$240,000	12/21/2022	0.46
10451742 371W32-C/	2023		6	30	109 101 - H & B 122 - Two s	101 - RESID	30A - UNCC		57%	\$198,330	CLERK - BO	\$350,000	03/24/2022	0.43
10452887 372W36-D/	2023		5	30	108 101 - H & B 963 - Triple	191 - IMPR	30A - UNCC		127%	\$539,820	CLERK - BO	\$425,000	09/27/2022	1.45
10453824 382W01-A/	2023		5	30	105 101 - H & B 131 - One s	191 - IMPR	30A - UNCC		156%	\$1,054,130	CLERK - BO	\$675,000	11/03/2022	2.99

TRIMMED SALES

Account ID Map	Year	MA	SA	NH	RMV Class	Stat Class	Property Cl	Condition	Ratio	Total RMV	Doc Numbr	Final Price	Sales Date	Acreage
10486313	2023		5	30	109	101 - H & B 132 - Two	101 - RESID	30A - UNCC	52%	\$147,820	CLERK - BO	\$285,000	04/22/2022	0.2
10488266	2023		5	30	109	101 - H & B 131 - One	101 - RESID	30B - UNCC	47%	\$159,740	CLERK - BO	\$340,021	05/19/2022	0.23
10489848	2023		5	30	109	101 - H & B 132 - Two	101 - RESID	30B - UNCC	44%	\$175,990	CLERK - BO	\$399,500	10/14/2022	0.22
10490088	2023		5	30	109	101 - H & B 121 - One	101 - RESID	33 - CONFII	51%	\$137,160	CLERK - BO	\$270,000	12/08/2022	0.2
10490574	2023		5	30	110	101 - H & B 131 - One	101 - RESID	30A - UNCC	57%	\$172,040	CLERK - BO	\$301,000	01/17/2022	0.13
10492121	2023		5	30	104	101 - H & B 232 - DUPL	101 - RESID	30A - UNCC	58%	\$250,140	CLERK - BO	\$435,000	12/29/2022	0.11
10492170	2023		5	30	109	101 - H & B 131 - One	101 - RESID	30A - UNCC	56%	\$146,260	CLERK - BO	\$259,000	04/01/2022	0.13
10493952	2023		5	30	109	101 - H & B 131 - One	101 - RESID	30A - UNCC	56%	\$210,450	CLERK - BO	\$373,000	01/26/2022	0.25
10494367	2023		5	30	110	101 - H & B 131 - One	191 - IMPR	30A - UNCC	139%	\$402,440	CLERK - BO	\$290,000	02/07/2022	1.04
10555991	2023		6	30	111	101 - H & B 131 - One	101 - RESID	30A - UNCC	122%	\$280,180	CLERK - BO	\$230,000	04/14/2022	0.16
10561943	2023		5	30	109	101 - H & B 132 - Two	101 - RESID	33 - CONFII	51%	\$131,310	CLERK - BO	\$255,000	08/03/2022	0.11
10595160	2023		6	30	111	101 - H & B 152 - Two	101 - RESID	30A - UNCC	118%	\$460,780	CLERK - BO	\$389,000	01/20/2022	0.17
10613281	2023		6	30	110	101 - H & B 132 - Two	101 - RESID	30A - UNCC	56%	\$247,250	CLERK - BO	\$440,000	08/10/2022	0.14
10627204	2023		6	30	102	102 - H & B 153 - One	102 - CONC	33 - CONFII	125%	\$373,440	CLERK - BO	\$299,000	10/25/2022	
10630671	2023		6	30	111	101 - H & B 151 - One	101 - RESID	30A - UNCC	152%	\$577,860	CLERK - BO	\$380,000	04/18/2022	0.27
10636106	2023		5	30	109	101 - H & B 300 - Resid	101 - RESID	30B - UNCC	120%	\$96,910	CLERK - BO	\$81,000	10/17/2022	0.29
10651910	2023		6	30	102	102 - H & B 131 - One	102 - CONC	30A - UNCC	118%	\$194,320	CLERK - BO	\$164,900	03/18/2022	
10711582	2023		6	30	107	100 - H & B Use Reside	100 - VACA	30B - UNCC	120%	\$120,000	CLERK - BO	\$100,000	10/12/2022	0.31
10793717	2023		6	30	112	101 - H & B 161 - One	101 - RESID	30A - UNCC	133%	\$797,060	CLERK - BO	\$599,000	04/08/2022	0.35
10793911	2023		6	30	112	101 - H & B 153 - One	101 - RESID	30B - UNCC	133%	\$676,270	CLERK - BO	\$510,000	11/16/2022	0.22
10802847	2023		6	30	112	101 - H & B 973 - Triple	109 - M S II	30A - UNCC	122%	\$498,760	CLERK - BO	\$410,000	09/21/2022	0.46
10815708	2023		5	30	112	101 - H & B 141 - One	101 - RESID	30A - UNCC	164%	\$335,360	CLERK - BO	\$204,500	08/18/2022	0.17
10868059	2023		6	30	112	101 - H & B 141 - One	101 - RESID	30A - UNCC	125%	\$440,890	CLERK - BO	\$352,807	06/27/2022	0.17
10870896	2023		6	30	103	101 - H & B 142 - Two	101 - RESID	33 - CONFII	119%	\$332,920	CLERK - BO	\$279,000	03/16/2022	0.04
10871080	2023		6	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	118%	\$349,370	CLERK - BO	\$295,000	06/17/2022	0.03
10871080	2023		6	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	123%	\$349,370	CLERK - BO	\$285,000	01/20/2022	0.03
10874948	2023		6	30	112	101 - H & B 154 - Two	101 - RESID	30B - UNCC	149%	\$647,210	CLERK - BO	\$435,000	11/15/2022	0.4
10922044	2023		6	30	114	101 - H & B 141 - One	101 - RESID	30A - UNCC	129%	\$452,290	CLERK - BO	\$349,900	10/27/2022	0.17
10924396	2023		6	30	103	101 - H & B 141 - One	101 - RESID	30A - UNCC	132%	\$5,276,650	CLERK - BO	\$4,000,000	07/25/2022	1.62
10960285	2023		6	30	107	101 - H & B 143 - One	101 - RESID	30A - UNCC	189%	\$375,420	CLERK - BO	\$199,000	01/19/2022	0.36
10975814	2023		6	30	107	101 - H & B 152 - Two	101 - RESID	30A - UNCC	138%	\$951,880	CLERK - BO	\$690,000	12/12/2022	0.59
10975814	2023		6	30	107	101 - H & B 152 - Two	101 - RESID	33 - CONFII	152%	\$951,880	CLERK - BO	\$625,000	06/28/2022	0.59
10975942	2023		6	30	103	101 - H & B 132 - Two	101 - RESID	30A - UNCC	122%	\$263,740	CLERK - BO	\$217,000	02/24/2022	0.02
10975949	2023		6	30	103	101 - H & B 132 - Two	101 - RESID	30B - UNCC	120%	\$263,740	CLERK - BO	\$220,000	10/20/2022	0.02
10975957	2023		6	30	103	101 - H & B 132 - Two	101 - RESID	30A - UNCC	134%	\$262,030	CLERK - BO	\$195,000	09/13/2022	0.02
10976417	2023		6	30	103	101 - H & B 141 - One	101 - RESID	33 - CONFII	120%	\$334,610	CLERK - BO	\$280,000	08/23/2022	0.08
10976439	2023		6	30	103	101 - H & B 141 - One	101 - RESID	33 - CONFII	119%	\$326,670	CLERK - BO	\$275,000	05/05/2022	0.08
10976463	2023		6	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	123%	\$430,330	CLERK - BO	\$349,000	02/07/2022	0.07

TRIMMED SALES

Account ID Map	Year	MA	SA	NH	RMV Class	Stat Class	Property Cl	Condition	Ratio	Total RMV	Doc Numbr	Final Price	Sales Date	Acreage
10976464	371W08-C	2023	6	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	123%	\$430,330	CLERK - BO	\$350,000	02/08/2022	0.08
10977839	371W22-D	2023	6	30	107	101 - H & B 153 - One	101 - RESID	33 - CONFII	127%	\$880,060	CLERK - BO	\$695,000	08/17/2022	0.32
10977848	371W22-D	2023	6	30	107	101 - H & B 152 - Two	101 - RESID	30A - UNCC	125%	\$665,260	CLERK - BO	\$530,750	08/29/2022	0.06
10979292	371W23-D	2023	6	30	107	101 - H & B 163 - One	101 - RESID	30A - UNCC	120%	\$1,139,330	CLERK - BO	\$950,000	08/09/2022	0.36
10979295	371W23-D	2023	6	30	107	101 - H & B 164 - Two	101 - RESID	33 - CONFII	125%	\$1,620,860	CLERK - BO	\$1,300,000	05/27/2022	0.87
10979311	371W23-D	2023	6	30	107	101 - H & B 172 - Two	101 - RESID	30B - UNCC	180%	\$1,890,040	CLERK - BO	\$1,050,000	10/25/2022	0.48
10980002	371W33-A	2023	6	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	127%	\$430,170	CLERK - BO	\$340,000	09/27/2022	0.05
10980013	371W33-A	2023	6	30	103	101 - H & B 142 - Two	101 - RESID	30B - UNCC	123%	\$417,170	CLERK - BO	\$340,000	10/07/2022	0.03
10981178	371W22-B	2023	6	30	107	101 - H & B 152 - Two	101 - RESID	30A - UNCC	135%	\$809,420	CLERK - BO	\$600,000	09/29/2022	0.23
10981885	372W13-A	2023	5	30	114	101 - H & B 141 - One	101 - RESID	33 - CONFII	136%	\$340,670	CLERK - BO	\$250,799	04/22/2022	0.1
10981935	371W23-C	2023	6	30	114	100 - H & B Use Reside	100 - VACA	33 - CONFII	120%	\$90,000	CLERK - BO	\$75,000	09/06/2022	0.41
10983386	371W18-C	2023	6	30	102	102 - H & B 132 - Two	102 - CONE	30A - UNCC	118%	\$168,850	CLERK - BO	\$142,500	05/31/2022	
10983577	372W14-A	2023	5	30	103	101 - H & B 142 - Two	101 - RESID	30B - UNCC	145%	\$397,480	CLERK - BO	\$274,500	11/23/2022	0.09
10984721	371W22-A	2023	6	30	107	100 - H & B Use Reside	100 - VACA	33 - CONFII	160%	\$120,000	CLERK - BO	\$75,000	08/30/2022	0.3
10985957	371W21-A	2023	6	30	107	101 - H & B 153 - One	101 - RESID	30B - UNCC	140%	\$120,000	CLERK - BO	\$86,000	03/23/2022	0.23
10986008	371W21-A	2023	6	30	107	101 - H & B 151 - One	101 - RESID	30B - UNCC	127%	\$684,900	CLERK - BO	\$539,900	03/31/2022	0.26
10986023	371W21-A	2023	6	30	107	100 - H & B Use Reside	100 - VACA	33 - CONFII	141%	\$120,000	CLERK - BO	\$85,000	10/06/2022	0.23
10986025	371W21-A	2023	6	30	107	100 - H & B Use Reside	100 - VACA	33 - CONFII	133%	\$120,000	CLERK - BO	\$90,000	03/30/2022	0.24
10986034	371W21-A	2023	6	30	107	101 - H & B 151 - One	101 - RESID	30B - UNCC	126%	\$550,220	CLERK - BO	\$436,000	10/03/2022	0.24
10986037	371W21-A	2023	6	30	107	101 - H & B Use Reside	101 - RESID	30A - UNCC	162%	\$120,000	CLERK - BO	\$74,000	01/24/2022	0.23
10987479	372W23-D	2023	5	30	103	101 - H & B 142 - Two	101 - RESID	30A - UNCC	120%	\$405,120	CLERK - BO	\$337,000	11/21/2022	0.08
10988072	372W35-D	2023	5	30	114	101 - H & B 141 - One	101 - RESID	33 - CONFII	157%	\$361,970	CLERK - BO	\$230,000	08/05/2022	0.1
10989919	372W26-C	2023	5	30	103	101 - H & B 144 - Two	101 - RESID	33 - CONFII	121%	\$423,000	CLERK - BO	\$349,006	01/14/2022	0.03
10989935	372W26-C	2023	5	30	103	101 - H & B 144 - Two	101 - RESID	30A - UNCC	127%	\$363,160	CLERK - BO	\$286,000	05/24/2022	0.02
11002325	371W16-D	2023	6	30	107	101 - H & B 153 - One	101 - RESID	30B - UNCC	160%	\$248,000	CLERK - BO	\$155,000	01/06/2022	0.54
11008063	371W16-C	2023	6	30	113	101 - H & B 163 - One	101 - RESID	33 - CONFII	121%	\$909,560	CLERK - BO	\$750,000	02/22/2022	0.19
11008067	371W16-C	2023	6	30	113	101 - H & B 161 - One	101 - RESID	30B - UNCC	130%	\$925,530	CLERK - BO	\$710,000	08/15/2022	0.19
11008070	371W16-C	2023	6	30	113	101 - H & B 161 - One	101 - RESID	30B - UNCC	124%	\$925,530	CLERK - BO	\$745,000	01/31/2022	0.18
11010349	371W34-C	2023	6	30	114	101 - H & B 151 - One	101 - RESID	30A - UNCC	130%	\$120,000	CLERK - BO	\$92,000	06/22/2022	0.21
11010492	372W26-D	2023	5	30	104	101 - H & B 231 - DUPL	101 - RESID	30B - UNCC	128%	\$510,170	CLERK - BO	\$400,000	06/27/2022	0.14
11010560	382W01-A	2023	5	30	103	101 - H & B 141 - One	101 - RESID	33 - CONFII	118%	\$359,550	CLERK - BO	\$304,200	03/28/2022	0.07
11010566	382W01-A	2023	5	30	114	101 - H & B 141 - One	101 - RESID	30B - UNCC	123%	\$338,320	CLERK - BO	\$275,000	06/28/2022	0.15
11011283	372W23-D	2023	5	30	114	101 - H & B 141 - One	101 - RESID	30B - UNCC	123%	\$414,600	CLERK - BO	\$337,200	10/28/2022	0.1
11011336	371W08-D	2023	6	30	114	101 - H & B 142 - Two	101 - RESID	30B - UNCC	121%	\$516,300	CLERK - BO	\$425,561	02/25/2022	0.18
10128139	363W15-C	2023	3	15	0	101 - H & B 128 - one	101 - RESID	30A - UNCC	47%	\$138,710	CLERK - BO	\$294,000	03/29/2022	0.11

TRIMMED OUTLIER SALES

Outliers are extreme ratios at either end of the array as compared with the other ratios. They may not be representative of the general market and an analysis is made whether to trim them from the array, or leave them included. Jackson County used the D.O.R approved trimming methods of trimmed mean and IQR. After analysis of all studies were completed, outlier sales were only recognized in two areas. Area that had sales trimmed were Property Class 1XX Recalculated Area

TIME TREND ANALYSIS

Fluctuating market conditions may create the need to apply a time adjustment to account for the movement of sale prices during the sales year. Although the adjustment is often called a time adjustment, time itself is not the reason for the adjustment - it is the movement of value over time.

This section includes trend analysis and documented support for the conclusions. Jackson County completed multiple time trend adjustment studies which were divided into groups by property type. After analysis of the 1XX recalculated area by itself, as well as together with the 1XX non-recalculated area, the adjustment was minimal and non-persuasive. After a discussion with the DOR, no time trend adjustment was used for 1XX properties.

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10946639	\$545,070	\$480,000	01/02/2022	114	11	0.0000%	0.00%	0	480,000	114
2	10432328	\$156,820	\$259,000	01/03/2022	61	11	0.0000%	0.00%	0	259,000	61
3	10614343	\$313,490	\$404,000	01/03/2022	78	11	0.0000%	0.00%	0	404,000	78
4	10976716	\$299,950	\$330,000	01/03/2022	91	11	0.0000%	0.00%	0	330,000	91
5	10814487	\$306,560	\$337,000	01/03/2022	91	11	0.0000%	0.00%	0	337,000	91
6	10065020	\$703,670	\$704,000	01/03/2022	100	11	0.0000%	0.00%	0	704,000	100
7	10986687	\$423,050	\$409,000	01/03/2022	103	11	0.0000%	0.00%	0	409,000	103
8	10981798	\$458,660	\$365,000	01/03/2022	126	11	0.0000%	0.00%	0	365,000	126
9	10142954	\$194,820	\$333,000	01/04/2022	59	11	0.0000%	0.00%	0	333,000	59
10	10140571	\$288,440	\$407,000	01/04/2022	71	11	0.0000%	0.00%	0	407,000	71
11	10989609	\$323,420	\$339,500	01/04/2022	95	11	0.0000%	0.00%	0	339,500	95
12	10943283	\$353,040	\$363,000	01/04/2022	97	11	0.0000%	0.00%	0	363,000	97
13	10049894	\$515,540	\$499,000	01/04/2022	103	11	0.0000%	0.00%	0	499,000	103
14	10979835	\$223,540	\$200,000	01/04/2022	112	11	0.0000%	0.00%	0	200,000	112
15	10614017	\$261,910	\$286,000	01/05/2022	92	11	0.0000%	0.00%	0	286,000	92
16	10695091	\$332,240	\$355,000	01/05/2022	94	11	0.0000%	0.00%	0	355,000	94
17	10979804	\$336,800	\$350,000	01/05/2022	96	11	0.0000%	0.00%	0	350,000	96
18	10889737	\$456,340	\$472,000	01/05/2022	97	11	0.0000%	0.00%	0	472,000	97
19	10980086	\$138,750	\$139,000	01/05/2022	100	11	0.0000%	0.00%	0	139,000	100
20	10048898	\$503,830	\$500,000	01/05/2022	101	11	0.0000%	0.00%	0	500,000	101
21	10780950	\$283,030	\$270,000	01/05/2022	105	11	0.0000%	0.00%	0	270,000	105
22	10914950	\$426,070	\$375,000	01/05/2022	114	11	0.0000%	0.00%	0	375,000	114
23	11011730	\$258,590	\$225,000	01/05/2022	115	11	0.0000%	0.00%	0	225,000	115
24	10976586	\$408,130	\$353,000	01/05/2022	116	11	0.0000%	0.00%	0	353,000	116
25	10598581	\$246,320	\$285,000	01/06/2022	86	11	0.0000%	0.00%	0	285,000	86
26	10071836	\$1,060,100	\$1,050,000	01/06/2022	101	11	0.0000%	0.00%	0	1,050,000	101
27	10979814	\$321,060	\$300,000	01/06/2022	107	11	0.0000%	0.00%	0	300,000	107
28	10851121	\$480,310	\$490,000	01/07/2022	98	11	0.0000%	0.00%	0	490,000	98
29	10933417	\$591,600	\$585,000	01/07/2022	101	11	0.0000%	0.00%	0	585,000	101
30	10632023	\$562,920	\$475,000	01/07/2022	119	11	0.0000%	0.00%	0	475,000	119

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
31	10791027	\$850,540	\$611,000	01/07/2022	139	11	0.0000%	0.00%	0	611,000	139
32	10984626	\$600,110	\$468,000	01/08/2022	128	11	0.0000%	0.00%	0	468,000	128
33	10985797	\$385,470	\$419,000	01/10/2022	92	11	0.0000%	0.00%	0	419,000	92
34	11006617	\$377,290	\$405,000	01/10/2022	93	11	0.0000%	0.00%	0	405,000	93
35	10986105	\$257,090	\$259,000	01/10/2022	99	11	0.0000%	0.00%	0	259,000	99
36	10986426	\$476,410	\$465,000	01/10/2022	102	11	0.0000%	0.00%	0	465,000	102
37	10970864	\$292,290	\$330,000	01/11/2022	89	11	0.0000%	0.00%	0	330,000	89
38	10948816	\$281,500	\$315,000	01/11/2022	89	11	0.0000%	0.00%	0	315,000	89
39	10091365	\$620,040	\$610,000	01/11/2022	102	11	0.0000%	0.00%	0	610,000	102
40	10984520	\$375,590	\$340,000	01/11/2022	110	11	0.0000%	0.00%	0	340,000	110
42	10131435	\$236,830	\$359,500	01/12/2022	66	11	0.0000%	0.00%	0	359,500	66
43	10627731	\$232,060	\$305,000	01/12/2022	76	11	0.0000%	0.00%	0	305,000	76
44	10608542	\$354,840	\$406,000	01/12/2022	87	11	0.0000%	0.00%	0	406,000	87
45	10979059	\$324,870	\$354,000	01/12/2022	92	11	0.0000%	0.00%	0	354,000	92
46	10838412	\$318,020	\$300,000	01/12/2022	106	11	0.0000%	0.00%	0	300,000	106
47	10977356	\$449,510	\$415,000	01/12/2022	108	11	0.0000%	0.00%	0	415,000	108
48	10063604	\$522,770	\$375,000	01/12/2022	139	11	0.0000%	0.00%	0	375,000	139
49	10278443	\$351,460	\$485,000	01/13/2022	72	11	0.0000%	0.00%	0	485,000	72
50	10628671	\$229,750	\$316,350	01/13/2022	73	11	0.0000%	0.00%	0	316,350	73
51	10279212	\$124,790	\$115,000	01/13/2022	109	11	0.0000%	0.00%	0	115,000	109
52	10874443	\$516,150	\$545,000	01/14/2022	95	11	0.0000%	0.00%	0	545,000	95
53	10936163	\$528,520	\$527,500	01/18/2022	100	11	0.0000%	0.00%	0	527,500	100
54	10982266	\$661,300	\$659,565	01/18/2022	100	11	0.0000%	0.00%	0	659,565	100
55	10003842	\$1,112,330	\$927,000	01/18/2022	120	11	0.0000%	0.00%	0	927,000	120
56	10980944	\$301,660	\$244,900	01/18/2022	123	11	0.0000%	0.00%	0	244,900	123
57	10138491	\$186,200	\$266,000	01/19/2022	70	11	0.0000%	0.00%	0	266,000	70
58	10907329	\$262,640	\$315,000	01/19/2022	83	11	0.0000%	0.00%	0	315,000	83
59	10981434	\$334,070	\$399,000	01/19/2022	84	11	0.0000%	0.00%	0	399,000	84
60	10875983	\$328,850	\$375,000	01/19/2022	88	11	0.0000%	0.00%	0	375,000	88
61	10979600	\$112,030	\$120,000	01/19/2022	93	11	0.0000%	0.00%	0	120,000	93

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
62	10555658	\$352,020	\$360,000	01/19/2022	98	11	0.0000%	0.00%	0	360,000	98
63	11007289	\$574,780	\$549,000	01/19/2022	105	11	0.0000%	0.00%	0	549,000	105
64	10958692	\$582,150	\$530,000	01/19/2022	110	11	0.0000%	0.00%	0	530,000	110
65	10054494	\$145,000	\$120,000	01/19/2022	121	11	0.0000%	0.00%	0	120,000	121
66	10983625	\$145,000	\$120,000	01/19/2022	121	11	0.0000%	0.00%	0	120,000	121
67	10129484	\$238,270	\$405,000	01/20/2022	59	11	0.0000%	0.00%	0	405,000	59
68	10581197	\$218,110	\$240,000	01/20/2022	91	11	0.0000%	0.00%	0	240,000	91
69	11009257	\$444,000	\$445,000	01/20/2022	100	11	0.0000%	0.00%	0	445,000	100
70	11011240	\$643,160	\$640,031	01/20/2022	100	11	0.0000%	0.00%	0	640,031	100
71	11011239	\$661,310	\$655,054	01/20/2022	101	11	0.0000%	0.00%	0	655,054	101
72	10791116	\$569,000	\$515,000	01/20/2022	110	11	0.0000%	0.00%	0	515,000	110
73	10946304	\$371,560	\$322,500	01/20/2022	115	11	0.0000%	0.00%	0	322,500	115
74	10987050	\$57,010	\$47,000	01/20/2022	121	11	0.0000%	0.00%	0	47,000	121
75	10986847	\$387,370	\$305,000	01/20/2022	127	11	0.0000%	0.00%	0	305,000	127
76	10982847	\$821,620	\$870,000	01/21/2022	94	11	0.0000%	0.00%	0	870,000	94
77	10008143	\$307,870	\$325,000	01/21/2022	95	11	0.0000%	0.00%	0	325,000	95
78	11003444	\$225,000	\$225,000	01/21/2022	100	11	0.0000%	0.00%	0	225,000	100
79	10959460	\$386,270	\$324,000	01/21/2022	119	11	0.0000%	0.00%	0	324,000	119
80	10974452	\$381,760	\$320,000	01/21/2022	119	11	0.0000%	0.00%	0	320,000	119
81	10980775	\$60,990	\$47,500	01/21/2022	128	11	0.0000%	0.00%	0	47,500	128
82	10987051	\$90,660	\$64,000	01/21/2022	142	11	0.0000%	0.00%	0	64,000	142
83	10940375	\$279,590	\$313,000	01/24/2022	89	11	0.0000%	0.00%	0	313,000	89
84	10975050	\$306,880	\$335,000	01/24/2022	92	11	0.0000%	0.00%	0	335,000	92
85	11009540	\$466,910	\$424,045	01/24/2022	110	11	0.0000%	0.00%	0	424,045	110
86	10984914	\$295,580	\$255,000	01/24/2022	116	11	0.0000%	0.00%	0	255,000	116
87	10060681	\$1,729,340	\$1,350,000	01/24/2022	128	11	0.0000%	0.00%	0	1,350,000	128
88	10278573	\$398,650	\$435,000	01/25/2022	92	11	0.0000%	0.00%	0	435,000	92
89	10047585	\$442,140	\$470,000	01/25/2022	94	11	0.0000%	0.00%	0	470,000	94
90	10594337	\$213,260	\$226,000	01/25/2022	94	11	0.0000%	0.00%	0	226,000	94
91	10739676	\$270,710	\$285,495	01/25/2022	95	11	0.0000%	0.00%	0	285,495	95

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
92	10047593	\$446,550	\$470,000	01/25/2022	95	11	0.0000%	0.00%	0	470,000	95
93	10885952	\$618,020	\$612,000	01/25/2022	101	11	0.0000%	0.00%	0	612,000	101
94	10977354	\$430,830	\$407,000	01/25/2022	106	11	0.0000%	0.00%	0	407,000	106
95	10763391	\$548,130	\$490,000	01/25/2022	112	11	0.0000%	0.00%	0	490,000	112
96	11009839	\$557,430	\$415,000	01/25/2022	134	11	0.0000%	0.00%	0	415,000	134
97	10706139	\$282,730	\$355,000	01/26/2022	80	11	0.0000%	0.00%	0	355,000	80
98	10061441	\$525,810	\$590,000	01/26/2022	89	11	0.0000%	0.00%	0	590,000	89
99	10975083	\$315,500	\$339,500	01/26/2022	93	11	0.0000%	0.00%	0	339,500	93
100	10082147	\$360,430	\$355,000	01/26/2022	102	11	0.0000%	0.00%	0	355,000	102
101	10950232	\$488,330	\$469,000	01/26/2022	104	11	0.0000%	0.00%	0	469,000	104
102	10911417	\$534,110	\$500,000	01/26/2022	107	11	0.0000%	0.00%	0	500,000	107
103	10986689	\$395,830	\$353,000	01/26/2022	112	11	0.0000%	0.00%	0	353,000	112
104	10137634	\$215,230	\$350,000	01/27/2022	61	11	0.0000%	0.00%	0	350,000	61
105	10000202	\$343,040	\$525,000	01/27/2022	65	11	0.0000%	0.00%	0	525,000	65
106	10130828	\$198,310	\$293,000	01/27/2022	68	11	0.0000%	0.00%	0	293,000	68
107	10691081	\$248,630	\$349,000	01/27/2022	71	11	0.0000%	0.00%	0	349,000	71
108	10881644	\$139,830	\$139,900	01/27/2022	100	11	0.0000%	0.00%	0	139,900	100
109	10981569	\$362,040	\$355,000	01/27/2022	102	11	0.0000%	0.00%	0	355,000	102
110	11004401	\$462,250	\$450,000	01/27/2022	103	11	0.0000%	0.00%	0	450,000	103
111	10990935	\$275,230	\$227,500	01/27/2022	121	11	0.0000%	0.00%	0	227,500	121
112	10963004	\$501,710	\$495,000	01/28/2022	101	11	0.0000%	0.00%	0	495,000	101
113	10976589	\$379,190	\$353,000	01/28/2022	107	11	0.0000%	0.00%	0	353,000	107
114	10990940	\$275,530	\$235,000	01/28/2022	117	11	0.0000%	0.00%	0	235,000	117
115	10976593	\$373,120	\$356,000	01/29/2022	105	11	0.0000%	0.00%	0	356,000	105
116	10853413	\$326,530	\$368,900	01/31/2022	89	11	0.0000%	0.00%	0	368,900	89
117	10084278	\$490,300	\$470,500	01/31/2022	104	11	0.0000%	0.00%	0	470,500	104
118	10058885	\$660,900	\$600,000	01/31/2022	110	11	0.0000%	0.00%	0	600,000	110
119	10701887	\$295,560	\$318,000	02/01/2022	93	10	0.0000%	0.00%	0	318,000	93
120	11008774	\$382,940	\$395,000	02/01/2022	97	10	0.0000%	0.00%	0	395,000	97
121	10588251	\$318,580	\$325,500	02/01/2022	98	10	0.0000%	0.00%	0	325,500	98

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
122	11004921	\$409,780	\$399,000	02/01/2022	103	10	0.0000%	0.00%	0	399,000	103
123	11004922	\$409,780	\$397,000	02/01/2022	103	10	0.0000%	0.00%	0	397,000	103
124	10977605	\$372,280	\$350,000	02/01/2022	106	10	0.0000%	0.00%	0	350,000	106
125	10943964	\$719,240	\$660,000	02/01/2022	109	10	0.0000%	0.00%	0	660,000	109
126	10598434	\$796,920	\$600,000	02/01/2022	133	10	0.0000%	0.00%	0	600,000	133
127	10064852	\$487,550	\$700,000	02/02/2022	70	10	0.0000%	0.00%	0	700,000	70
128	10050871	\$624,340	\$695,000	02/02/2022	90	10	0.0000%	0.00%	0	695,000	90
129	10627091	\$490,990	\$525,000	02/02/2022	94	10	0.0000%	0.00%	0	525,000	94
130	10945916	\$316,220	\$330,000	02/02/2022	96	10	0.0000%	0.00%	0	330,000	96
131	10976582	\$373,120	\$350,000	02/02/2022	107	10	0.0000%	0.00%	0	350,000	107
132	10984584	\$581,760	\$460,000	02/02/2022	126	10	0.0000%	0.00%	0	460,000	126
133	10979517	\$236,740	\$317,000	02/03/2022	75	10	0.0000%	0.00%	0	317,000	75
134	10431281	\$528,850	\$675,000	02/03/2022	78	10	0.0000%	0.00%	0	675,000	78
135	10003794	\$806,380	\$950,000	02/03/2022	85	10	0.0000%	0.00%	0	950,000	85
136	10498588	\$274,010	\$280,000	02/03/2022	98	10	0.0000%	0.00%	0	280,000	98
137	10892620	\$409,770	\$390,000	02/03/2022	105	10	0.0000%	0.00%	0	390,000	105
138	10985220	\$356,670	\$288,000	02/03/2022	124	10	0.0000%	0.00%	0	288,000	124
139	10962985	\$676,220	\$692,000	02/04/2022	98	10	0.0000%	0.00%	0	692,000	98
140	10085670	\$400,440	\$400,000	02/04/2022	100	10	0.0000%	0.00%	0	400,000	100
141	10980062	\$801,850	\$710,000	02/04/2022	113	10	0.0000%	0.00%	0	710,000	113
142	10908518	\$348,680	\$295,500	02/04/2022	118	10	0.0000%	0.00%	0	295,500	118
143	10985127	\$584,870	\$415,000	02/04/2022	141	10	0.0000%	0.00%	0	415,000	141
144	10898266	\$442,860	\$476,000	02/05/2022	93	10	0.0000%	0.00%	0	476,000	93
145	10941039	\$472,020	\$600,000	02/07/2022	79	10	0.0000%	0.00%	0	600,000	79
146	10712530	\$941,130	\$980,000	02/07/2022	96	10	0.0000%	0.00%	0	980,000	96
147	10084811	\$486,270	\$460,000	02/07/2022	106	10	0.0000%	0.00%	0	460,000	106
148	11000490	\$510,470	\$439,000	02/07/2022	116	10	0.0000%	0.00%	0	439,000	116
149	10084878	\$403,830	\$529,325	02/08/2022	76	10	0.0000%	0.00%	0	529,325	76
150	10848230	\$336,330	\$380,000	02/08/2022	89	10	0.0000%	0.00%	0	380,000	89
151	10988500	\$408,780	\$361,000	02/08/2022	113	10	0.0000%	0.00%	0	361,000	113

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
152	11007634	\$291,860	\$235,000	02/08/2022	124	10	0.0000%	0.00%	0	235,000	124
153	10082488	\$650,400	\$719,000	02/09/2022	90	10	0.0000%	0.00%	0	719,000	90
154	10823273	\$697,960	\$665,000	02/09/2022	105	10	0.0000%	0.00%	0	665,000	105
155	10976952	\$818,920	\$740,000	02/09/2022	111	10	0.0000%	0.00%	0	740,000	111
156	10975303	\$427,680	\$385,000	02/09/2022	111	10	0.0000%	0.00%	0	385,000	111
157	10987433	\$510,670	\$425,000	02/09/2022	120	10	0.0000%	0.00%	0	425,000	120
158	11011846	\$499,810	\$410,000	02/09/2022	122	10	0.0000%	0.00%	0	410,000	122
159	10954658	\$537,300	\$423,000	02/09/2022	127	10	0.0000%	0.00%	0	423,000	127
160	10144866	\$191,990	\$280,000	02/10/2022	69	10	0.0000%	0.00%	0	280,000	69
161	10258558	\$225,050	\$320,000	02/10/2022	70	10	0.0000%	0.00%	0	320,000	70
162	10897610	\$211,060	\$220,000	02/10/2022	96	10	0.0000%	0.00%	0	220,000	96
163	10977970	\$410,940	\$409,000	02/10/2022	100	10	0.0000%	0.00%	0	409,000	100
164	10081651	\$516,750	\$500,000	02/10/2022	103	10	0.0000%	0.00%	0	500,000	103
165	10953221	\$382,530	\$339,000	02/10/2022	113	10	0.0000%	0.00%	0	339,000	113
166	10650816	\$217,160	\$246,000	02/11/2022	88	10	0.0000%	0.00%	0	246,000	88
167	10905260	\$570,670	\$515,000	02/11/2022	111	10	0.0000%	0.00%	0	515,000	111
168	10974284	\$402,360	\$339,500	02/11/2022	119	10	0.0000%	0.00%	0	339,500	119
169	10848432	\$37,650	\$66,500	02/14/2022	57	10	0.0000%	0.00%	0	66,500	57
170	10136733	\$200,830	\$314,000	02/14/2022	64	10	0.0000%	0.00%	0	314,000	64
171	10979667	\$828,780	\$779,000	02/14/2022	106	10	0.0000%	0.00%	0	779,000	106
172	10117368	\$435,820	\$405,000	02/14/2022	108	10	0.0000%	0.00%	0	405,000	108
173	10821996	\$287,920	\$262,000	02/14/2022	110	10	0.0000%	0.00%	0	262,000	110
174	11008340	\$451,310	\$410,000	02/14/2022	110	10	0.0000%	0.00%	0	410,000	110
175	10843515	\$677,980	\$595,000	02/14/2022	114	10	0.0000%	0.00%	0	595,000	114
176	10070416	\$615,080	\$615,000	02/15/2022	100	10	0.0000%	0.00%	0	615,000	100
177	10840234	\$404,910	\$400,000	02/15/2022	101	10	0.0000%	0.00%	0	400,000	101
178	10208248	\$304,620	\$275,000	02/15/2022	111	10	0.0000%	0.00%	0	275,000	111
179	10995408	\$408,610	\$357,000	02/15/2022	114	10	0.0000%	0.00%	0	357,000	114
180	10141023	\$243,820	\$329,000	02/16/2022	74	10	0.0000%	0.00%	0	329,000	74
181	10984777	\$309,270	\$350,000	02/16/2022	88	10	0.0000%	0.00%	0	350,000	88

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
182	10050133	\$552,000	\$622,000	02/16/2022	89	10	0.0000%	0.00%	0	622,000	89
183	10907465	\$246,120	\$275,000	02/16/2022	89	10	0.0000%	0.00%	0	275,000	89
184	10952868	\$453,870	\$500,000	02/16/2022	91	10	0.0000%	0.00%	0	500,000	91
185	10067519	\$575,170	\$575,000	02/16/2022	100	10	0.0000%	0.00%	0	575,000	100
186	10985555	\$93,860	\$90,000	02/16/2022	104	10	0.0000%	0.00%	0	90,000	104
187	10853189	\$288,140	\$270,000	02/16/2022	107	10	0.0000%	0.00%	0	270,000	107
188	10134902	\$187,280	\$299,000	02/17/2022	63	10	0.0000%	0.00%	0	299,000	63
189	10591419	\$503,360	\$600,000	02/17/2022	84	10	0.0000%	0.00%	0	600,000	84
190	10945876	\$309,940	\$328,000	02/17/2022	94	10	0.0000%	0.00%	0	328,000	94
191	10978735	\$442,680	\$455,000	02/17/2022	97	10	0.0000%	0.00%	0	455,000	97
192	10904241	\$728,690	\$719,000	02/17/2022	101	10	0.0000%	0.00%	0	719,000	101
193	10071139	\$944,940	\$805,000	02/17/2022	117	10	0.0000%	0.00%	0	805,000	117
194	10841791	\$562,270	\$455,000	02/17/2022	124	10	0.0000%	0.00%	0	455,000	124
195	10848716	\$89,830	\$72,000	02/17/2022	125	10	0.0000%	0.00%	0	72,000	125
196	10613996	\$297,340	\$405,000	02/18/2022	73	10	0.0000%	0.00%	0	405,000	73
197	10079783	\$408,860	\$459,000	02/18/2022	89	10	0.0000%	0.00%	0	459,000	89
198	10966987	\$301,740	\$320,000	02/18/2022	94	10	0.0000%	0.00%	0	320,000	94
199	10935670	\$766,560	\$750,000	02/18/2022	102	10	0.0000%	0.00%	0	750,000	102
200	10223806	\$188,900	\$180,000	02/18/2022	105	10	0.0000%	0.00%	0	180,000	105
201	11010949	\$659,650	\$595,000	02/18/2022	111	10	0.0000%	0.00%	0	595,000	111
202	11007308	\$559,940	\$471,375	02/18/2022	119	10	0.0000%	0.00%	0	471,375	119
203	10094354	\$483,790	\$617,000	02/22/2022	78	10	0.0000%	0.00%	0	617,000	78
204	10613872	\$257,600	\$322,000	02/22/2022	80	10	0.0000%	0.00%	0	322,000	80
205	10002994	\$590,340	\$692,000	02/22/2022	85	10	0.0000%	0.00%	0	692,000	85
206	11002012	\$344,250	\$390,000	02/22/2022	88	10	0.0000%	0.00%	0	390,000	88
207	10274531	\$554,330	\$618,800	02/22/2022	90	10	0.0000%	0.00%	0	618,800	90
208	10081157	\$411,060	\$445,000	02/22/2022	92	10	0.0000%	0.00%	0	445,000	92
209	11009808	\$630,390	\$615,000	02/22/2022	103	10	0.0000%	0.00%	0	615,000	103
210	10982716	\$546,450	\$497,000	02/22/2022	110	10	0.0000%	0.00%	0	497,000	110
211	10059930	\$748,250	\$650,000	02/22/2022	115	10	0.0000%	0.00%	0	650,000	115

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
212	10694307	\$404,810	\$478,000	02/23/2022	85	10	0.0000%	0.00%	0	478,000	85
213	10069958	\$853,050	\$865,000	02/23/2022	99	10	0.0000%	0.00%	0	865,000	99
214	10976279	\$604,720	\$550,000	02/23/2022	110	10	0.0000%	0.00%	0	550,000	110
215	10211023	\$440,100	\$400,000	02/23/2022	110	10	0.0000%	0.00%	0	400,000	110
216	11010544	\$485,460	\$440,000	02/23/2022	110	10	0.0000%	0.00%	0	440,000	110
217	10848732	\$81,240	\$67,500	02/23/2022	120	10	0.0000%	0.00%	0	67,500	120
218	11010551	\$520,470	\$400,000	02/23/2022	130	10	0.0000%	0.00%	0	400,000	130
219	10979065	\$85,190	\$64,000	02/23/2022	133	10	0.0000%	0.00%	0	64,000	133
220	10132731	\$178,590	\$315,000	02/24/2022	57	10	0.0000%	0.00%	0	315,000	57
221	10273291	\$300,860	\$380,000	02/24/2022	79	10	0.0000%	0.00%	0	380,000	79
222	10911580	\$225,980	\$264,100	02/24/2022	86	10	0.0000%	0.00%	0	264,100	86
223	10258809	\$270,130	\$300,000	02/24/2022	90	10	0.0000%	0.00%	0	300,000	90
224	10951344	\$337,700	\$370,000	02/24/2022	91	10	0.0000%	0.00%	0	370,000	91
225	10282809	\$382,860	\$415,000	02/24/2022	92	10	0.0000%	0.00%	0	415,000	92
226	10207990	\$394,830	\$400,000	02/24/2022	99	10	0.0000%	0.00%	0	400,000	99
227	10883254	\$210,030	\$190,000	02/24/2022	111	10	0.0000%	0.00%	0	190,000	111
228	11010929	\$598,620	\$533,951	02/24/2022	112	10	0.0000%	0.00%	0	533,951	112
229	10959867	\$531,240	\$450,000	02/24/2022	118	10	0.0000%	0.00%	0	450,000	118
230	10137090	\$258,880	\$345,000	02/25/2022	75	10	0.0000%	0.00%	0	345,000	75
231	10252620	\$301,480	\$375,000	02/25/2022	80	10	0.0000%	0.00%	0	375,000	80
232	10918416	\$371,240	\$360,000	02/25/2022	103	10	0.0000%	0.00%	0	360,000	103
233	10070994	\$611,160	\$592,000	02/25/2022	103	10	0.0000%	0.00%	0	592,000	103
234	11004284	\$577,820	\$540,000	02/25/2022	107	10	0.0000%	0.00%	0	540,000	107
235	10982941	\$387,540	\$354,000	02/25/2022	109	10	0.0000%	0.00%	0	354,000	109
236	10875326	\$446,470	\$400,000	02/25/2022	112	10	0.0000%	0.00%	0	400,000	112
237	10669927	\$550,010	\$485,000	02/25/2022	113	10	0.0000%	0.00%	0	485,000	113
238	10974535	\$396,850	\$345,000	02/25/2022	115	10	0.0000%	0.00%	0	345,000	115
239	10975240	\$696,030	\$622,000	02/28/2022	112	10	0.0000%	0.00%	0	622,000	112
240	10283635	\$429,200	\$375,000	02/28/2022	114	10	0.0000%	0.00%	0	375,000	114
241	10735786	\$410,710	\$517,200	03/01/2022	79	9	0.0000%	0.00%	0	517,200	79

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
242	10981434	\$334,070	\$397,500	03/01/2022	84	9	0.0000%	0.00%	0	397,500	84
243	10928680	\$287,740	\$325,000	03/01/2022	89	9	0.0000%	0.00%	0	325,000	89
244	10000162	\$854,170	\$870,000	03/01/2022	98	9	0.0000%	0.00%	0	870,000	98
245	10977615	\$377,740	\$375,000	03/01/2022	101	9	0.0000%	0.00%	0	375,000	101
246	10977262	\$1,285,600	\$1,275,000	03/01/2022	101	9	0.0000%	0.00%	0	1,275,000	101
247	10975104	\$1,474,580	\$1,425,000	03/01/2022	103	9	0.0000%	0.00%	0	1,425,000	103
248	10889842	\$819,110	\$650,000	03/01/2022	126	9	0.0000%	0.00%	0	650,000	126
249	10644855	\$116,220	\$163,000	03/02/2022	71	9	0.0000%	0.00%	0	163,000	71
250	10797381	\$297,560	\$376,000	03/02/2022	79	9	0.0000%	0.00%	0	376,000	79
251	10969595	\$439,400	\$431,000	03/02/2022	102	9	0.0000%	0.00%	0	431,000	102
252	10978653	\$642,950	\$575,000	03/02/2022	112	9	0.0000%	0.00%	0	575,000	112
253	10977028	\$398,970	\$339,900	03/02/2022	117	9	0.0000%	0.00%	0	339,900	117
254	10848378	\$81,240	\$65,500	03/02/2022	124	9	0.0000%	0.00%	0	65,500	124
255	10142727	\$208,080	\$319,000	03/03/2022	65	9	0.0000%	0.00%	0	319,000	65
256	10883490	\$203,100	\$265,000	03/03/2022	77	9	0.0000%	0.00%	0	265,000	77
257	10912829	\$248,910	\$280,000	03/03/2022	89	9	0.0000%	0.00%	0	280,000	89
258	10920082	\$383,150	\$419,000	03/03/2022	91	9	0.0000%	0.00%	0	419,000	91
259	10979070	\$368,710	\$381,620	03/03/2022	97	9	0.0000%	0.00%	0	381,620	97
260	10987585	\$494,160	\$500,000	03/03/2022	99	9	0.0000%	0.00%	0	500,000	99
261	10971327	\$490,860	\$450,000	03/03/2022	109	9	0.0000%	0.00%	0	450,000	109
262	10993592	\$362,790	\$330,000	03/03/2022	110	9	0.0000%	0.00%	0	330,000	110
263	10962740	\$589,690	\$495,000	03/03/2022	119	9	0.0000%	0.00%	0	495,000	119
264	10975422	\$558,930	\$425,000	03/03/2022	132	9	0.0000%	0.00%	0	425,000	132
265	10280346	\$220,210	\$352,500	03/04/2022	62	9	0.0000%	0.00%	0	352,500	62
266	10201425	\$280,860	\$380,000	03/04/2022	74	9	0.0000%	0.00%	0	380,000	74
267	10979841	\$260,740	\$312,000	03/04/2022	84	9	0.0000%	0.00%	0	312,000	84
268	10925412	\$288,940	\$335,000	03/04/2022	86	9	0.0000%	0.00%	0	335,000	86
269	10088034	\$540,500	\$595,000	03/04/2022	91	9	0.0000%	0.00%	0	595,000	91
270	10924361	\$75,000	\$75,000	03/04/2022	100	9	0.0000%	0.00%	0	75,000	100
271	11010406	\$862,620	\$850,000	03/04/2022	101	9	0.0000%	0.00%	0	850,000	101

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272	10578313	\$347,640	\$335,000	03/04/2022	104	9	0.0000%	0.00%	0	335,000	104
273	10645795	\$315,000	\$269,000	03/04/2022	117	9	0.0000%	0.00%	0	269,000	117
274	10273672	\$252,990	\$333,300	03/07/2022	76	9	0.0000%	0.00%	0	333,300	76
275	10860177	\$196,910	\$240,000	03/07/2022	82	9	0.0000%	0.00%	0	240,000	82
276	10836495	\$312,590	\$355,000	03/07/2022	88	9	0.0000%	0.00%	0	355,000	88
277	10947561	\$316,330	\$330,000	03/07/2022	96	9	0.0000%	0.00%	0	330,000	96
278	10981849	\$458,240	\$425,000	03/07/2022	108	9	0.0000%	0.00%	0	425,000	108
279	10927861	\$585,630	\$525,000	03/07/2022	112	9	0.0000%	0.00%	0	525,000	112
280	10985145	\$516,120	\$415,000	03/07/2022	124	9	0.0000%	0.00%	0	415,000	124
281	10011083	\$287,830	\$377,000	03/08/2022	76	9	0.0000%	0.00%	0	377,000	76
282	10101895	\$632,050	\$775,000	03/08/2022	82	9	0.0000%	0.00%	0	775,000	82
283	10209404	\$277,370	\$330,000	03/08/2022	84	9	0.0000%	0.00%	0	330,000	84
284	10255770	\$284,450	\$335,000	03/08/2022	85	9	0.0000%	0.00%	0	335,000	85
285	10208937	\$266,390	\$312,000	03/08/2022	85	9	0.0000%	0.00%	0	312,000	85
286	10082958	\$405,850	\$475,000	03/08/2022	85	9	0.0000%	0.00%	0	475,000	85
287	10985488	\$376,260	\$430,000	03/08/2022	88	9	0.0000%	0.00%	0	430,000	88
288	10805729	\$414,460	\$400,000	03/08/2022	104	9	0.0000%	0.00%	0	400,000	104
289	10985546	\$583,290	\$550,000	03/08/2022	106	9	0.0000%	0.00%	0	550,000	106
290	10003656	\$414,640	\$601,000	03/09/2022	69	9	0.0000%	0.00%	0	601,000	69
291	10259001	\$214,060	\$300,000	03/09/2022	71	9	0.0000%	0.00%	0	300,000	71
292	10055181	\$699,650	\$860,000	03/09/2022	81	9	0.0000%	0.00%	0	860,000	81
293	10913175	\$445,820	\$450,000	03/09/2022	99	9	0.0000%	0.00%	0	450,000	99
294	10978226	\$374,900	\$375,500	03/09/2022	100	9	0.0000%	0.00%	0	375,500	100
295	10980218	\$782,770	\$692,000	03/09/2022	113	9	0.0000%	0.00%	0	692,000	113
296	10984802	\$384,700	\$339,900	03/09/2022	113	9	0.0000%	0.00%	0	339,900	113
297	10658455	\$134,720	\$105,000	03/09/2022	128	9	0.0000%	0.00%	0	105,000	128
298	10065905	\$426,290	\$525,000	03/10/2022	81	9	0.0000%	0.00%	0	525,000	81
299	10988271	\$343,740	\$375,000	03/10/2022	92	9	0.0000%	0.00%	0	375,000	92
300	10572629	\$614,190	\$635,000	03/10/2022	97	9	0.0000%	0.00%	0	635,000	97
301	10978789	\$409,390	\$385,250	03/10/2022	106	9	0.0000%	0.00%	0	385,250	106

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302	10283295	\$482,880	\$438,700	03/10/2022	110	9	0.0000%	0.00%	0	438,700	110
303	10922871	\$613,250	\$550,000	03/10/2022	112	9	0.0000%	0.00%	0	550,000	112
304	10134994	\$209,180	\$339,100	03/11/2022	62	9	0.0000%	0.00%	0	339,100	62
305	10056487	\$518,740	\$735,000	03/11/2022	71	9	0.0000%	0.00%	0	735,000	71
306	10921867	\$332,080	\$380,000	03/11/2022	87	9	0.0000%	0.00%	0	380,000	87
307	10963769	\$290,860	\$327,000	03/11/2022	89	9	0.0000%	0.00%	0	327,000	89
308	10142003	\$622,810	\$700,000	03/11/2022	89	9	0.0000%	0.00%	0	700,000	89
309	10071577	\$598,230	\$670,000	03/11/2022	89	9	0.0000%	0.00%	0	670,000	89
310	10921575	\$439,320	\$465,000	03/11/2022	94	9	0.0000%	0.00%	0	465,000	94
311	10979798	\$321,040	\$311,600	03/11/2022	103	9	0.0000%	0.00%	0	311,600	103
312	10084073	\$451,610	\$415,000	03/11/2022	109	9	0.0000%	0.00%	0	415,000	109
313	10576661	\$778,920	\$645,000	03/11/2022	121	9	0.0000%	0.00%	0	645,000	121
314	10629345	\$276,760	\$341,000	03/14/2022	81	9	0.0000%	0.00%	0	341,000	81
315	10979830	\$286,460	\$330,000	03/14/2022	87	9	0.0000%	0.00%	0	330,000	87
316	10977140	\$288,080	\$320,000	03/14/2022	90	9	0.0000%	0.00%	0	320,000	90
317	10116299	\$482,000	\$468,000	03/14/2022	103	9	0.0000%	0.00%	0	468,000	103
318	10236282	\$393,490	\$340,000	03/14/2022	116	9	0.0000%	0.00%	0	340,000	116
319	10985150	\$512,870	\$429,000	03/14/2022	120	9	0.0000%	0.00%	0	429,000	120
320	10773612	\$289,170	\$390,000	03/15/2022	74	9	0.0000%	0.00%	0	390,000	74
321	10833091	\$218,980	\$240,000	03/15/2022	91	9	0.0000%	0.00%	0	240,000	91
322	10895496	\$446,180	\$450,500	03/15/2022	99	9	0.0000%	0.00%	0	450,500	99
323	11010930	\$578,670	\$500,000	03/15/2022	116	9	0.0000%	0.00%	0	500,000	116
324	11001345	\$960,270	\$750,000	03/15/2022	128	9	0.0000%	0.00%	0	750,000	128
325	10430104	\$271,580	\$355,000	03/16/2022	77	9	0.0000%	0.00%	0	355,000	77
326	10851031	\$388,600	\$435,000	03/16/2022	89	9	0.0000%	0.00%	0	435,000	89
327	10087672	\$596,440	\$648,000	03/16/2022	92	9	0.0000%	0.00%	0	648,000	92
328	10968459	\$451,480	\$479,000	03/16/2022	94	9	0.0000%	0.00%	0	479,000	94
329	10780149	\$606,100	\$625,000	03/16/2022	97	9	0.0000%	0.00%	0	625,000	97
330	10555658	\$352,020	\$360,000	03/16/2022	98	9	0.0000%	0.00%	0	360,000	98
331	10906949	\$477,580	\$469,900	03/16/2022	102	9	0.0000%	0.00%	0	469,900	102

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
332	10074566	\$687,950	\$666,659	03/16/2022	103	9	0.0000%	0.00%	0	666,659	103
333	10985040	\$417,400	\$389,000	03/16/2022	107	9	0.0000%	0.00%	0	389,000	107
334	11009549	\$510,340	\$474,900	03/16/2022	107	9	0.0000%	0.00%	0	474,900	107
335	10820527	\$574,760	\$533,000	03/16/2022	108	9	0.0000%	0.00%	0	533,000	108
336	11009482	\$685,420	\$600,000	03/16/2022	114	9	0.0000%	0.00%	0	600,000	114
337	10735234	\$1,001,040	\$850,000	03/16/2022	118	9	0.0000%	0.00%	0	850,000	118
338	11008285	\$506,170	\$415,000	03/16/2022	122	9	0.0000%	0.00%	0	415,000	122
339	10941088	\$715,130	\$575,000	03/16/2022	124	9	0.0000%	0.00%	0	575,000	124
340	10790971	\$784,870	\$608,000	03/16/2022	129	9	0.0000%	0.00%	0	608,000	129
341	10142565	\$231,750	\$370,000	03/17/2022	63	9	0.0000%	0.00%	0	370,000	63
342	10077979	\$502,690	\$595,000	03/17/2022	84	9	0.0000%	0.00%	0	595,000	84
343	10260670	\$279,990	\$325,000	03/17/2022	86	9	0.0000%	0.00%	0	325,000	86
344	10979352	\$294,250	\$326,000	03/17/2022	90	9	0.0000%	0.00%	0	326,000	90
345	10920091	\$385,090	\$416,000	03/17/2022	93	9	0.0000%	0.00%	0	416,000	93
346	10889859	\$485,530	\$491,000	03/17/2022	99	9	0.0000%	0.00%	0	491,000	99
347	10848481	\$72,560	\$68,000	03/17/2022	107	9	0.0000%	0.00%	0	68,000	107
348	10976332	\$573,030	\$515,000	03/17/2022	111	9	0.0000%	0.00%	0	515,000	111
349	10975567	\$554,590	\$495,000	03/17/2022	112	9	0.0000%	0.00%	0	495,000	112
350	10813644	\$96,720	\$85,000	03/17/2022	114	9	0.0000%	0.00%	0	85,000	114
351	10624361	\$284,020	\$350,000	03/18/2022	81	9	0.0000%	0.00%	0	350,000	81
352	11002251	\$460,820	\$540,000	03/18/2022	85	9	0.0000%	0.00%	0	540,000	85
353	10907050	\$130,630	\$124,000	03/18/2022	105	9	0.0000%	0.00%	0	124,000	105
354	10971131	\$463,050	\$404,000	03/18/2022	115	9	0.0000%	0.00%	0	404,000	115
355	11010937	\$557,400	\$485,000	03/18/2022	115	9	0.0000%	0.00%	0	485,000	115
356	10094971	\$1,010,180	\$850,000	03/18/2022	119	9	0.0000%	0.00%	0	850,000	119
357	10874362	\$502,130	\$485,000	03/19/2022	104	9	0.0000%	0.00%	0	485,000	104
358	10128104	\$177,260	\$294,000	03/21/2022	60	9	0.0000%	0.00%	0	294,000	60
359	10823305	\$678,890	\$815,000	03/21/2022	83	9	0.0000%	0.00%	0	815,000	83
360	10827309	\$402,610	\$465,000	03/21/2022	87	9	0.0000%	0.00%	0	465,000	87
361	10890066	\$399,210	\$437,500	03/21/2022	91	9	0.0000%	0.00%	0	437,500	91

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
362	10985365	\$530,180	\$476,000	03/21/2022	111	9	0.0000%	0.00%	0	476,000	111
363	10259019	\$199,530	\$310,000	03/22/2022	64	9	0.0000%	0.00%	0	310,000	64
364	10773872	\$280,830	\$380,000	03/22/2022	74	9	0.0000%	0.00%	0	380,000	74
365	11010757	\$469,830	\$465,000	03/22/2022	101	9	0.0000%	0.00%	0	465,000	101
366	10001169	\$529,770	\$518,000	03/22/2022	102	9	0.0000%	0.00%	0	518,000	102
367	10984519	\$375,590	\$365,000	03/22/2022	103	9	0.0000%	0.00%	0	365,000	103
368	10980119	\$472,930	\$450,000	03/22/2022	105	9	0.0000%	0.00%	0	450,000	105
369	10074225	\$705,860	\$670,000	03/22/2022	105	9	0.0000%	0.00%	0	670,000	105
370	10054575	\$1,338,880	\$1,100,000	03/22/2022	122	9	0.0000%	0.00%	0	1,100,000	122
371	10278150	\$289,590	\$408,000	03/23/2022	71	9	0.0000%	0.00%	0	408,000	71
372	10568721	\$321,070	\$400,000	03/23/2022	80	9	0.0000%	0.00%	0	400,000	80
373	10979849	\$266,430	\$320,000	03/23/2022	83	9	0.0000%	0.00%	0	320,000	83
374	10669950	\$574,090	\$655,000	03/23/2022	88	9	0.0000%	0.00%	0	655,000	88
375	10957541	\$601,760	\$627,900	03/23/2022	96	9	0.0000%	0.00%	0	627,900	96
376	10820341	\$1,037,330	\$896,000	03/23/2022	116	9	0.0000%	0.00%	0	896,000	116
377	10053498	\$413,660	\$527,900	03/24/2022	78	9	0.0000%	0.00%	0	527,900	78
378	10951499	\$320,170	\$360,000	03/24/2022	89	9	0.0000%	0.00%	0	360,000	89
379	10067795	\$738,150	\$805,000	03/24/2022	92	9	0.0000%	0.00%	0	805,000	92
380	10980597	\$274,210	\$296,680	03/24/2022	92	9	0.0000%	0.00%	0	296,680	92
381	10873712	\$397,520	\$429,000	03/24/2022	93	9	0.0000%	0.00%	0	429,000	93
382	11007300	\$80,900	\$85,000	03/24/2022	95	9	0.0000%	0.00%	0	85,000	95
383	10980381	\$560,130	\$535,000	03/24/2022	105	9	0.0000%	0.00%	0	535,000	105
384	10986116	\$412,260	\$385,000	03/24/2022	107	9	0.0000%	0.00%	0	385,000	107
385	10663541	\$452,680	\$397,500	03/24/2022	114	9	0.0000%	0.00%	0	397,500	114
386	10974461	\$395,690	\$345,000	03/24/2022	115	9	0.0000%	0.00%	0	345,000	115
387	10974080	\$397,520	\$345,000	03/24/2022	115	9	0.0000%	0.00%	0	345,000	115
388	10934383	\$372,810	\$310,000	03/24/2022	120	9	0.0000%	0.00%	0	310,000	120
389	10910478	\$55,670	\$70,000	03/25/2022	80	9	0.0000%	0.00%	0	70,000	80
390	10145546	\$218,620	\$250,000	03/25/2022	87	9	0.0000%	0.00%	0	250,000	87
391	10918554	\$425,940	\$486,000	03/25/2022	88	9	0.0000%	0.00%	0	486,000	88

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392	10985410	\$463,350	\$510,000	03/25/2022	91	9	0.0000%	0.00%	0	510,000	91
393	10058593	\$1,002,200	\$1,301,000	03/28/2022	77	9	0.0000%	0.00%	0	1,301,000	77
394	10677841	\$311,060	\$370,000	03/28/2022	84	9	0.0000%	0.00%	0	370,000	84
395	10932974	\$686,930	\$750,000	03/28/2022	92	9	0.0000%	0.00%	0	750,000	92
396	10658017	\$403,180	\$425,900	03/28/2022	95	9	0.0000%	0.00%	0	425,900	95
397	10981003	\$275,210	\$285,000	03/28/2022	97	9	0.0000%	0.00%	0	285,000	97
398	11002058	\$553,620	\$554,000	03/28/2022	100	9	0.0000%	0.00%	0	554,000	100
399	10986066	\$380,620	\$380,000	03/28/2022	100	9	0.0000%	0.00%	0	380,000	100
400	10848629	\$65,650	\$65,000	03/28/2022	101	9	0.0000%	0.00%	0	65,000	101
401	10769555	\$879,360	\$820,000	03/28/2022	107	9	0.0000%	0.00%	0	820,000	107
402	11004406	\$574,950	\$525,000	03/28/2022	110	9	0.0000%	0.00%	0	525,000	110
403	10752561	\$368,380	\$336,000	03/28/2022	110	9	0.0000%	0.00%	0	336,000	110
404	11010936	\$575,610	\$518,200	03/28/2022	111	9	0.0000%	0.00%	0	518,200	111
405	10260215	\$225,390	\$310,000	03/29/2022	73	9	0.0000%	0.00%	0	310,000	73
406	10997266	\$340,590	\$399,000	03/29/2022	85	9	0.0000%	0.00%	0	399,000	85
407	10961468	\$431,930	\$470,000	03/29/2022	92	9	0.0000%	0.00%	0	470,000	92
408	10979935	\$304,050	\$330,000	03/29/2022	92	9	0.0000%	0.00%	0	330,000	92
409	10982103	\$363,200	\$365,000	03/29/2022	100	9	0.0000%	0.00%	0	365,000	100
410	11011848	\$477,310	\$414,900	03/29/2022	115	9	0.0000%	0.00%	0	414,900	115
411	10210351	\$242,250	\$347,500	03/30/2022	70	9	0.0000%	0.00%	0	347,500	70
412	10210360	\$240,090	\$335,000	03/30/2022	72	9	0.0000%	0.00%	0	335,000	72
413	10823330	\$810,560	\$850,000	03/30/2022	95	9	0.0000%	0.00%	0	850,000	95
414	10859215	\$449,500	\$465,000	03/30/2022	97	9	0.0000%	0.00%	0	465,000	97
415	11006387	\$797,930	\$729,000	03/30/2022	109	9	0.0000%	0.00%	0	729,000	109
416	11011724	\$523,650	\$450,000	03/30/2022	116	9	0.0000%	0.00%	0	450,000	116
417	10065881	\$361,820	\$300,000	03/30/2022	121	9	0.0000%	0.00%	0	300,000	121
418	11009820	\$639,760	\$515,000	03/30/2022	124	9	0.0000%	0.00%	0	515,000	124
419	11004928	\$75,430	\$101,000	03/31/2022	75	9	0.0000%	0.00%	0	101,000	75
420	11004929	\$75,430	\$101,000	03/31/2022	75	9	0.0000%	0.00%	0	101,000	75
421	10260388	\$268,990	\$338,000	03/31/2022	80	9	0.0000%	0.00%	0	338,000	80

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422	10979847	\$266,180	\$320,000	03/31/2022	83	9	0.0000%	0.00%	0	320,000	83
423	10975034	\$396,310	\$466,500	03/31/2022	85	9	0.0000%	0.00%	0	466,500	85
424	10548091	\$332,970	\$336,000	03/31/2022	99	9	0.0000%	0.00%	0	336,000	99
425	10979079	\$406,500	\$395,000	03/31/2022	103	9	0.0000%	0.00%	0	395,000	103
426	11009478	\$685,730	\$597,500	03/31/2022	115	9	0.0000%	0.00%	0	597,500	115
427	10954747	\$601,730	\$505,000	03/31/2022	119	9	0.0000%	0.00%	0	505,000	119
428	10534476	\$223,510	\$185,000	03/31/2022	121	9	0.0000%	0.00%	0	185,000	121
429	10755955	\$760,400	\$625,000	03/31/2022	122	9	0.0000%	0.00%	0	625,000	122
430	11009477	\$713,350	\$863,572	04/01/2022	83	8	0.0000%	0.00%	0	863,572	83
431	10130228	\$320,078	\$350,000	04/01/2022	91	8	0.0000%	0.00%	0	350,000	91
432	10658780	\$129,210	\$125,000	04/01/2022	103	8	0.0000%	0.00%	0	125,000	103
433	10058966	\$573,870	\$651,000	04/04/2022	88	8	0.0000%	0.00%	0	651,000	88
434	10778124	\$379,270	\$430,000	04/04/2022	88	8	0.0000%	0.00%	0	430,000	88
435	10979482	\$981,790	\$1,075,000	04/04/2022	91	8	0.0000%	0.00%	0	1,075,000	91
436	10712181	\$232,300	\$250,000	04/04/2022	93	8	0.0000%	0.00%	0	250,000	93
437	11010900	\$610,200	\$641,000	04/04/2022	95	8	0.0000%	0.00%	0	641,000	95
438	10923746	\$500,390	\$515,000	04/04/2022	97	8	0.0000%	0.00%	0	515,000	97
439	10884753	\$480,570	\$484,900	04/04/2022	99	8	0.0000%	0.00%	0	484,900	99
440	10923276	\$581,010	\$585,000	04/04/2022	99	8	0.0000%	0.00%	0	585,000	99
441	11010948	\$614,170	\$612,750	04/04/2022	100	8	0.0000%	0.00%	0	612,750	100
442	11010947	\$566,460	\$560,000	04/04/2022	101	8	0.0000%	0.00%	0	560,000	101
443	10947017	\$495,920	\$489,000	04/04/2022	101	8	0.0000%	0.00%	0	489,000	101
444	11010918	\$578,670	\$570,000	04/04/2022	102	8	0.0000%	0.00%	0	570,000	102
445	11010951	\$598,620	\$576,100	04/04/2022	104	8	0.0000%	0.00%	0	576,100	104
446	11010901	\$557,540	\$535,000	04/04/2022	104	8	0.0000%	0.00%	0	535,000	104
447	10964951	\$397,000	\$370,000	04/04/2022	107	8	0.0000%	0.00%	0	370,000	107
448	10864845	\$555,560	\$513,950	04/04/2022	108	8	0.0000%	0.00%	0	513,950	108
449	11010919	\$598,620	\$550,000	04/04/2022	109	8	0.0000%	0.00%	0	550,000	109
450	10758774	\$514,150	\$445,000	04/04/2022	116	8	0.0000%	0.00%	0	445,000	116
451	10738815	\$295,340	\$250,000	04/04/2022	118	8	0.0000%	0.00%	0	250,000	118

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452	11010925	\$442,930	\$535,000	04/05/2022	83	8	0.0000%	0.00%	0	535,000	83
453	11010924	\$448,210	\$535,000	04/05/2022	84	8	0.0000%	0.00%	0	535,000	84
454	11010922	\$615,250	\$662,955	04/05/2022	93	8	0.0000%	0.00%	0	662,955	93
455	11010923	\$610,300	\$645,000	04/05/2022	95	8	0.0000%	0.00%	0	645,000	95
456	11010952	\$607,550	\$625,045	04/05/2022	97	8	0.0000%	0.00%	0	625,045	97
457	10567697	\$638,710	\$638,000	04/05/2022	100	8	0.0000%	0.00%	0	638,000	100
458	11007286	\$660,540	\$658,719	04/05/2022	100	8	0.0000%	0.00%	0	658,719	100
459	11010945	\$595,250	\$586,510	04/05/2022	101	8	0.0000%	0.00%	0	586,510	101
460	11010946	\$622,050	\$609,885	04/05/2022	102	8	0.0000%	0.00%	0	609,885	102
461	11010896	\$586,630	\$575,000	04/05/2022	102	8	0.0000%	0.00%	0	575,000	102
462	11010921	\$584,900	\$555,000	04/05/2022	105	8	0.0000%	0.00%	0	555,000	105
463	10212305	\$561,180	\$524,300	04/05/2022	107	8	0.0000%	0.00%	0	524,300	107
464	11010898	\$588,190	\$539,000	04/05/2022	109	8	0.0000%	0.00%	0	539,000	109
465	11010897	\$565,880	\$517,500	04/05/2022	109	8	0.0000%	0.00%	0	517,500	109
466	10996062	\$846,980	\$725,000	04/05/2022	117	8	0.0000%	0.00%	0	725,000	117
467	11002916	\$502,620	\$425,000	04/05/2022	118	8	0.0000%	0.00%	0	425,000	118
468	10208513	\$271,440	\$406,250	04/06/2022	67	8	0.0000%	0.00%	0	406,250	67
469	10797194	\$297,890	\$372,500	04/06/2022	80	8	0.0000%	0.00%	0	372,500	80
470	10963777	\$293,400	\$350,000	04/06/2022	84	8	0.0000%	0.00%	0	350,000	84
471	10737797	\$289,760	\$300,000	04/06/2022	97	8	0.0000%	0.00%	0	300,000	97
472	11010928	\$557,400	\$520,000	04/06/2022	107	8	0.0000%	0.00%	0	520,000	107
473	10059095	\$705,220	\$795,000	04/07/2022	89	8	0.0000%	0.00%	0	795,000	89
474	10793271	\$329,680	\$322,500	04/07/2022	102	8	0.0000%	0.00%	0	322,500	102
475	10210465	\$410,530	\$392,000	04/07/2022	105	8	0.0000%	0.00%	0	392,000	105
476	10986206	\$937,530	\$748,000	04/07/2022	125	8	0.0000%	0.00%	0	748,000	125
477	10977977	\$141,230	\$105,000	04/07/2022	135	8	0.0000%	0.00%	0	105,000	135
478	10258525	\$214,410	\$325,000	04/08/2022	66	8	0.0000%	0.00%	0	325,000	66
479	10077679	\$373,320	\$525,000	04/08/2022	71	8	0.0000%	0.00%	0	525,000	71
480	10208230	\$267,150	\$359,900	04/08/2022	74	8	0.0000%	0.00%	0	359,900	74
481	10060631	\$933,680	\$1,200,000	04/08/2022	78	8	0.0000%	0.00%	0	1,200,000	78

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
482	10090212	\$697,440	\$725,000	04/08/2022	96	8	0.0000%	0.00%	0	725,000	96
483	10887444	\$747,390	\$775,000	04/08/2022	96	8	0.0000%	0.00%	0	775,000	96
484	10917690	\$400,200	\$400,000	04/08/2022	100	8	0.0000%	0.00%	0	400,000	100
485	10751207	\$458,890	\$445,000	04/08/2022	103	8	0.0000%	0.00%	0	445,000	103
486	10566439	\$1,599,950	\$1,425,000	04/08/2022	112	8	0.0000%	0.00%	0	1,425,000	112
487	10059997	\$937,220	\$1,040,000	04/09/2022	90	8	0.0000%	0.00%	0	1,040,000	90
488	10079734	\$338,850	\$490,000	04/11/2022	69	8	0.0000%	0.00%	0	490,000	69
489	10614066	\$263,000	\$380,000	04/11/2022	69	8	0.0000%	0.00%	0	380,000	69
490	10648824	\$266,920	\$337,500	04/11/2022	79	8	0.0000%	0.00%	0	337,500	79
491	10814795	\$294,500	\$365,000	04/11/2022	81	8	0.0000%	0.00%	0	365,000	81
492	10981371	\$313,120	\$362,500	04/11/2022	86	8	0.0000%	0.00%	0	362,500	86
493	10984909	\$265,930	\$235,900	04/11/2022	113	8	0.0000%	0.00%	0	235,900	113
494	10984910	\$265,930	\$234,900	04/11/2022	113	8	0.0000%	0.00%	0	234,900	113
495	10691300	\$258,230	\$362,500	04/12/2022	71	8	0.0000%	0.00%	0	362,500	71
496	11006090	\$776,690	\$885,000	04/12/2022	88	8	0.0000%	0.00%	0	885,000	88
497	10008450	\$389,830	\$440,000	04/12/2022	89	8	0.0000%	0.00%	0	440,000	89
498	11008770	\$408,620	\$419,000	04/12/2022	98	8	0.0000%	0.00%	0	419,000	98
499	10978620	\$522,080	\$530,000	04/12/2022	99	8	0.0000%	0.00%	0	530,000	99
500	10777527	\$484,730	\$482,000	04/12/2022	101	8	0.0000%	0.00%	0	482,000	101
501	10092272	\$604,070	\$555,000	04/12/2022	109	8	0.0000%	0.00%	0	555,000	109
502	10986673	\$412,630	\$375,000	04/12/2022	110	8	0.0000%	0.00%	0	375,000	110
503	10987345	\$61,370	\$55,000	04/12/2022	112	8	0.0000%	0.00%	0	55,000	112
504	10982204	\$878,170	\$735,000	04/13/2022	119	8	0.0000%	0.00%	0	735,000	119
505	10672972	\$272,060	\$375,000	04/14/2022	73	8	0.0000%	0.00%	0	375,000	73
506	10910591	\$105,540	\$120,000	04/14/2022	88	8	0.0000%	0.00%	0	120,000	88
507	10271012	\$57,020	\$60,000	04/14/2022	95	8	0.0000%	0.00%	0	60,000	95
508	11002318	\$695,180	\$725,000	04/14/2022	96	8	0.0000%	0.00%	0	725,000	96
509	10982699	\$464,670	\$475,000	04/14/2022	98	8	0.0000%	0.00%	0	475,000	98
510	11011103	\$441,260	\$445,000	04/14/2022	99	8	0.0000%	0.00%	0	445,000	99
511	11011101	\$468,220	\$445,000	04/14/2022	105	8	0.0000%	0.00%	0	445,000	105

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512	10075343	\$383,220	\$340,000	04/14/2022	113	8	0.0000%	0.00%	0	340,000	113
513	10986847	\$466,010	\$405,000	04/14/2022	115	8	0.0000%	0.00%	0	405,000	115
514	10075350	\$432,640	\$375,000	04/14/2022	115	8	0.0000%	0.00%	0	375,000	115
515	10848741	\$81,240	\$69,000	04/14/2022	118	8	0.0000%	0.00%	0	69,000	118
516	10817997	\$467,150	\$550,000	04/15/2022	85	8	0.0000%	0.00%	0	550,000	85
517	10011896	\$365,130	\$429,000	04/15/2022	85	8	0.0000%	0.00%	0	429,000	85
518	10941451	\$467,720	\$455,000	04/15/2022	103	8	0.0000%	0.00%	0	455,000	103
519	10980954	\$269,040	\$255,000	04/15/2022	106	8	0.0000%	0.00%	0	255,000	106
520	10094921	\$703,710	\$665,000	04/15/2022	106	8	0.0000%	0.00%	0	665,000	106
521	10008735	\$660,470	\$850,000	04/18/2022	78	8	0.0000%	0.00%	0	850,000	78
522	10127953	\$163,970	\$210,000	04/18/2022	78	8	0.0000%	0.00%	0	210,000	78
523	10258833	\$286,630	\$325,000	04/18/2022	88	8	0.0000%	0.00%	0	325,000	88
524	10094857	\$708,930	\$599,000	04/18/2022	118	8	0.0000%	0.00%	0	599,000	118
525	10981857	\$434,870	\$355,000	04/18/2022	122	8	0.0000%	0.00%	0	355,000	122
526	10781089	\$1,175,570	\$825,000	04/18/2022	142	8	0.0000%	0.00%	0	825,000	142
527	10258963	\$211,630	\$331,000	04/19/2022	64	8	0.0000%	0.00%	0	331,000	64
528	10063912	\$475,880	\$679,000	04/19/2022	70	8	0.0000%	0.00%	0	679,000	70
529	10712043	\$207,620	\$286,500	04/19/2022	72	8	0.0000%	0.00%	0	286,500	72
530	10093625	\$605,780	\$709,000	04/19/2022	85	8	0.0000%	0.00%	0	709,000	85
531	10953027	\$415,490	\$428,000	04/19/2022	97	8	0.0000%	0.00%	0	428,000	97
532	10929076	\$570,360	\$565,000	04/19/2022	101	8	0.0000%	0.00%	0	565,000	101
533	10279804	\$212,860	\$370,000	04/20/2022	58	8	0.0000%	0.00%	0	370,000	58
534	10135402	\$223,840	\$330,000	04/20/2022	68	8	0.0000%	0.00%	0	330,000	68
535	10977600	\$420,560	\$445,000	04/20/2022	95	8	0.0000%	0.00%	0	445,000	95
536	10987354	\$456,970	\$468,500	04/20/2022	98	8	0.0000%	0.00%	0	468,500	98
537	10935767	\$584,730	\$585,000	04/20/2022	100	8	0.0000%	0.00%	0	585,000	100
538	11007307	\$566,760	\$537,500	04/20/2022	105	8	0.0000%	0.00%	0	537,500	105
539	11011836	\$475,580	\$414,900	04/20/2022	115	8	0.0000%	0.00%	0	414,900	115
540	10980730	\$625,000	\$499,900	04/20/2022	125	8	0.0000%	0.00%	0	499,900	125
541	10455355	\$319,750	\$435,000	04/21/2022	74	8	0.0000%	0.00%	0	435,000	74

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542	10774463	\$290,400	\$375,000	04/21/2022	77	8	0.0000%	0.00%	0	375,000	77
543	10853189	\$288,140	\$360,000	04/21/2022	80	8	0.0000%	0.00%	0	360,000	80
544	10984809	\$309,620	\$354,000	04/21/2022	87	8	0.0000%	0.00%	0	354,000	87
545	10983480	\$298,150	\$340,000	04/21/2022	88	8	0.0000%	0.00%	0	340,000	88
546	10007503	\$443,440	\$485,000	04/21/2022	91	8	0.0000%	0.00%	0	485,000	91
547	10658074	\$483,410	\$510,000	04/21/2022	95	8	0.0000%	0.00%	0	510,000	95
548	10095421	\$612,390	\$785,000	04/22/2022	78	8	0.0000%	0.00%	0	785,000	78
549	10462256	\$298,280	\$344,900	04/22/2022	86	8	0.0000%	0.00%	0	344,900	86
550	10002978	\$295,760	\$320,000	04/22/2022	92	8	0.0000%	0.00%	0	320,000	92
551	11004411	\$445,390	\$479,000	04/22/2022	93	8	0.0000%	0.00%	0	479,000	93
552	10277350	\$120,170	\$100,000	04/22/2022	120	8	0.0000%	0.00%	0	100,000	120
553	10724923	\$736,740	\$606,500	04/22/2022	121	8	0.0000%	0.00%	0	606,500	121
554	10731516	\$868,970	\$900,000	04/23/2022	97	8	0.0000%	0.00%	0	900,000	97
555	10979076	\$65,650	\$67,000	04/23/2022	98	8	0.0000%	0.00%	0	67,000	98
556	10138175	\$267,980	\$277,000	04/25/2022	97	8	0.0000%	0.00%	0	277,000	97
557	10977957	\$460,230	\$475,000	04/25/2022	97	8	0.0000%	0.00%	0	475,000	97
558	10208521	\$357,160	\$359,000	04/25/2022	99	8	0.0000%	0.00%	0	359,000	99
559	10605497	\$627,220	\$575,000	04/25/2022	109	8	0.0000%	0.00%	0	575,000	109
560	10879069	\$607,650	\$551,000	04/25/2022	110	8	0.0000%	0.00%	0	551,000	110
561	10984956	\$329,940	\$295,000	04/25/2022	112	8	0.0000%	0.00%	0	295,000	112
562	10075546	\$424,520	\$630,000	04/26/2022	67	8	0.0000%	0.00%	0	630,000	67
563	10087048	\$523,050	\$685,000	04/26/2022	76	8	0.0000%	0.00%	0	685,000	76
564	10132075	\$273,100	\$350,000	04/26/2022	78	8	0.0000%	0.00%	0	350,000	78
565	10002790	\$425,610	\$480,000	04/26/2022	89	8	0.0000%	0.00%	0	480,000	89
566	10069510	\$656,880	\$735,000	04/26/2022	89	8	0.0000%	0.00%	0	735,000	89
567	10699046	\$369,530	\$410,000	04/26/2022	90	8	0.0000%	0.00%	0	410,000	90
568	11011248	\$681,650	\$701,338	04/26/2022	97	8	0.0000%	0.00%	0	701,338	97
569	10985551	\$508,640	\$510,000	04/26/2022	100	8	0.0000%	0.00%	0	510,000	100
570	10079947	\$338,580	\$485,000	04/27/2022	70	8	0.0000%	0.00%	0	485,000	70
571	10207098	\$229,780	\$295,000	04/27/2022	78	8	0.0000%	0.00%	0	295,000	78

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572	10648930	\$258,600	\$325,000	04/27/2022	80	8	0.0000%	0.00%	0	325,000	80
573	10981961	\$221,190	\$270,000	04/27/2022	82	8	0.0000%	0.00%	0	270,000	82
574	10980104	\$207,730	\$253,000	04/27/2022	82	8	0.0000%	0.00%	0	253,000	82
575	10976986	\$273,790	\$327,900	04/27/2022	83	8	0.0000%	0.00%	0	327,900	83
576	10770021	\$549,360	\$650,000	04/27/2022	85	8	0.0000%	0.00%	0	650,000	85
577	10907124	\$387,700	\$446,500	04/27/2022	87	8	0.0000%	0.00%	0	446,500	87
578	10274338	\$444,520	\$429,900	04/27/2022	103	8	0.0000%	0.00%	0	429,900	103
579	10929513	\$388,130	\$359,900	04/27/2022	108	8	0.0000%	0.00%	0	359,900	108
580	10979165	\$728,580	\$570,000	04/27/2022	128	8	0.0000%	0.00%	0	570,000	128
581	10555023	\$242,640	\$335,000	04/28/2022	72	8	0.0000%	0.00%	0	335,000	72
582	10011172	\$260,580	\$325,000	04/28/2022	80	8	0.0000%	0.00%	0	325,000	80
583	10278881	\$271,060	\$315,000	04/28/2022	86	8	0.0000%	0.00%	0	315,000	86
584	10995693	\$488,780	\$545,000	04/28/2022	90	8	0.0000%	0.00%	0	545,000	90
585	10205654	\$433,050	\$472,000	04/28/2022	92	8	0.0000%	0.00%	0	472,000	92
586	10984275	\$345,480	\$346,000	04/28/2022	100	8	0.0000%	0.00%	0	346,000	100
587	10977522	\$683,430	\$672,500	04/28/2022	102	8	0.0000%	0.00%	0	672,500	102
588	10791432	\$729,050	\$705,000	04/28/2022	103	8	0.0000%	0.00%	0	705,000	103
589	10739220	\$321,540	\$275,000	04/28/2022	117	8	0.0000%	0.00%	0	275,000	117
590	10431257	\$178,470	\$300,000	04/29/2022	59	8	0.0000%	0.00%	0	300,000	59
591	10137245	\$251,470	\$325,000	04/29/2022	77	8	0.0000%	0.00%	0	325,000	77
592	10627870	\$241,540	\$310,000	04/29/2022	78	8	0.0000%	0.00%	0	310,000	78
593	10801719	\$233,720	\$299,000	04/29/2022	78	8	0.0000%	0.00%	0	299,000	78
594	10853405	\$316,890	\$361,000	04/29/2022	88	8	0.0000%	0.00%	0	361,000	88
595	10211031	\$383,950	\$385,600	04/29/2022	100	8	0.0000%	0.00%	0	385,600	100
596	10918611	\$510,410	\$506,000	04/29/2022	101	8	0.0000%	0.00%	0	506,000	101
597	10699750	\$777,410	\$760,000	04/29/2022	102	8	0.0000%	0.00%	0	760,000	102
598	10051278	\$617,350	\$600,000	04/29/2022	103	8	0.0000%	0.00%	0	600,000	103
599	10933001	\$621,800	\$569,900	04/29/2022	109	8	0.0000%	0.00%	0	569,900	109
600	10639487	\$158,070	\$115,000	04/29/2022	137	8	0.0000%	0.00%	0	115,000	137
601	10259457	\$224,050	\$309,000	05/02/2022	73	7	0.0000%	0.00%	0	309,000	73

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602	10957533	\$526,750	\$680,000	05/02/2022	77	7	0.0000%	0.00%	0	680,000	77
603	10209796	\$277,640	\$329,750	05/02/2022	84	7	0.0000%	0.00%	0	329,750	84
604	10558701	\$592,830	\$678,000	05/02/2022	87	7	0.0000%	0.00%	0	678,000	87
605	10593509	\$201,520	\$225,000	05/02/2022	90	7	0.0000%	0.00%	0	225,000	90
606	10918937	\$321,370	\$349,900	05/02/2022	92	7	0.0000%	0.00%	0	349,900	92
607	11006391	\$649,420	\$607,400	05/02/2022	107	7	0.0000%	0.00%	0	607,400	107
608	10894831	\$2,299,330	\$1,750,000	05/02/2022	131	7	0.0000%	0.00%	0	1,750,000	131
609	10094573	\$393,310	\$590,000	05/03/2022	67	7	0.0000%	0.00%	0	590,000	67
610	10983479	\$310,030	\$340,000	05/03/2022	91	7	0.0000%	0.00%	0	340,000	91
611	10935029	\$47,290	\$50,000	05/03/2022	95	7	0.0000%	0.00%	0	50,000	95
612	11011275	\$379,330	\$370,000	05/03/2022	103	7	0.0000%	0.00%	0	370,000	103
613	10915997	\$443,420	\$425,000	05/03/2022	104	7	0.0000%	0.00%	0	425,000	104
614	10879458	\$441,960	\$392,000	05/03/2022	113	7	0.0000%	0.00%	0	392,000	113
615	10980674	\$724,230	\$610,000	05/03/2022	119	7	0.0000%	0.00%	0	610,000	119
616	10053279	\$374,090	\$499,000	05/04/2022	75	7	0.0000%	0.00%	0	499,000	75
617	10578630	\$302,560	\$393,000	05/04/2022	77	7	0.0000%	0.00%	0	393,000	77
618	10925244	\$276,590	\$322,000	05/04/2022	86	7	0.0000%	0.00%	0	322,000	86
619	10774091	\$664,410	\$755,000	05/04/2022	88	7	0.0000%	0.00%	0	755,000	88
620	10001355	\$285,580	\$315,000	05/04/2022	91	7	0.0000%	0.00%	0	315,000	91
621	10986650	\$424,640	\$440,000	05/04/2022	97	7	0.0000%	0.00%	0	440,000	97
622	10962715	\$498,670	\$490,000	05/04/2022	102	7	0.0000%	0.00%	0	490,000	102
623	10930566	\$1,550,550	\$1,472,000	05/04/2022	105	7	0.0000%	0.00%	0	1,472,000	105
624	10977529	\$581,280	\$550,000	05/04/2022	106	7	0.0000%	0.00%	0	550,000	106
625	10980819	\$413,570	\$385,000	05/04/2022	107	7	0.0000%	0.00%	0	385,000	107
626	10978081	\$519,530	\$470,000	05/04/2022	111	7	0.0000%	0.00%	0	470,000	111
627	10279799	\$260,360	\$358,715	05/05/2022	73	7	0.0000%	0.00%	0	358,715	73
628	10091720	\$436,360	\$560,000	05/05/2022	78	7	0.0000%	0.00%	0	560,000	78
629	10978505	\$723,370	\$850,000	05/05/2022	85	7	0.0000%	0.00%	0	850,000	85
630	10051537	\$434,590	\$480,000	05/05/2022	91	7	0.0000%	0.00%	0	480,000	91
631	10923235	\$369,120	\$405,000	05/05/2022	91	7	0.0000%	0.00%	0	405,000	91

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632	10832451	\$238,900	\$258,000	05/05/2022	93	7	0.0000%	0.00%	0	258,000	93
633	10853260	\$363,660	\$375,000	05/05/2022	97	7	0.0000%	0.00%	0	375,000	97
634	10196968	\$565,240	\$579,000	05/05/2022	98	7	0.0000%	0.00%	0	579,000	98
635	11011837	\$475,580	\$414,900	05/05/2022	115	7	0.0000%	0.00%	0	414,900	115
636	10138604	\$191,620	\$335,000	05/06/2022	57	7	0.0000%	0.00%	0	335,000	57
637	10985466	\$221,330	\$310,000	05/06/2022	71	7	0.0000%	0.00%	0	310,000	71
638	10271663	\$259,050	\$350,000	05/06/2022	74	7	0.0000%	0.00%	0	350,000	74
639	10975421	\$506,820	\$430,000	05/06/2022	118	7	0.0000%	0.00%	0	430,000	118
640	10814195	\$450,180	\$472,000	05/07/2022	95	7	0.0000%	0.00%	0	472,000	95
641	10048758	\$634,730	\$800,000	05/09/2022	79	7	0.0000%	0.00%	0	800,000	79
642	10771961	\$722,050	\$760,000	05/09/2022	95	7	0.0000%	0.00%	0	760,000	95
643	11012066	\$133,500	\$140,000	05/09/2022	95	7	0.0000%	0.00%	0	140,000	95
644	10987558	\$274,180	\$255,000	05/09/2022	108	7	0.0000%	0.00%	0	255,000	108
645	11007227	\$454,990	\$415,000	05/09/2022	110	7	0.0000%	0.00%	0	415,000	110
646	10978337	\$785,650	\$715,000	05/09/2022	110	7	0.0000%	0.00%	0	715,000	110
647	11011723	\$541,980	\$489,900	05/09/2022	111	7	0.0000%	0.00%	0	489,900	111
648	11011722	\$489,830	\$431,000	05/09/2022	114	7	0.0000%	0.00%	0	431,000	114
649	10971017	\$443,510	\$375,000	05/09/2022	118	7	0.0000%	0.00%	0	375,000	118
650	10725888	\$204,510	\$285,000	05/10/2022	72	7	0.0000%	0.00%	0	285,000	72
651	10977761	\$396,140	\$508,490	05/10/2022	78	7	0.0000%	0.00%	0	508,490	78
652	10985402	\$480,680	\$594,000	05/10/2022	81	7	0.0000%	0.00%	0	594,000	81
653	10986653	\$420,000	\$440,000	05/10/2022	95	7	0.0000%	0.00%	0	440,000	95
654	10084229	\$417,450	\$420,000	05/10/2022	99	7	0.0000%	0.00%	0	420,000	99
655	10720687	\$565,680	\$565,000	05/10/2022	100	7	0.0000%	0.00%	0	565,000	100
656	11009918	\$750,500	\$722,000	05/10/2022	104	7	0.0000%	0.00%	0	722,000	104
657	10927553	\$792,810	\$739,400	05/10/2022	107	7	0.0000%	0.00%	0	739,400	107
658	11009479	\$584,440	\$534,035	05/10/2022	109	7	0.0000%	0.00%	0	534,035	109
659	11002920	\$408,280	\$372,000	05/10/2022	110	7	0.0000%	0.00%	0	372,000	110
660	10977609	\$365,290	\$330,000	05/10/2022	111	7	0.0000%	0.00%	0	330,000	111
661	10838210	\$448,140	\$400,000	05/10/2022	112	7	0.0000%	0.00%	0	400,000	112

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662	10428982	\$265,770	\$380,000	05/11/2022	70	7	0.0000%	0.00%	0	380,000	70
663	10881310	\$326,890	\$415,000	05/11/2022	79	7	0.0000%	0.00%	0	415,000	79
664	10958066	\$521,090	\$585,000	05/11/2022	89	7	0.0000%	0.00%	0	585,000	89
665	10967683	\$307,740	\$300,000	05/11/2022	103	7	0.0000%	0.00%	0	300,000	103
666	10872183	\$337,080	\$318,000	05/11/2022	106	7	0.0000%	0.00%	0	318,000	106
667	11007229	\$391,180	\$367,500	05/11/2022	106	7	0.0000%	0.00%	0	367,500	106
668	10981068	\$675,660	\$619,000	05/11/2022	109	7	0.0000%	0.00%	0	619,000	109
669	10979604	\$484,560	\$435,000	05/11/2022	111	7	0.0000%	0.00%	0	435,000	111
670	10974138	\$402,910	\$330,000	05/11/2022	122	7	0.0000%	0.00%	0	330,000	122
671	10003567	\$394,010	\$660,200	05/12/2022	60	7	0.0000%	0.00%	0	660,200	60
672	10033199	\$186,060	\$300,000	05/12/2022	62	7	0.0000%	0.00%	0	300,000	62
673	10065038	\$369,740	\$575,000	05/12/2022	64	7	0.0000%	0.00%	0	575,000	64
674	10659534	\$332,380	\$450,000	05/12/2022	74	7	0.0000%	0.00%	0	450,000	74
675	10073081	\$598,360	\$721,500	05/12/2022	83	7	0.0000%	0.00%	0	721,500	83
676	10979785	\$329,510	\$375,000	05/12/2022	88	7	0.0000%	0.00%	0	375,000	88
677	10925251	\$271,410	\$306,000	05/12/2022	89	7	0.0000%	0.00%	0	306,000	89
678	10692955	\$391,740	\$430,000	05/12/2022	91	7	0.0000%	0.00%	0	430,000	91
679	10789416	\$466,610	\$465,000	05/12/2022	100	7	0.0000%	0.00%	0	465,000	100
680	10986645	\$413,250	\$389,900	05/12/2022	106	7	0.0000%	0.00%	0	389,900	106
681	10981451	\$617,572	\$574,999	05/12/2022	107	7	0.0000%	0.00%	0	574,999	107
682	11002042	\$428,380	\$398,000	05/12/2022	108	7	0.0000%	0.00%	0	398,000	108
683	10498034	\$1,009,860	\$871,200	05/12/2022	116	7	0.0000%	0.00%	0	871,200	116
684	10979161	\$903,870	\$720,000	05/12/2022	126	7	0.0000%	0.00%	0	720,000	126
685	10117091	\$430,630	\$440,000	05/13/2022	98	7	0.0000%	0.00%	0	440,000	98
686	10976308	\$716,560	\$700,000	05/13/2022	102	7	0.0000%	0.00%	0	700,000	102
687	10982068	\$780,020	\$750,000	05/13/2022	104	7	0.0000%	0.00%	0	750,000	104
688	10091461	\$585,640	\$540,000	05/13/2022	108	7	0.0000%	0.00%	0	540,000	108
689	10984616	\$533,300	\$470,000	05/13/2022	113	7	0.0000%	0.00%	0	470,000	113
690	10250009	\$797,100	\$575,000	05/13/2022	139	7	0.0000%	0.00%	0	575,000	139
691	10888203	\$208,990	\$290,900	05/16/2022	72	7	0.0000%	0.00%	0	290,900	72

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692	10146097	\$487,500	\$599,000	05/16/2022	81	7	0.0000%	0.00%	0	599,000	81
693	10142905	\$300,670	\$360,000	05/16/2022	84	7	0.0000%	0.00%	0	360,000	84
694	10093753	\$562,330	\$611,000	05/16/2022	92	7	0.0000%	0.00%	0	611,000	92
695	10881301	\$441,690	\$473,000	05/16/2022	93	7	0.0000%	0.00%	0	473,000	93
696	10664505	\$553,900	\$585,000	05/16/2022	95	7	0.0000%	0.00%	0	585,000	95
697	10984569	\$697,440	\$705,000	05/16/2022	99	7	0.0000%	0.00%	0	705,000	99
698	10984621	\$570,420	\$510,000	05/16/2022	112	7	0.0000%	0.00%	0	510,000	112
699	10431168	\$209,330	\$270,000	05/17/2022	78	7	0.0000%	0.00%	0	270,000	78
700	10557969	\$377,320	\$470,000	05/17/2022	80	7	0.0000%	0.00%	0	470,000	80
701	10939550	\$397,070	\$440,000	05/17/2022	90	7	0.0000%	0.00%	0	440,000	90
702	10979593	\$505,680	\$495,000	05/17/2022	102	7	0.0000%	0.00%	0	495,000	102
703	10980212	\$730,610	\$645,000	05/17/2022	113	7	0.0000%	0.00%	0	645,000	113
704	10074322	\$399,930	\$349,000	05/17/2022	115	7	0.0000%	0.00%	0	349,000	115
705	10814738	\$291,620	\$370,000	05/18/2022	79	7	0.0000%	0.00%	0	370,000	79
706	10987528	\$305,060	\$357,000	05/18/2022	85	7	0.0000%	0.00%	0	357,000	85
707	10984578	\$656,360	\$725,000	05/18/2022	91	7	0.0000%	0.00%	0	725,000	91
708	10935831	\$645,960	\$685,000	05/18/2022	94	7	0.0000%	0.00%	0	685,000	94
709	10641225	\$240,490	\$250,000	05/18/2022	96	7	0.0000%	0.00%	0	250,000	96
710	11008832	\$496,600	\$493,500	05/18/2022	101	7	0.0000%	0.00%	0	493,500	101
711	11011276	\$379,230	\$364,900	05/18/2022	104	7	0.0000%	0.00%	0	364,900	104
712	10432601	\$168,730	\$290,000	05/19/2022	58	7	0.0000%	0.00%	0	290,000	58
713	10260060	\$231,570	\$344,500	05/19/2022	67	7	0.0000%	0.00%	0	344,500	67
714	10912942	\$344,900	\$415,000	05/19/2022	83	7	0.0000%	0.00%	0	415,000	83
715	10558631	\$473,140	\$544,900	05/19/2022	87	7	0.0000%	0.00%	0	544,900	87
716	10775046	\$358,250	\$350,000	05/19/2022	102	7	0.0000%	0.00%	0	350,000	102
717	10978700	\$457,780	\$446,000	05/19/2022	103	7	0.0000%	0.00%	0	446,000	103
718	10938131	\$407,430	\$367,500	05/19/2022	111	7	0.0000%	0.00%	0	367,500	111
719	10977414	\$209,610	\$255,000	05/20/2022	82	7	0.0000%	0.00%	0	255,000	82
720	10140597	\$235,740	\$280,000	05/20/2022	84	7	0.0000%	0.00%	0	280,000	84
721	10094905	\$700,440	\$800,000	05/20/2022	88	7	0.0000%	0.00%	0	800,000	88

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722	10977076	\$264,460	\$301,000	05/20/2022	88	7	0.0000%	0.00%	0	301,000	88
723	10977077	\$275,580	\$313,000	05/20/2022	88	7	0.0000%	0.00%	0	313,000	88
724	10069641	\$607,670	\$575,000	05/20/2022	106	7	0.0000%	0.00%	0	575,000	106
725	10273711	\$399,260	\$357,000	05/20/2022	112	7	0.0000%	0.00%	0	357,000	112
726	10726063	\$237,190	\$305,000	05/23/2022	78	7	0.0000%	0.00%	0	305,000	78
727	10986521	\$414,290	\$490,000	05/23/2022	85	7	0.0000%	0.00%	0	490,000	85
728	11002990	\$752,160	\$875,000	05/23/2022	86	7	0.0000%	0.00%	0	875,000	86
729	10552491	\$249,360	\$290,000	05/23/2022	86	7	0.0000%	0.00%	0	290,000	86
730	11011241	\$718,280	\$785,000	05/23/2022	92	7	0.0000%	0.00%	0	785,000	92
731	10980373	\$613,120	\$607,000	05/23/2022	101	7	0.0000%	0.00%	0	607,000	101
732	10978333	\$807,370	\$765,000	05/23/2022	106	7	0.0000%	0.00%	0	765,000	106
733	10794065	\$462,930	\$425,000	05/23/2022	109	7	0.0000%	0.00%	0	425,000	109
734	10979586	\$490,730	\$435,000	05/23/2022	113	7	0.0000%	0.00%	0	435,000	113
735	11012306	\$162,340	\$233,000	05/24/2022	70	7	0.0000%	0.00%	0	233,000	70
736	10641233	\$231,300	\$260,000	05/24/2022	89	7	0.0000%	0.00%	0	260,000	89
737	10255958	\$263,140	\$285,000	05/24/2022	92	7	0.0000%	0.00%	0	285,000	92
738	10087054	\$555,340	\$565,000	05/24/2022	98	7	0.0000%	0.00%	0	565,000	98
739	11010756	\$441,130	\$439,900	05/24/2022	100	7	0.0000%	0.00%	0	439,900	100
740	10739601	\$265,050	\$251,575	05/24/2022	105	7	0.0000%	0.00%	0	251,575	105
741	10654528	\$589,770	\$506,000	05/24/2022	117	7	0.0000%	0.00%	0	506,000	117
742	10179391	\$217,780	\$360,000	05/25/2022	60	7	0.0000%	0.00%	0	360,000	60
743	10939892	\$245,450	\$386,000	05/25/2022	64	7	0.0000%	0.00%	0	386,000	64
744	10819291	\$368,070	\$425,000	05/25/2022	87	7	0.0000%	0.00%	0	425,000	87
745	10054607	\$728,990	\$834,000	05/25/2022	87	7	0.0000%	0.00%	0	834,000	87
746	10853789	\$699,250	\$760,000	05/25/2022	92	7	0.0000%	0.00%	0	760,000	92
747	10669335	\$519,640	\$545,000	05/25/2022	95	7	0.0000%	0.00%	0	545,000	95
748	10976661	\$371,740	\$380,000	05/25/2022	98	7	0.0000%	0.00%	0	380,000	98
749	10978574	\$324,860	\$308,500	05/25/2022	105	7	0.0000%	0.00%	0	308,500	105
750	11007288	\$529,750	\$455,046	05/25/2022	116	7	0.0000%	0.00%	0	455,046	116
751	10146867	\$192,170	\$320,000	05/26/2022	60	7	0.0000%	0.00%	0	320,000	60

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752	10848554	\$37,650	\$58,000	05/26/2022	65	7	0.0000%	0.00%	0	58,000	65
753	10136379	\$276,690	\$385,000	05/26/2022	72	7	0.0000%	0.00%	0	385,000	72
754	10553924	\$284,390	\$375,000	05/26/2022	76	7	0.0000%	0.00%	0	375,000	76
755	10581024	\$224,810	\$275,000	05/26/2022	82	7	0.0000%	0.00%	0	275,000	82
756	10808783	\$317,170	\$385,000	05/26/2022	82	7	0.0000%	0.00%	0	385,000	82
757	10283463	\$280,810	\$315,000	05/26/2022	89	7	0.0000%	0.00%	0	315,000	89
758	10964602	\$301,710	\$338,000	05/26/2022	89	7	0.0000%	0.00%	0	338,000	89
759	10091219	\$504,960	\$565,000	05/26/2022	89	7	0.0000%	0.00%	0	565,000	89
760	10853618	\$342,050	\$382,000	05/26/2022	90	7	0.0000%	0.00%	0	382,000	90
761	10769174	\$413,640	\$445,800	05/26/2022	93	7	0.0000%	0.00%	0	445,800	93
762	10792072	\$300,860	\$300,000	05/26/2022	100	7	0.0000%	0.00%	0	300,000	100
763	10929716	\$465,930	\$420,000	05/26/2022	111	7	0.0000%	0.00%	0	420,000	111
764	10821947	\$365,270	\$302,000	05/26/2022	121	7	0.0000%	0.00%	0	302,000	121
765	11008122	\$612,910	\$495,000	05/26/2022	124	7	0.0000%	0.00%	0	495,000	124
766	10810094	\$1,319,590	\$1,045,000	05/26/2022	126	7	0.0000%	0.00%	0	1,045,000	126
767	11006908	\$297,680	\$325,770	05/27/2022	91	7	0.0000%	0.00%	0	325,770	91
768	10966466	\$454,880	\$480,000	05/27/2022	95	7	0.0000%	0.00%	0	480,000	95
769	10049421	\$558,230	\$580,000	05/27/2022	96	7	0.0000%	0.00%	0	580,000	96
770	10981124	\$558,600	\$550,000	05/27/2022	102	7	0.0000%	0.00%	0	550,000	102
771	10083166	\$736,900	\$674,000	05/27/2022	109	7	0.0000%	0.00%	0	674,000	109
772	10071617	\$545,190	\$495,000	05/27/2022	110	7	0.0000%	0.00%	0	495,000	110
773	10205150	\$284,670	\$376,000	05/31/2022	76	7	0.0000%	0.00%	0	376,000	76
774	10800488	\$290,160	\$382,000	05/31/2022	76	7	0.0000%	0.00%	0	382,000	76
775	10888780	\$292,090	\$349,000	05/31/2022	84	7	0.0000%	0.00%	0	349,000	84
776	10782871	\$189,130	\$225,000	05/31/2022	84	7	0.0000%	0.00%	0	225,000	84
777	10838196	\$311,690	\$357,500	05/31/2022	87	7	0.0000%	0.00%	0	357,500	87
778	10814752	\$349,030	\$390,000	05/31/2022	89	7	0.0000%	0.00%	0	390,000	89
779	10978558	\$377,310	\$385,000	05/31/2022	98	7	0.0000%	0.00%	0	385,000	98
780	10658503	\$545,030	\$539,000	05/31/2022	101	7	0.0000%	0.00%	0	539,000	101
781	10890763	\$620,660	\$602,000	05/31/2022	103	7	0.0000%	0.00%	0	602,000	103

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782	10980628	\$154,440	\$135,000	05/31/2022	114	7	0.0000%	0.00%	0	135,000	114
783	10909952	\$1,265,010	\$1,100,000	05/31/2022	115	7	0.0000%	0.00%	0	1,100,000	115
784	10132610	\$191,830	\$305,000	06/01/2022	63	6	0.0000%	0.00%	0	305,000	63
785	10078495	\$363,100	\$500,000	06/01/2022	73	6	0.0000%	0.00%	0	500,000	73
786	10278613	\$403,640	\$514,500	06/01/2022	78	6	0.0000%	0.00%	0	514,500	78
787	10578541	\$334,480	\$415,000	06/01/2022	81	6	0.0000%	0.00%	0	415,000	81
788	10735923	\$240,340	\$285,000	06/01/2022	84	6	0.0000%	0.00%	0	285,000	84
789	10985796	\$354,910	\$369,000	06/01/2022	96	6	0.0000%	0.00%	0	369,000	96
790	10808483	\$622,230	\$625,000	06/01/2022	100	6	0.0000%	0.00%	0	625,000	100
791	11004397	\$328,810	\$325,000	06/01/2022	101	6	0.0000%	0.00%	0	325,000	101
792	10077491	\$352,630	\$525,000	06/02/2022	67	6	0.0000%	0.00%	0	525,000	67
793	10948689	\$263,160	\$370,000	06/02/2022	71	6	0.0000%	0.00%	0	370,000	71
794	10977764	\$439,410	\$498,000	06/02/2022	88	6	0.0000%	0.00%	0	498,000	88
795	10920114	\$369,370	\$410,000	06/02/2022	90	6	0.0000%	0.00%	0	410,000	90
796	10709671	\$624,010	\$645,000	06/02/2022	97	6	0.0000%	0.00%	0	645,000	97
797	10958384	\$545,480	\$525,000	06/02/2022	104	6	0.0000%	0.00%	0	525,000	104
798	10885352	\$510,290	\$433,500	06/02/2022	118	6	0.0000%	0.00%	0	433,500	118
799	10896176	\$345,590	\$405,000	06/03/2022	85	6	0.0000%	0.00%	0	405,000	85
800	10963209	\$584,420	\$625,000	06/03/2022	94	6	0.0000%	0.00%	0	625,000	94
801	10939161	\$485,720	\$472,000	06/03/2022	103	6	0.0000%	0.00%	0	472,000	103
802	10984564	\$483,830	\$450,000	06/03/2022	108	6	0.0000%	0.00%	0	450,000	108
803	10938204	\$516,710	\$465,000	06/03/2022	111	6	0.0000%	0.00%	0	465,000	111
804	10769361	\$632,520	\$569,000	06/03/2022	111	6	0.0000%	0.00%	0	569,000	111
805	10901916	\$401,660	\$355,000	06/03/2022	113	6	0.0000%	0.00%	0	355,000	113
806	10987457	\$609,670	\$510,000	06/03/2022	120	6	0.0000%	0.00%	0	510,000	120
807	10920968	\$442,930	\$460,000	06/06/2022	96	6	0.0000%	0.00%	0	460,000	96
808	11010760	\$434,480	\$439,900	06/06/2022	99	6	0.0000%	0.00%	0	439,900	99
809	10662481	\$236,870	\$300,000	06/07/2022	79	6	0.0000%	0.00%	0	300,000	79
810	10640811	\$1,012,070	\$1,265,000	06/07/2022	80	6	0.0000%	0.00%	0	1,265,000	80
811	10824472	\$437,970	\$520,000	06/07/2022	84	6	0.0000%	0.00%	0	520,000	84

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812	10908867	\$405,750	\$465,000	06/07/2022	87	6	0.0000%	0.00%	0	465,000	87
813	10261463	\$321,490	\$350,000	06/07/2022	92	6	0.0000%	0.00%	0	350,000	92
814	10836657	\$342,280	\$372,000	06/07/2022	92	6	0.0000%	0.00%	0	372,000	92
815	10925585	\$295,530	\$307,500	06/07/2022	96	6	0.0000%	0.00%	0	307,500	96
816	10814152	\$385,120	\$400,000	06/07/2022	96	6	0.0000%	0.00%	0	400,000	96
817	11011277	\$378,520	\$354,900	06/07/2022	107	6	0.0000%	0.00%	0	354,900	107
818	10255925	\$337,550	\$314,900	06/07/2022	107	6	0.0000%	0.00%	0	314,900	107
819	10778481	\$486,580	\$450,000	06/07/2022	108	6	0.0000%	0.00%	0	450,000	108
820	10986295	\$418,590	\$315,000	06/07/2022	133	6	0.0000%	0.00%	0	315,000	133
821	10986296	\$418,650	\$315,000	06/07/2022	133	6	0.0000%	0.00%	0	315,000	133
822	10052177	\$412,980	\$525,000	06/08/2022	79	6	0.0000%	0.00%	0	525,000	79
823	10007406	\$712,550	\$756,000	06/08/2022	94	6	0.0000%	0.00%	0	756,000	94
824	10142348	\$470,950	\$495,000	06/08/2022	95	6	0.0000%	0.00%	0	495,000	95
825	10987637	\$338,790	\$356,000	06/08/2022	95	6	0.0000%	0.00%	0	356,000	95
826	10070092	\$1,099,200	\$1,150,000	06/08/2022	96	6	0.0000%	0.00%	0	1,150,000	96
827	10277901	\$221,350	\$210,000	06/08/2022	105	6	0.0000%	0.00%	0	210,000	105
828	11011838	\$475,580	\$414,900	06/08/2022	115	6	0.0000%	0.00%	0	414,900	115
829	10191986	\$637,700	\$715,000	06/09/2022	89	6	0.0000%	0.00%	0	715,000	89
830	10665794	\$611,060	\$650,000	06/09/2022	94	6	0.0000%	0.00%	0	650,000	94
831	10976602	\$370,240	\$385,000	06/09/2022	96	6	0.0000%	0.00%	0	385,000	96
832	10815108	\$722,140	\$750,000	06/09/2022	96	6	0.0000%	0.00%	0	750,000	96
833	10925569	\$284,870	\$350,000	06/10/2022	81	6	0.0000%	0.00%	0	350,000	81
834	10942897	\$314,540	\$362,000	06/10/2022	87	6	0.0000%	0.00%	0	362,000	87
835	10845824	\$374,390	\$395,840	06/10/2022	95	6	0.0000%	0.00%	0	395,840	95
836	10633036	\$507,150	\$532,000	06/10/2022	95	6	0.0000%	0.00%	0	532,000	95
837	10928914	\$693,490	\$709,800	06/10/2022	98	6	0.0000%	0.00%	0	709,800	98
838	10010046	\$206,470	\$150,000	06/10/2022	138	6	0.0000%	0.00%	0	150,000	138
839	10951610	\$320,930	\$348,000	06/12/2022	92	6	0.0000%	0.00%	0	348,000	92
840	10011042	\$182,100	\$335,000	06/13/2022	54	6	0.0000%	0.00%	0	335,000	54
841	10276639	\$158,740	\$272,500	06/13/2022	58	6	0.0000%	0.00%	0	272,500	58

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842	10137121	\$245,610	\$370,000	06/13/2022	66	6	0.0000%	0.00%	0	370,000	66
843	10003323	\$389,440	\$575,000	06/13/2022	68	6	0.0000%	0.00%	0	575,000	68
844	10011199	\$221,680	\$315,000	06/13/2022	70	6	0.0000%	0.00%	0	315,000	70
845	10081345	\$441,340	\$562,000	06/13/2022	79	6	0.0000%	0.00%	0	562,000	79
846	10008671	\$612,870	\$680,000	06/13/2022	90	6	0.0000%	0.00%	0	680,000	90
847	10720952	\$668,430	\$739,000	06/13/2022	90	6	0.0000%	0.00%	0	739,000	90
848	10927977	\$946,320	\$995,000	06/13/2022	95	6	0.0000%	0.00%	0	995,000	95
849	10983155	\$522,450	\$505,000	06/13/2022	103	6	0.0000%	0.00%	0	505,000	103
850	10848505	\$37,650	\$66,000	06/14/2022	57	6	0.0000%	0.00%	0	66,000	57
851	10643656	\$180,260	\$271,000	06/14/2022	67	6	0.0000%	0.00%	0	271,000	67
852	10726006	\$593,180	\$725,000	06/14/2022	82	6	0.0000%	0.00%	0	725,000	82
853	10970823	\$308,820	\$350,000	06/14/2022	88	6	0.0000%	0.00%	0	350,000	88
854	10560118	\$120,830	\$125,000	06/14/2022	97	6	0.0000%	0.00%	0	125,000	97
855	10091795	\$652,280	\$625,000	06/14/2022	104	6	0.0000%	0.00%	0	625,000	104
856	10138272	\$311,450	\$405,000	06/15/2022	77	6	0.0000%	0.00%	0	405,000	77
857	10813601	\$301,070	\$360,000	06/15/2022	84	6	0.0000%	0.00%	0	360,000	84
858	10879425	\$442,750	\$399,000	06/15/2022	111	6	0.0000%	0.00%	0	399,000	111
859	10073600	\$525,500	\$681,000	06/16/2022	77	6	0.0000%	0.00%	0	681,000	77
860	11006224	\$654,130	\$740,000	06/16/2022	88	6	0.0000%	0.00%	0	740,000	88
861	11004388	\$328,810	\$349,000	06/16/2022	94	6	0.0000%	0.00%	0	349,000	94
862	10922379	\$455,360	\$475,000	06/16/2022	96	6	0.0000%	0.00%	0	475,000	96
863	10982045	\$567,380	\$590,000	06/16/2022	96	6	0.0000%	0.00%	0	590,000	96
864	10984964	\$294,780	\$290,000	06/16/2022	102	6	0.0000%	0.00%	0	290,000	102
865	10986196	\$545,510	\$532,000	06/16/2022	103	6	0.0000%	0.00%	0	532,000	103
866	10916296	\$616,420	\$595,000	06/16/2022	104	6	0.0000%	0.00%	0	595,000	104
867	10004093	\$834,660	\$790,500	06/16/2022	106	6	0.0000%	0.00%	0	790,500	106
868	10984258	\$658,130	\$585,000	06/16/2022	113	6	0.0000%	0.00%	0	585,000	113
869	10280522	\$224,980	\$375,000	06/17/2022	60	6	0.0000%	0.00%	0	375,000	60
870	10862666	\$378,320	\$425,000	06/17/2022	89	6	0.0000%	0.00%	0	425,000	89
871	10882308	\$525,000	\$535,000	06/17/2022	98	6	0.0000%	0.00%	0	535,000	98

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872	10950348	\$737,060	\$720,000	06/17/2022	102	6	0.0000%	0.00%	0	720,000	102
873	10977911	\$308,460	\$335,000	06/19/2022	92	6	0.0000%	0.00%	0	335,000	92
874	10613881	\$279,820	\$355,000	06/20/2022	79	6	0.0000%	0.00%	0	355,000	79
875	10935700	\$564,210	\$550,000	06/20/2022	103	6	0.0000%	0.00%	0	550,000	103
876	10258701	\$255,600	\$312,000	06/21/2022	82	6	0.0000%	0.00%	0	312,000	82
877	10765202	\$94,520	\$110,000	06/21/2022	86	6	0.0000%	0.00%	0	110,000	86
878	10051229	\$426,160	\$490,000	06/21/2022	87	6	0.0000%	0.00%	0	490,000	87
879	10786087	\$351,730	\$400,000	06/21/2022	88	6	0.0000%	0.00%	0	400,000	88
880	11006081	\$679,240	\$750,000	06/21/2022	91	6	0.0000%	0.00%	0	750,000	91
881	10658643	\$475,460	\$489,000	06/21/2022	97	6	0.0000%	0.00%	0	489,000	97
882	10776561	\$621,620	\$630,000	06/21/2022	99	6	0.0000%	0.00%	0	630,000	99
883	10975613	\$400,060	\$396,340	06/21/2022	101	6	0.0000%	0.00%	0	396,340	101
884	10737851	\$293,320	\$265,000	06/21/2022	111	6	0.0000%	0.00%	0	265,000	111
885	10811422	\$1,060,810	\$950,000	06/21/2022	112	6	0.0000%	0.00%	0	950,000	112
886	11007300	\$509,280	\$454,500	06/21/2022	112	6	0.0000%	0.00%	0	454,500	112
887	10981082	\$450,700	\$389,000	06/21/2022	116	6	0.0000%	0.00%	0	389,000	116
888	10130421	\$338,200	\$380,000	06/22/2022	89	6	0.0000%	0.00%	0	380,000	89
889	10889818	\$444,580	\$475,000	06/22/2022	94	6	0.0000%	0.00%	0	475,000	94
890	10900328	\$815,170	\$847,500	06/22/2022	96	6	0.0000%	0.00%	0	847,500	96
891	11005519	\$381,010	\$349,999	06/22/2022	109	6	0.0000%	0.00%	0	349,999	109
892	10984929	\$337,550	\$309,900	06/22/2022	109	6	0.0000%	0.00%	0	309,900	109
893	10984928	\$337,550	\$299,900	06/22/2022	113	6	0.0000%	0.00%	0	299,900	113
894	10984927	\$337,610	\$299,900	06/22/2022	113	6	0.0000%	0.00%	0	299,900	113
895	10127988	\$532,370	\$435,000	06/22/2022	122	6	0.0000%	0.00%	0	435,000	122
896	10984402	\$275,850	\$365,000	06/23/2022	76	6	0.0000%	0.00%	0	365,000	76
897	10621972	\$246,230	\$307,300	06/23/2022	80	6	0.0000%	0.00%	0	307,300	80
898	11010759	\$369,180	\$439,900	06/23/2022	84	6	0.0000%	0.00%	0	439,900	84
899	11010758	\$381,430	\$439,900	06/23/2022	87	6	0.0000%	0.00%	0	439,900	87
900	10984980	\$346,470	\$318,000	06/23/2022	109	6	0.0000%	0.00%	0	318,000	109
901	10984981	\$346,470	\$318,000	06/23/2022	109	6	0.0000%	0.00%	0	318,000	109

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902	10984982	\$346,470	\$318,000	06/23/2022	109	6	0.0000%	0.00%	0	318,000	109
903	10984983	\$346,470	\$318,000	06/23/2022	109	6	0.0000%	0.00%	0	318,000	109
904	10082770	\$532,630	\$683,500	06/24/2022	78	6	0.0000%	0.00%	0	683,500	78
905	10960761	\$564,110	\$625,000	06/24/2022	90	6	0.0000%	0.00%	0	625,000	90
906	10866376	\$357,100	\$393,500	06/24/2022	91	6	0.0000%	0.00%	0	393,500	91
907	10923357	\$517,830	\$538,500	06/24/2022	96	6	0.0000%	0.00%	0	538,500	96
908	10987395	\$514,720	\$425,000	06/24/2022	121	6	0.0000%	0.00%	0	425,000	121
909	10813936	\$432,920	\$565,000	06/27/2022	77	6	0.0000%	0.00%	0	565,000	77
910	10661281	\$308,650	\$380,000	06/27/2022	81	6	0.0000%	0.00%	0	380,000	81
911	10948541	\$258,010	\$315,000	06/27/2022	82	6	0.0000%	0.00%	0	315,000	82
912	10925712	\$291,750	\$355,000	06/27/2022	82	6	0.0000%	0.00%	0	355,000	82
913	10975295	\$458,260	\$475,000	06/27/2022	96	6	0.0000%	0.00%	0	475,000	96
914	10279131	\$127,040	\$131,625	06/27/2022	97	6	0.0000%	0.00%	0	131,625	97
915	10851285	\$489,510	\$505,000	06/27/2022	97	6	0.0000%	0.00%	0	505,000	97
916	10279018	\$124,000	\$120,000	06/27/2022	103	6	0.0000%	0.00%	0	120,000	103
917	11006108	\$806,950	\$750,000	06/27/2022	108	6	0.0000%	0.00%	0	750,000	108
918	10971295	\$470,260	\$425,000	06/27/2022	111	6	0.0000%	0.00%	0	425,000	111
919	10978832	\$525,380	\$460,000	06/27/2022	114	6	0.0000%	0.00%	0	460,000	114
920	10135826	\$228,110	\$369,900	06/28/2022	62	6	0.0000%	0.00%	0	369,900	62
921	10282728	\$181,600	\$253,000	06/28/2022	72	6	0.0000%	0.00%	0	253,000	72
922	10548943	\$228,810	\$293,700	06/28/2022	78	6	0.0000%	0.00%	0	293,700	78
923	10431273	\$189,600	\$240,850	06/28/2022	79	6	0.0000%	0.00%	0	240,850	79
924	10784304	\$539,750	\$635,000	06/28/2022	85	6	0.0000%	0.00%	0	635,000	85
925	10085996	\$375,240	\$420,000	06/28/2022	89	6	0.0000%	0.00%	0	420,000	89
926	10996104	\$429,760	\$470,000	06/28/2022	91	6	0.0000%	0.00%	0	470,000	91
927	10752755	\$397,470	\$395,000	06/28/2022	101	6	0.0000%	0.00%	0	395,000	101
928	10277901	\$221,350	\$211,500	06/28/2022	105	6	0.0000%	0.00%	0	211,500	105
929	11011845	\$475,580	\$420,000	06/28/2022	113	6	0.0000%	0.00%	0	420,000	113
930	10064771	\$381,070	\$485,000	06/29/2022	79	6	0.0000%	0.00%	0	485,000	79
931	10985586	\$255,650	\$321,000	06/29/2022	80	6	0.0000%	0.00%	0	321,000	80

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932	10078752	\$387,850	\$477,000	06/29/2022	81	6	0.0000%	0.00%	0	477,000	81
933	10712141	\$222,610	\$260,000	06/29/2022	86	6	0.0000%	0.00%	0	260,000	86
934	10977731	\$662,680	\$700,000	06/29/2022	95	6	0.0000%	0.00%	0	700,000	95
935	10774538	\$311,840	\$314,900	06/29/2022	99	6	0.0000%	0.00%	0	314,900	99
936	11011092	\$443,120	\$439,900	06/29/2022	101	6	0.0000%	0.00%	0	439,900	101
937	10981447	\$635,080	\$599,000	06/29/2022	106	6	0.0000%	0.00%	0	599,000	106
938	10833041	\$287,550	\$263,250	06/29/2022	109	6	0.0000%	0.00%	0	263,250	109
939	10091146	\$758,500	\$690,000	06/29/2022	110	6	0.0000%	0.00%	0	690,000	110
940	10705902	\$932,600	\$829,000	06/29/2022	112	6	0.0000%	0.00%	0	829,000	112
941	10980936	\$306,720	\$255,000	06/29/2022	120	6	0.0000%	0.00%	0	255,000	120
942	10795281	\$146,750	\$276,100	06/30/2022	53	6	0.0000%	0.00%	0	276,100	53
943	10014210	\$276,160	\$355,000	06/30/2022	78	6	0.0000%	0.00%	0	355,000	78
944	11009812	\$581,250	\$545,000	06/30/2022	107	6	0.0000%	0.00%	0	545,000	107
945	10848637	\$64,000	\$60,000	06/30/2022	107	6	0.0000%	0.00%	0	60,000	107
946	10977030	\$395,090	\$329,000	06/30/2022	120	6	0.0000%	0.00%	0	329,000	120
947	10629911	\$212,520	\$288,000	07/01/2022	74	5	0.0000%	0.00%	0	288,000	74
948	10977049	\$325,000	\$364,000	07/01/2022	89	5	0.0000%	0.00%	0	364,000	89
949	10906882	\$361,640	\$380,000	07/01/2022	95	5	0.0000%	0.00%	0	380,000	95
950	10979532	\$867,090	\$662,500	07/01/2022	131	5	0.0000%	0.00%	0	662,500	131
951	10887185	\$308,130	\$369,900	07/05/2022	83	5	0.0000%	0.00%	0	369,900	83
952	10977740	\$654,180	\$705,000	07/05/2022	93	5	0.0000%	0.00%	0	705,000	93
953	10978877	\$442,040	\$424,500	07/05/2022	104	5	0.0000%	0.00%	0	424,500	104
954	10979573	\$755,040	\$710,000	07/05/2022	106	5	0.0000%	0.00%	0	710,000	106
955	10986121	\$365,890	\$337,500	07/05/2022	108	5	0.0000%	0.00%	0	337,500	108
956	10980649	\$849,920	\$740,000	07/05/2022	115	5	0.0000%	0.00%	0	740,000	115
957	10615443	\$285,080	\$379,000	07/06/2022	75	5	0.0000%	0.00%	0	379,000	75
958	10970281	\$567,960	\$563,000	07/06/2022	101	5	0.0000%	0.00%	0	563,000	101
959	10979078	\$396,360	\$390,000	07/06/2022	102	5	0.0000%	0.00%	0	390,000	102
960	10986644	\$341,120	\$329,000	07/06/2022	104	5	0.0000%	0.00%	0	329,000	104
961	10049471	\$556,450	\$512,300	07/06/2022	109	5	0.0000%	0.00%	0	512,300	109

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
962	11011843	\$475,580	\$419,900	07/06/2022	113	5	0.0000%	0.00%	0	419,900	113
963	10985793	\$459,620	\$350,000	07/06/2022	131	5	0.0000%	0.00%	0	350,000	131
964	10860101	\$192,320	\$290,825	07/07/2022	66	5	0.0000%	0.00%	0	290,825	66
965	10257156	\$251,530	\$315,000	07/07/2022	80	5	0.0000%	0.00%	0	315,000	80
966	10928574	\$295,580	\$340,000	07/07/2022	87	5	0.0000%	0.00%	0	340,000	87
967	10091576	\$723,010	\$685,000	07/07/2022	106	5	0.0000%	0.00%	0	685,000	106
968	10870261	\$599,580	\$500,000	07/07/2022	120	5	0.0000%	0.00%	0	500,000	120
969	10011740	\$433,010	\$660,000	07/08/2022	66	5	0.0000%	0.00%	0	660,000	66
970	10773581	\$306,860	\$410,000	07/08/2022	75	5	0.0000%	0.00%	0	410,000	75
971	10773856	\$311,280	\$415,000	07/08/2022	75	5	0.0000%	0.00%	0	415,000	75
972	10861019	\$353,940	\$437,500	07/08/2022	81	5	0.0000%	0.00%	0	437,500	81
973	10641241	\$231,300	\$260,000	07/08/2022	89	5	0.0000%	0.00%	0	260,000	89
974	10048425	\$795,400	\$870,008	07/08/2022	91	5	0.0000%	0.00%	0	870,008	91
975	11007283	\$642,710	\$695,000	07/08/2022	92	5	0.0000%	0.00%	0	695,000	92
976	10961484	\$450,290	\$475,000	07/08/2022	95	5	0.0000%	0.00%	0	475,000	95
977	10752803	\$287,970	\$303,600	07/08/2022	95	5	0.0000%	0.00%	0	303,600	95
978	10982686	\$421,400	\$435,000	07/08/2022	97	5	0.0000%	0.00%	0	435,000	97
979	10981445	\$646,590	\$665,000	07/08/2022	97	5	0.0000%	0.00%	0	665,000	97
980	10862788	\$481,220	\$490,000	07/08/2022	98	5	0.0000%	0.00%	0	490,000	98
981	10090847	\$741,500	\$725,000	07/08/2022	102	5	0.0000%	0.00%	0	725,000	102
982	10928217	\$455,820	\$419,900	07/08/2022	109	5	0.0000%	0.00%	0	419,900	109
983	10738556	\$294,690	\$259,900	07/08/2022	113	5	0.0000%	0.00%	0	259,900	113
984	10875675	\$383,790	\$408,900	07/09/2022	94	5	0.0000%	0.00%	0	408,900	94
985	10879911	\$414,800	\$525,000	07/11/2022	79	5	0.0000%	0.00%	0	525,000	79
986	10948257	\$585,390	\$536,000	07/11/2022	109	5	0.0000%	0.00%	0	536,000	109
987	10978053	\$486,520	\$430,000	07/11/2022	113	5	0.0000%	0.00%	0	430,000	113
988	10979207	\$845,170	\$700,000	07/11/2022	121	5	0.0000%	0.00%	0	700,000	121
989	10558606	\$313,800	\$412,500	07/12/2022	76	5	0.0000%	0.00%	0	412,500	76
990	10833131	\$266,420	\$260,000	07/12/2022	102	5	0.0000%	0.00%	0	260,000	102
991	10998450	\$440,630	\$425,000	07/12/2022	104	5	0.0000%	0.00%	0	425,000	104

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
992	10088075	\$1,134,850	\$850,000	07/12/2022	134	5	0.0000%	0.00%	0	850,000	134
993	10962651	\$552,390	\$675,000	07/13/2022	82	5	0.0000%	0.00%	0	675,000	82
994	10984400	\$361,910	\$422,800	07/13/2022	86	5	0.0000%	0.00%	0	422,800	86
995	10980577	\$291,060	\$328,000	07/13/2022	89	5	0.0000%	0.00%	0	328,000	89
996	10844561	\$432,910	\$472,000	07/13/2022	92	5	0.0000%	0.00%	0	472,000	92
997	10978618	\$486,770	\$522,000	07/13/2022	93	5	0.0000%	0.00%	0	522,000	93
998	10931181	\$400,770	\$413,500	07/13/2022	97	5	0.0000%	0.00%	0	413,500	97
999	10985368	\$558,350	\$550,000	07/13/2022	102	5	0.0000%	0.00%	0	550,000	102
1000	10985810	\$111,550	\$105,000	07/13/2022	106	5	0.0000%	0.00%	0	105,000	106
1001	10959737	\$558,720	\$524,500	07/13/2022	107	5	0.0000%	0.00%	0	524,500	107
1002	11011918	\$434,440	\$369,900	07/13/2022	117	5	0.0000%	0.00%	0	369,900	117
1003	10009804	\$217,060	\$305,000	07/14/2022	71	5	0.0000%	0.00%	0	305,000	71
1004	10628355	\$224,560	\$295,000	07/14/2022	76	5	0.0000%	0.00%	0	295,000	76
1005	10875421	\$421,660	\$480,000	07/14/2022	88	5	0.0000%	0.00%	0	480,000	88
1006	10628274	\$720,700	\$800,000	07/14/2022	90	5	0.0000%	0.00%	0	800,000	90
1007	10007692	\$434,640	\$470,000	07/14/2022	92	5	0.0000%	0.00%	0	470,000	92
1008	10069704	\$792,060	\$785,000	07/14/2022	101	5	0.0000%	0.00%	0	785,000	101
1009	11004613	\$508,420	\$425,000	07/14/2022	120	5	0.0000%	0.00%	0	425,000	120
1010	10613947	\$267,860	\$386,000	07/15/2022	69	5	0.0000%	0.00%	0	386,000	69
1011	10257288	\$249,230	\$340,000	07/15/2022	73	5	0.0000%	0.00%	0	340,000	73
1012	10615079	\$276,050	\$352,200	07/15/2022	78	5	0.0000%	0.00%	0	352,200	78
1013	10915468	\$276,660	\$345,000	07/15/2022	80	5	0.0000%	0.00%	0	345,000	80
1014	10086927	\$419,800	\$519,900	07/15/2022	81	5	0.0000%	0.00%	0	519,900	81
1015	10049454	\$557,120	\$580,000	07/15/2022	96	5	0.0000%	0.00%	0	580,000	96
1016	10622117	\$268,960	\$280,000	07/15/2022	96	5	0.0000%	0.00%	0	280,000	96
1017	10977268	\$1,169,790	\$1,197,500	07/15/2022	98	5	0.0000%	0.00%	0	1,197,500	98
1018	11011102	\$470,390	\$445,000	07/15/2022	106	5	0.0000%	0.00%	0	445,000	106
1019	10928101	\$455,820	\$407,500	07/15/2022	112	5	0.0000%	0.00%	0	407,500	112
1020	10954609	\$536,910	\$475,000	07/15/2022	113	5	0.0000%	0.00%	0	475,000	113
1021	10281991	\$169,660	\$139,000	07/15/2022	122	5	0.0000%	0.00%	0	139,000	122

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1022	10629416	\$259,250	\$335,000	07/18/2022	77	5	0.0000%	0.00%	0	335,000	77
1023	11007295	\$94,830	\$110,000	07/18/2022	86	5	0.0000%	0.00%	0	110,000	86
1024	10979791	\$321,060	\$350,000	07/18/2022	92	5	0.0000%	0.00%	0	350,000	92
1025	10984391	\$405,310	\$378,000	07/18/2022	107	5	0.0000%	0.00%	0	378,000	107
1026	10087445	\$578,200	\$539,000	07/18/2022	107	5	0.0000%	0.00%	0	539,000	107
1027	10781111	\$914,710	\$749,000	07/18/2022	122	5	0.0000%	0.00%	0	749,000	122
1028	10260581	\$269,140	\$319,000	07/19/2022	84	5	0.0000%	0.00%	0	319,000	84
1029	10978625	\$87,180	\$95,000	07/19/2022	92	5	0.0000%	0.00%	0	95,000	92
1030	10929092	\$563,510	\$516,000	07/19/2022	109	5	0.0000%	0.00%	0	516,000	109
1031	10925617	\$293,830	\$350,000	07/20/2022	84	5	0.0000%	0.00%	0	350,000	84
1032	10984937	\$19,440	\$20,000	07/20/2022	97	5	0.0000%	0.00%	0	20,000	97
1033	10083010	\$557,190	\$555,000	07/20/2022	100	5	0.0000%	0.00%	0	555,000	100
1034	10142389	\$512,140	\$505,000	07/20/2022	101	5	0.0000%	0.00%	0	505,000	101
1035	10976703	\$293,200	\$258,000	07/20/2022	114	5	0.0000%	0.00%	0	258,000	114
1036	10282428	\$325,990	\$375,000	07/21/2022	87	5	0.0000%	0.00%	0	375,000	87
1037	10673156	\$454,220	\$500,000	07/21/2022	91	5	0.0000%	0.00%	0	500,000	91
1038	11004551	\$605,020	\$640,000	07/21/2022	95	5	0.0000%	0.00%	0	640,000	95
1039	10984934	\$19,440	\$20,000	07/21/2022	97	5	0.0000%	0.00%	0	20,000	97
1040	10932739	\$232,460	\$205,000	07/21/2022	113	5	0.0000%	0.00%	0	205,000	113
1041	10806051	\$308,830	\$545,000	07/22/2022	57	5	0.0000%	0.00%	0	545,000	57
1042	10578671	\$633,470	\$680,000	07/22/2022	93	5	0.0000%	0.00%	0	680,000	93
1043	10089268	\$564,470	\$599,000	07/22/2022	94	5	0.0000%	0.00%	0	599,000	94
1044	11007295	\$559,730	\$575,000	07/22/2022	97	5	0.0000%	0.00%	0	575,000	97
1045	10881512	\$320,460	\$425,000	07/25/2022	75	5	0.0000%	0.00%	0	425,000	75
1046	10720863	\$280,650	\$365,000	07/25/2022	77	5	0.0000%	0.00%	0	365,000	77
1047	10075643	\$857,580	\$899,000	07/25/2022	95	5	0.0000%	0.00%	0	899,000	95
1048	10720920	\$603,450	\$625,000	07/25/2022	97	5	0.0000%	0.00%	0	625,000	97
1049	10936295	\$730,410	\$669,000	07/25/2022	109	5	0.0000%	0.00%	0	669,000	109
1050	10962740	\$589,690	\$495,000	07/25/2022	119	5	0.0000%	0.00%	0	495,000	119
1051	10273291	\$300,860	\$385,000	07/26/2022	78	5	0.0000%	0.00%	0	385,000	78

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1052	10055764	\$448,760	\$557,000	07/26/2022	81	5	0.0000%	0.00%	0	557,000	81
1053	10056592	\$470,010	\$580,000	07/26/2022	81	5	0.0000%	0.00%	0	580,000	81
1054	10925309	\$277,080	\$328,500	07/26/2022	84	5	0.0000%	0.00%	0	328,500	84
1055	10984776	\$304,070	\$354,000	07/26/2022	86	5	0.0000%	0.00%	0	354,000	86
1056	10980168	\$394,290	\$449,900	07/26/2022	88	5	0.0000%	0.00%	0	449,900	88
1057	10027894	\$356,910	\$392,500	07/26/2022	91	5	0.0000%	0.00%	0	392,500	91
1058	10094662	\$607,970	\$625,000	07/26/2022	97	5	0.0000%	0.00%	0	625,000	97
1059	10212290	\$828,070	\$800,000	07/26/2022	104	5	0.0000%	0.00%	0	800,000	104
1060	10739350	\$300,660	\$264,000	07/26/2022	114	5	0.0000%	0.00%	0	264,000	114
1061	11009551	\$472,750	\$400,000	07/26/2022	118	5	0.0000%	0.00%	0	400,000	118
1062	10964360	\$303,050	\$330,000	07/27/2022	92	5	0.0000%	0.00%	0	330,000	92
1063	10981126	\$523,400	\$550,000	07/27/2022	95	5	0.0000%	0.00%	0	550,000	95
1064	10984622	\$558,020	\$543,000	07/27/2022	103	5	0.0000%	0.00%	0	543,000	103
1065	11004426	\$583,030	\$499,000	07/27/2022	117	5	0.0000%	0.00%	0	499,000	117
1066	10805186	\$270,690	\$350,000	07/28/2022	77	5	0.0000%	0.00%	0	350,000	77
1067	10982679	\$391,020	\$437,000	07/28/2022	89	5	0.0000%	0.00%	0	437,000	89
1068	10578362	\$327,160	\$360,000	07/28/2022	91	5	0.0000%	0.00%	0	360,000	91
1069	10565035	\$472,110	\$487,000	07/28/2022	97	5	0.0000%	0.00%	0	487,000	97
1070	10961573	\$397,490	\$390,000	07/28/2022	102	5	0.0000%	0.00%	0	390,000	102
1071	10792099	\$328,370	\$300,000	07/28/2022	109	5	0.0000%	0.00%	0	300,000	109
1072	10977034	\$394,730	\$322,500	07/28/2022	122	5	0.0000%	0.00%	0	322,500	122
1073	11009807	\$591,300	\$630,000	07/29/2022	94	5	0.0000%	0.00%	0	630,000	94
1074	10725199	\$653,110	\$580,000	07/29/2022	113	5	0.0000%	0.00%	0	580,000	113
1075	10984625	\$600,110	\$480,000	07/29/2022	125	5	0.0000%	0.00%	0	480,000	125
1076	10137245	\$251,470	\$320,000	08/01/2022	79	4	0.0000%	0.00%	0	320,000	79
1077	10975526	\$355,620	\$325,000	08/01/2022	109	4	0.0000%	0.00%	0	325,000	109
1078	10610013	\$553,420	\$490,000	08/01/2022	113	4	0.0000%	0.00%	0	490,000	113
1079	10946037	\$305,960	\$255,000	08/01/2022	120	4	0.0000%	0.00%	0	255,000	120
1080	10136620	\$195,720	\$275,000	08/02/2022	71	4	0.0000%	0.00%	0	275,000	71
1081	10988730	\$332,860	\$375,000	08/02/2022	89	4	0.0000%	0.00%	0	375,000	89

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1082	10076631	\$422,130	\$443,100	08/02/2022	95	4	0.0000%	0.00%	0	443,100	95
1083	10984936	\$19,440	\$20,000	08/02/2022	97	4	0.0000%	0.00%	0	20,000	97
1084	10641274	\$231,300	\$235,000	08/02/2022	98	4	0.0000%	0.00%	0	235,000	98
1085	11007290	\$638,950	\$565,413	08/02/2022	113	4	0.0000%	0.00%	0	565,413	113
1086	10075384	\$611,620	\$811,100	08/03/2022	75	4	0.0000%	0.00%	0	811,100	75
1087	10060760	\$1,411,760	\$1,550,000	08/03/2022	91	4	0.0000%	0.00%	0	1,550,000	91
1088	10840307	\$489,830	\$515,000	08/03/2022	95	4	0.0000%	0.00%	0	515,000	95
1089	10975287	\$424,480	\$405,000	08/03/2022	105	4	0.0000%	0.00%	0	405,000	105
1090	10970581	\$411,260	\$386,750	08/03/2022	106	4	0.0000%	0.00%	0	386,750	106
1091	10982250	\$562,200	\$515,900	08/03/2022	109	4	0.0000%	0.00%	0	515,900	109
1092	10010768	\$174,850	\$335,000	08/04/2022	52	4	0.0000%	0.00%	0	335,000	52
1093	10259424	\$248,790	\$357,000	08/04/2022	70	4	0.0000%	0.00%	0	357,000	70
1094	10007449	\$393,370	\$477,500	08/04/2022	82	4	0.0000%	0.00%	0	477,500	82
1095	10814243	\$475,820	\$545,000	08/04/2022	87	4	0.0000%	0.00%	0	545,000	87
1096	10910259	\$443,440	\$470,000	08/04/2022	94	4	0.0000%	0.00%	0	470,000	94
1097	11010547	\$475,440	\$450,000	08/04/2022	106	4	0.0000%	0.00%	0	450,000	106
1098	11009809	\$640,630	\$595,000	08/04/2022	108	4	0.0000%	0.00%	0	595,000	108
1099	10725393	\$774,340	\$675,000	08/04/2022	115	4	0.0000%	0.00%	0	675,000	115
1100	10965999	\$808,000	\$695,000	08/04/2022	116	4	0.0000%	0.00%	0	695,000	116
1101	10981803	\$541,100	\$430,000	08/04/2022	126	4	0.0000%	0.00%	0	430,000	126
1102	10930177	\$551,230	\$435,000	08/04/2022	127	4	0.0000%	0.00%	0	435,000	127
1103	10065865	\$541,310	\$660,000	08/05/2022	82	4	0.0000%	0.00%	0	660,000	82
1104	11007294	\$556,000	\$541,500	08/05/2022	103	4	0.0000%	0.00%	0	541,500	103
1105	10583511	\$824,750	\$800,000	08/05/2022	103	4	0.0000%	0.00%	0	800,000	103
1106	10976292	\$936,910	\$802,027	08/05/2022	117	4	0.0000%	0.00%	0	802,027	117
1107	10011901	\$496,880	\$780,000	08/08/2022	64	4	0.0000%	0.00%	0	780,000	64
1108	10137065	\$262,550	\$320,000	08/08/2022	82	4	0.0000%	0.00%	0	320,000	82
1109	10984407	\$403,830	\$435,000	08/08/2022	93	4	0.0000%	0.00%	0	435,000	93
1110	10069341	\$653,890	\$715,000	08/09/2022	91	4	0.0000%	0.00%	0	715,000	91
1111	10956634	\$343,830	\$349,900	08/09/2022	98	4	0.0000%	0.00%	0	349,900	98

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1112	11007342	\$835,530	\$815,000	08/09/2022	103	4	0.0000%	0.00%	0	815,000	103
1113	10956626	\$368,450	\$355,000	08/09/2022	104	4	0.0000%	0.00%	0	355,000	104
1114	11008828	\$497,170	\$465,000	08/09/2022	107	4	0.0000%	0.00%	0	465,000	107
1115	11011842	\$473,080	\$419,900	08/09/2022	113	4	0.0000%	0.00%	0	419,900	113
1116	10635564	\$322,000	\$445,865	08/10/2022	72	4	0.0000%	0.00%	0	445,865	72
1117	10979075	\$403,670	\$418,636	08/10/2022	96	4	0.0000%	0.00%	0	418,636	96
1118	10848213	\$368,470	\$378,000	08/10/2022	97	4	0.0000%	0.00%	0	378,000	97
1119	10086368	\$696,720	\$675,000	08/10/2022	103	4	0.0000%	0.00%	0	675,000	103
1120	10860574	\$655,080	\$634,500	08/10/2022	103	4	0.0000%	0.00%	0	634,500	103
1121	10011553	\$219,000	\$335,000	08/11/2022	65	4	0.0000%	0.00%	0	335,000	65
1122	10007780	\$375,200	\$500,000	08/11/2022	75	4	0.0000%	0.00%	0	500,000	75
1123	10272173	\$210,850	\$278,000	08/11/2022	76	4	0.0000%	0.00%	0	278,000	76
1124	10047501	\$444,490	\$500,000	08/11/2022	89	4	0.0000%	0.00%	0	500,000	89
1125	10984504	\$345,110	\$360,000	08/11/2022	96	4	0.0000%	0.00%	0	360,000	96
1126	10984245	\$633,940	\$620,000	08/11/2022	102	4	0.0000%	0.00%	0	620,000	102
1127	10985568	\$225,490	\$220,000	08/11/2022	102	4	0.0000%	0.00%	0	220,000	102
1128	10736409	\$771,960	\$749,000	08/11/2022	103	4	0.0000%	0.00%	0	749,000	103
1129	10979585	\$440,020	\$410,000	08/11/2022	107	4	0.0000%	0.00%	0	410,000	107
1130	10986657	\$294,860	\$269,900	08/11/2022	109	4	0.0000%	0.00%	0	269,900	109
1131	10010648	\$163,800	\$257,500	08/12/2022	64	4	0.0000%	0.00%	0	257,500	64
1132	10639495	\$158,070	\$235,000	08/12/2022	67	4	0.0000%	0.00%	0	235,000	67
1133	10979342	\$241,740	\$315,000	08/12/2022	77	4	0.0000%	0.00%	0	315,000	77
1134	10977763	\$407,510	\$490,000	08/12/2022	83	4	0.0000%	0.00%	0	490,000	83
1135	10695156	\$366,600	\$335,000	08/12/2022	109	4	0.0000%	0.00%	0	335,000	109
1136	10984765	\$439,480	\$383,499	08/12/2022	115	4	0.0000%	0.00%	0	383,499	115
1137	10007635	\$351,600	\$305,000	08/12/2022	115	4	0.0000%	0.00%	0	305,000	115
1138	10980935	\$306,720	\$260,000	08/12/2022	118	4	0.0000%	0.00%	0	260,000	118
1139	10007627	\$391,960	\$305,000	08/12/2022	129	4	0.0000%	0.00%	0	305,000	129
1140	10069810	\$945,510	\$1,500,000	08/15/2022	63	4	0.0000%	0.00%	0	1,500,000	63
1141	10627772	\$221,600	\$299,000	08/15/2022	74	4	0.0000%	0.00%	0	299,000	74

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1142	10051991	\$387,750	\$416,000	08/15/2022	93	4	0.0000%	0.00%	0	416,000	93
1143	10725423	\$1,111,300	\$1,100,000	08/15/2022	101	4	0.0000%	0.00%	0	1,100,000	101
1144	10946726	\$606,110	\$555,000	08/15/2022	109	4	0.0000%	0.00%	0	555,000	109
1145	10092491	\$1,027,480	\$850,000	08/15/2022	121	4	0.0000%	0.00%	0	850,000	121
1146	10567135	\$269,340	\$360,000	08/16/2022	75	4	0.0000%	0.00%	0	360,000	75
1147	10875845	\$368,660	\$393,000	08/16/2022	94	4	0.0000%	0.00%	0	393,000	94
1148	10957151	\$446,820	\$450,000	08/16/2022	99	4	0.0000%	0.00%	0	450,000	99
1149	10211453	\$357,390	\$345,000	08/16/2022	104	4	0.0000%	0.00%	0	345,000	104
1150	10961921	\$687,500	\$635,000	08/16/2022	108	4	0.0000%	0.00%	0	635,000	108
1151	10976978	\$553,270	\$508,000	08/16/2022	109	4	0.0000%	0.00%	0	508,000	109
1152	10979067	\$64,000	\$75,900	08/17/2022	84	4	0.0000%	0.00%	0	75,900	84
1153	10979067	\$374,100	\$390,000	08/17/2022	96	4	0.0000%	0.00%	0	390,000	96
1154	10985238	\$311,100	\$305,000	08/17/2022	102	4	0.0000%	0.00%	0	305,000	102
1155	10792269	\$329,410	\$305,000	08/17/2022	108	4	0.0000%	0.00%	0	305,000	108
1156	10089201	\$654,940	\$810,000	08/18/2022	81	4	0.0000%	0.00%	0	810,000	81
1157	10069633	\$609,600	\$690,000	08/18/2022	88	4	0.0000%	0.00%	0	690,000	88
1158	10988267	\$367,520	\$385,000	08/18/2022	95	4	0.0000%	0.00%	0	385,000	95
1159	10848530	\$385,330	\$395,400	08/18/2022	97	4	0.0000%	0.00%	0	395,400	97
1160	11008113	\$594,620	\$500,000	08/18/2022	119	4	0.0000%	0.00%	0	500,000	119
1161	10989610	\$244,010	\$280,000	08/19/2022	87	4	0.0000%	0.00%	0	280,000	87
1162	10085240	\$421,480	\$473,500	08/19/2022	89	4	0.0000%	0.00%	0	473,500	89
1163	10851228	\$417,740	\$455,000	08/19/2022	92	4	0.0000%	0.00%	0	455,000	92
1164	10921500	\$387,880	\$412,250	08/19/2022	94	4	0.0000%	0.00%	0	412,250	94
1165	10061938	\$664,800	\$685,000	08/19/2022	97	4	0.0000%	0.00%	0	685,000	97
1166	10848329	\$352,040	\$359,900	08/19/2022	98	4	0.0000%	0.00%	0	359,900	98
1167	10918329	\$449,760	\$447,000	08/19/2022	101	4	0.0000%	0.00%	0	447,000	101
1168	10845484	\$332,780	\$303,000	08/19/2022	110	4	0.0000%	0.00%	0	303,000	110
1169	10761381	\$512,030	\$465,000	08/20/2022	110	4	0.0000%	0.00%	0	465,000	110
1170	10568975	\$217,340	\$300,000	08/22/2022	72	4	0.0000%	0.00%	0	300,000	72
1171	10936511	\$466,430	\$475,000	08/22/2022	98	4	0.0000%	0.00%	0	475,000	98

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1172	10981135	\$781,070	\$792,000	08/22/2022	99	4	0.0000%	0.00%	0	792,000	99
1173	10776521	\$547,480	\$493,500	08/22/2022	111	4	0.0000%	0.00%	0	493,500	111
1174	10145384	\$241,130	\$339,900	08/23/2022	71	4	0.0000%	0.00%	0	339,900	71
1175	10079604	\$470,100	\$531,000	08/23/2022	89	4	0.0000%	0.00%	0	531,000	89
1176	10088669	\$390,490	\$435,000	08/23/2022	90	4	0.0000%	0.00%	0	435,000	90
1177	10941193	\$330,740	\$360,000	08/23/2022	92	4	0.0000%	0.00%	0	360,000	92
1178	10644814	\$116,220	\$123,000	08/23/2022	94	4	0.0000%	0.00%	0	123,000	94
1179	10769231	\$443,170	\$469,000	08/23/2022	94	4	0.0000%	0.00%	0	469,000	94
1180	10067495	\$1,109,180	\$1,150,000	08/23/2022	96	4	0.0000%	0.00%	0	1,150,000	96
1181	10916075	\$572,850	\$535,000	08/23/2022	107	4	0.0000%	0.00%	0	535,000	107
1182	10775354	\$625,940	\$530,000	08/23/2022	118	4	0.0000%	0.00%	0	530,000	118
1183	11011327	\$368,540	\$282,000	08/23/2022	131	4	0.0000%	0.00%	0	282,000	131
1184	10002862	\$334,460	\$440,000	08/25/2022	76	4	0.0000%	0.00%	0	440,000	76
1185	10687966	\$210,640	\$275,000	08/25/2022	77	4	0.0000%	0.00%	0	275,000	77
1186	10636082	\$254,330	\$322,000	08/25/2022	79	4	0.0000%	0.00%	0	322,000	79
1187	10850871	\$363,660	\$392,500	08/25/2022	93	4	0.0000%	0.00%	0	392,500	93
1188	10134611	\$214,360	\$297,330	08/26/2022	72	4	0.0000%	0.00%	0	297,330	72
1189	10065135	\$531,270	\$693,000	08/26/2022	77	4	0.0000%	0.00%	0	693,000	77
1190	10845565	\$295,820	\$354,900	08/26/2022	83	4	0.0000%	0.00%	0	354,900	83
1191	10535229	\$228,840	\$255,000	08/26/2022	90	4	0.0000%	0.00%	0	255,000	90
1192	10966117	\$332,850	\$350,000	08/26/2022	95	4	0.0000%	0.00%	0	350,000	95
1193	10535454	\$214,480	\$220,000	08/26/2022	97	4	0.0000%	0.00%	0	220,000	97
1194	10802212	\$512,860	\$480,000	08/26/2022	107	4	0.0000%	0.00%	0	480,000	107
1195	10980814	\$385,140	\$355,000	08/26/2022	108	4	0.0000%	0.00%	0	355,000	108
1196	10581237	\$207,510	\$236,500	08/29/2022	88	4	0.0000%	0.00%	0	236,500	88
1197	10752692	\$276,890	\$310,000	08/29/2022	89	4	0.0000%	0.00%	0	310,000	89
1198	11011232	\$617,280	\$657,836	08/29/2022	94	4	0.0000%	0.00%	0	657,836	94
1199	10988489	\$393,790	\$369,900	08/29/2022	106	4	0.0000%	0.00%	0	369,900	106
1200	10928169	\$480,330	\$420,000	08/29/2022	114	4	0.0000%	0.00%	0	420,000	114
1201	10891615	\$433,770	\$359,000	08/29/2022	121	4	0.0000%	0.00%	0	359,000	121

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1202	10204431	\$290,150	\$392,500	08/30/2022	74	4	0.0000%	0.00%	0	392,500	74
1203	10001980	\$559,340	\$650,000	08/30/2022	86	4	0.0000%	0.00%	0	650,000	86
1204	10943178	\$326,760	\$375,000	08/30/2022	87	4	0.0000%	0.00%	0	375,000	87
1205	10049900	\$387,880	\$406,000	08/30/2022	96	4	0.0000%	0.00%	0	406,000	96
1206	10981446	\$636,250	\$576,310	08/30/2022	110	4	0.0000%	0.00%	0	576,310	110
1207	10739643	\$285,290	\$257,500	08/30/2022	111	4	0.0000%	0.00%	0	257,500	111
1208	10838421	\$312,680	\$281,800	08/30/2022	111	4	0.0000%	0.00%	0	281,800	111
1209	10848302	\$74,330	\$64,000	08/30/2022	116	4	0.0000%	0.00%	0	64,000	116
1210	11009714	\$460,060	\$549,000	08/31/2022	84	4	0.0000%	0.00%	0	549,000	84
1211	10935051	\$394,910	\$392,000	08/31/2022	101	4	0.0000%	0.00%	0	392,000	101
1212	10059776	\$1,147,320	\$908,351	08/31/2022	126	4	0.0000%	0.00%	0	908,351	126
1213	10134360	\$192,180	\$295,000	09/01/2022	65	3	0.0000%	0.00%	0	295,000	65
1214	10132799	\$334,120	\$399,000	09/01/2022	84	3	0.0000%	0.00%	0	399,000	84
1215	10048679	\$490,030	\$529,000	09/01/2022	93	3	0.0000%	0.00%	0	529,000	93
1216	10981109	\$359,950	\$375,000	09/01/2022	96	3	0.0000%	0.00%	0	375,000	96
1217	10977523	\$548,150	\$550,000	09/01/2022	100	3	0.0000%	0.00%	0	550,000	100
1218	10945746	\$315,280	\$285,000	09/01/2022	111	3	0.0000%	0.00%	0	285,000	111
1219	10009870	\$293,540	\$374,600	09/02/2022	78	3	0.0000%	0.00%	0	374,600	78
1220	10860061	\$192,320	\$239,500	09/02/2022	80	3	0.0000%	0.00%	0	239,500	80
1221	10977738	\$627,340	\$715,000	09/02/2022	88	3	0.0000%	0.00%	0	715,000	88
1222	11011249	\$639,750	\$689,900	09/02/2022	93	3	0.0000%	0.00%	0	689,900	93
1223	10985588	\$255,650	\$275,000	09/02/2022	93	3	0.0000%	0.00%	0	275,000	93
1224	10658455	\$420,260	\$434,999	09/02/2022	97	3	0.0000%	0.00%	0	434,999	97
1225	10985564	\$225,490	\$220,000	09/02/2022	102	3	0.0000%	0.00%	0	220,000	102
1226	10000748	\$772,330	\$740,000	09/02/2022	104	3	0.0000%	0.00%	0	740,000	104
1227	10278621	\$124,000	\$110,000	09/02/2022	113	3	0.0000%	0.00%	0	110,000	113
1228	10981433	\$364,390	\$391,896	09/06/2022	93	3	0.0000%	0.00%	0	391,896	93
1229	10978327	\$729,660	\$715,000	09/06/2022	102	3	0.0000%	0.00%	0	715,000	102
1230	10923827	\$676,020	\$520,000	09/06/2022	130	3	0.0000%	0.00%	0	520,000	130
1231	10009985	\$252,270	\$329,500	09/07/2022	77	3	0.0000%	0.00%	0	329,500	77

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1232	10797102	\$266,510	\$345,580	09/07/2022	77	3	0.0000%	0.00%	0	345,580	77
1233	10998386	\$487,890	\$495,000	09/07/2022	99	3	0.0000%	0.00%	0	495,000	99
1234	11007297	\$522,110	\$450,000	09/07/2022	116	3	0.0000%	0.00%	0	450,000	116
1235	10448801	\$193,930	\$320,000	09/08/2022	61	3	0.0000%	0.00%	0	320,000	61
1236	10552433	\$230,220	\$325,000	09/08/2022	71	3	0.0000%	0.00%	0	325,000	71
1237	10968759	\$405,670	\$429,000	09/08/2022	95	3	0.0000%	0.00%	0	429,000	95
1238	10089965	\$617,140	\$650,000	09/08/2022	95	3	0.0000%	0.00%	0	650,000	95
1239	10205401	\$309,110	\$314,750	09/08/2022	98	3	0.0000%	0.00%	0	314,750	98
1240	10892903	\$378,870	\$370,000	09/08/2022	102	3	0.0000%	0.00%	0	370,000	102
1241	10986453	\$375,130	\$350,000	09/08/2022	107	3	0.0000%	0.00%	0	350,000	107
1242	10981970	\$417,840	\$364,900	09/08/2022	115	3	0.0000%	0.00%	0	364,900	115
1243	10674779	\$1,003,730	\$850,000	09/08/2022	118	3	0.0000%	0.00%	0	850,000	118
1244	10987651	\$658,060	\$550,000	09/08/2022	120	3	0.0000%	0.00%	0	550,000	120
1245	10555391	\$336,090	\$425,000	09/09/2022	79	3	0.0000%	0.00%	0	425,000	79
1246	10907345	\$248,320	\$310,000	09/09/2022	80	3	0.0000%	0.00%	0	310,000	80
1247	10593606	\$201,520	\$235,000	09/09/2022	86	3	0.0000%	0.00%	0	235,000	86
1248	10897669	\$409,410	\$469,000	09/09/2022	87	3	0.0000%	0.00%	0	469,000	87
1249	10068871	\$799,160	\$798,500	09/09/2022	100	3	0.0000%	0.00%	0	798,500	100
1250	10983770	\$15,430	\$15,000	09/09/2022	103	3	0.0000%	0.00%	0	15,000	103
1251	10935272	\$401,580	\$385,000	09/09/2022	104	3	0.0000%	0.00%	0	385,000	104
1252	10870261	\$599,580	\$500,000	09/09/2022	120	3	0.0000%	0.00%	0	500,000	120
1253	10778773	\$371,160	\$475,000	09/10/2022	78	3	0.0000%	0.00%	0	475,000	78
1254	10206018	\$201,550	\$295,000	09/12/2022	68	3	0.0000%	0.00%	0	295,000	68
1255	10979218	\$306,780	\$325,000	09/12/2022	94	3	0.0000%	0.00%	0	325,000	94
1256	10624483	\$359,190	\$370,000	09/12/2022	97	3	0.0000%	0.00%	0	370,000	97
1257	10787570	\$2,031,980	\$1,850,000	09/12/2022	110	3	0.0000%	0.00%	0	1,850,000	110
1258	10594297	\$214,930	\$180,000	09/12/2022	119	3	0.0000%	0.00%	0	180,000	119
1259	10613921	\$277,110	\$355,000	09/13/2022	78	3	0.0000%	0.00%	0	355,000	78
1260	10004474	\$443,530	\$550,000	09/13/2022	81	3	0.0000%	0.00%	0	550,000	81
1261	10903747	\$601,140	\$585,000	09/13/2022	103	3	0.0000%	0.00%	0	585,000	103

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1262	10982255	\$584,940	\$540,000	09/13/2022	108	3	0.0000%	0.00%	0	540,000	108
1263	10954461	\$525,410	\$450,000	09/13/2022	117	3	0.0000%	0.00%	0	450,000	117
1264	10091250	\$681,040	\$575,000	09/13/2022	118	3	0.0000%	0.00%	0	575,000	118
1265	10090504	\$741,070	\$575,000	09/13/2022	129	3	0.0000%	0.00%	0	575,000	129
1266	10014072	\$237,910	\$299,900	09/14/2022	79	3	0.0000%	0.00%	0	299,900	79
1267	10985536	\$626,950	\$585,000	09/14/2022	107	3	0.0000%	0.00%	0	585,000	107
1268	10986378	\$446,120	\$399,900	09/14/2022	112	3	0.0000%	0.00%	0	399,900	112
1269	11011919	\$429,870	\$385,000	09/14/2022	112	3	0.0000%	0.00%	0	385,000	112
1270	10280774	\$165,240	\$305,000	09/15/2022	54	3	0.0000%	0.00%	0	305,000	54
1271	10281600	\$207,810	\$285,000	09/15/2022	73	3	0.0000%	0.00%	0	285,000	73
1272	10628493	\$226,690	\$299,900	09/15/2022	76	3	0.0000%	0.00%	0	299,900	76
1273	10077174	\$375,580	\$409,000	09/15/2022	92	3	0.0000%	0.00%	0	409,000	92
1274	10208248	\$376,340	\$379,900	09/15/2022	99	3	0.0000%	0.00%	0	379,900	99
1275	10828987	\$328,750	\$300,000	09/16/2022	110	3	0.0000%	0.00%	0	300,000	110
1276	11006751	\$413,560	\$353,500	09/16/2022	117	3	0.0000%	0.00%	0	353,500	117
1277	10979071	\$64,000	\$60,000	09/17/2022	107	3	0.0000%	0.00%	0	60,000	107
1278	11010621	\$503,790	\$419,900	09/17/2022	120	3	0.0000%	0.00%	0	419,900	120
1279	10985134	\$662,940	\$475,000	09/17/2022	140	3	0.0000%	0.00%	0	475,000	140
1280	10772560	\$391,240	\$450,000	09/19/2022	87	3	0.0000%	0.00%	0	450,000	87
1281	10979810	\$321,060	\$339,000	09/19/2022	95	3	0.0000%	0.00%	0	339,000	95
1282	10822950	\$332,270	\$342,500	09/19/2022	97	3	0.0000%	0.00%	0	342,500	97
1283	10929027	\$549,040	\$538,000	09/19/2022	102	3	0.0000%	0.00%	0	538,000	102
1284	10945703	\$316,760	\$300,000	09/19/2022	106	3	0.0000%	0.00%	0	300,000	106
1285	10136506	\$228,210	\$315,000	09/20/2022	72	3	0.0000%	0.00%	0	315,000	72
1286	10597594	\$267,040	\$325,000	09/20/2022	82	3	0.0000%	0.00%	0	325,000	82
1287	10975017	\$442,170	\$489,000	09/20/2022	90	3	0.0000%	0.00%	0	489,000	90
1288	10632341	\$402,290	\$440,000	09/20/2022	91	3	0.0000%	0.00%	0	440,000	91
1289	10057370	\$556,300	\$575,000	09/20/2022	97	3	0.0000%	0.00%	0	575,000	97
1290	11010407	\$932,130	\$949,900	09/20/2022	98	3	0.0000%	0.00%	0	949,900	98
1291	10129697	\$162,610	\$255,000	09/21/2022	64	3	0.0000%	0.00%	0	255,000	64

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1292	10549259	\$266,980	\$304,900	09/21/2022	88	3	0.0000%	0.00%	0	304,900	88
1293	10698496	\$285,930	\$308,000	09/21/2022	93	3	0.0000%	0.00%	0	308,000	93
1294	10644849	\$116,220	\$125,000	09/21/2022	93	3	0.0000%	0.00%	0	125,000	93
1295	10085653	\$502,790	\$540,000	09/21/2022	93	3	0.0000%	0.00%	0	540,000	93
1296	10980237	\$664,810	\$620,000	09/21/2022	107	3	0.0000%	0.00%	0	620,000	107
1297	10977967	\$472,070	\$410,000	09/21/2022	115	3	0.0000%	0.00%	0	410,000	115
1298	10082617	\$515,760	\$615,000	09/22/2022	84	3	0.0000%	0.00%	0	615,000	84
1299	10979229	\$288,600	\$292,000	09/22/2022	99	3	0.0000%	0.00%	0	292,000	99
1300	10917235	\$406,830	\$405,500	09/22/2022	100	3	0.0000%	0.00%	0	405,500	100
1301	10822668	\$434,230	\$370,000	09/22/2022	117	3	0.0000%	0.00%	0	370,000	117
1302	10749726	\$606,640	\$710,000	09/23/2022	85	3	0.0000%	0.00%	0	710,000	85
1303	10923527	\$528,420	\$539,900	09/23/2022	98	3	0.0000%	0.00%	0	539,900	98
1304	10866668	\$385,200	\$375,000	09/23/2022	103	3	0.0000%	0.00%	0	375,000	103
1305	10977975	\$441,720	\$378,000	09/23/2022	117	3	0.0000%	0.00%	0	378,000	117
1306	10087575	\$670,720	\$506,700	09/23/2022	132	3	0.0000%	0.00%	0	506,700	132
1307	10660704	\$421,660	\$475,000	09/25/2022	89	3	0.0000%	0.00%	0	475,000	89
1308	10279636	\$215,960	\$365,000	09/26/2022	59	3	0.0000%	0.00%	0	365,000	59
1309	10907513	\$247,140	\$309,000	09/26/2022	80	3	0.0000%	0.00%	0	309,000	80
1310	10993008	\$392,240	\$485,000	09/26/2022	81	3	0.0000%	0.00%	0	485,000	81
1311	10981309	\$784,170	\$802,000	09/26/2022	98	3	0.0000%	0.00%	0	802,000	98
1312	10918986	\$670,710	\$660,000	09/26/2022	102	3	0.0000%	0.00%	0	660,000	102
1313	10986322	\$299,140	\$294,000	09/26/2022	102	3	0.0000%	0.00%	0	294,000	102
1314	10003283	\$363,480	\$650,000	09/27/2022	56	3	0.0000%	0.00%	0	650,000	56
1315	10861092	\$509,620	\$590,000	09/27/2022	86	3	0.0000%	0.00%	0	590,000	86
1316	11002011	\$344,290	\$375,000	09/27/2022	92	3	0.0000%	0.00%	0	375,000	92
1317	11011088	\$474,470	\$510,000	09/27/2022	93	3	0.0000%	0.00%	0	510,000	93
1318	10988260	\$364,380	\$385,000	09/27/2022	95	3	0.0000%	0.00%	0	385,000	95
1319	10979575	\$670,670	\$695,000	09/27/2022	96	3	0.0000%	0.00%	0	695,000	96
1320	10274695	\$643,290	\$660,000	09/27/2022	97	3	0.0000%	0.00%	0	660,000	97
1321	10916601	\$400,830	\$410,000	09/27/2022	98	3	0.0000%	0.00%	0	410,000	98

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1322	10658546	\$417,330	\$397,000	09/27/2022	105	3	0.0000%	0.00%	0	397,000	105
1323	11001682	\$381,050	\$360,000	09/27/2022	106	3	0.0000%	0.00%	0	360,000	106
1324	10990940	\$275,530	\$249,000	09/27/2022	111	3	0.0000%	0.00%	0	249,000	111
1325	11011844	\$475,580	\$421,500	09/27/2022	113	3	0.0000%	0.00%	0	421,500	113
1326	10947579	\$316,330	\$275,000	09/27/2022	115	3	0.0000%	0.00%	0	275,000	115
1327	10942213	\$344,000	\$299,000	09/27/2022	115	3	0.0000%	0.00%	0	299,000	115
1328	11006225	\$130,760	\$105,000	09/27/2022	125	3	0.0000%	0.00%	0	105,000	125
1329	10639403	\$158,070	\$234,000	09/28/2022	68	3	0.0000%	0.00%	0	234,000	68
1330	10848481	\$72,560	\$104,080	09/28/2022	70	3	0.0000%	0.00%	0	104,080	70
1331	10132131	\$280,480	\$370,000	09/28/2022	76	3	0.0000%	0.00%	0	370,000	76
1332	10073983	\$595,360	\$775,000	09/28/2022	77	3	0.0000%	0.00%	0	775,000	77
1333	10976639	\$250,400	\$310,000	09/28/2022	81	3	0.0000%	0.00%	0	310,000	81
1334	10084748	\$631,650	\$650,000	09/28/2022	97	3	0.0000%	0.00%	0	650,000	97
1335	10848360	\$394,050	\$395,900	09/28/2022	100	3	0.0000%	0.00%	0	395,900	100
1336	10739755	\$279,800	\$275,000	09/28/2022	102	3	0.0000%	0.00%	0	275,000	102
1337	10978598	\$502,270	\$487,000	09/28/2022	103	3	0.0000%	0.00%	0	487,000	103
1338	10918960	\$480,430	\$465,000	09/28/2022	103	3	0.0000%	0.00%	0	465,000	103
1339	10917071	\$389,060	\$370,000	09/28/2022	105	3	0.0000%	0.00%	0	370,000	105
1340	10988504	\$421,170	\$380,000	09/28/2022	111	3	0.0000%	0.00%	0	380,000	111
1341	10974501	\$393,890	\$339,900	09/28/2022	116	3	0.0000%	0.00%	0	339,900	116
1342	10210457	\$274,870	\$312,000	09/29/2022	88	3	0.0000%	0.00%	0	312,000	88
1343	10950997	\$308,290	\$328,500	09/29/2022	94	3	0.0000%	0.00%	0	328,500	94
1344	11009813	\$554,050	\$585,000	09/29/2022	95	3	0.0000%	0.00%	0	585,000	95
1345	10771320	\$676,960	\$705,000	09/29/2022	96	3	0.0000%	0.00%	0	705,000	96
1346	10967675	\$295,490	\$295,000	09/29/2022	100	3	0.0000%	0.00%	0	295,000	100
1347	11010747	\$369,180	\$420,000	09/30/2022	88	3	0.0000%	0.00%	0	420,000	88
1348	10851007	\$398,740	\$413,000	09/30/2022	97	3	0.0000%	0.00%	0	413,000	97
1349	10945641	\$313,700	\$323,000	09/30/2022	97	3	0.0000%	0.00%	0	323,000	97
1350	10211577	\$448,920	\$425,000	09/30/2022	106	3	0.0000%	0.00%	0	425,000	106
1351	10974420	\$383,370	\$320,000	09/30/2022	120	3	0.0000%	0.00%	0	320,000	120

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1352	10932909	\$743,750	\$770,000	10/01/2022	97	2	0.0000%	0.00%	0	770,000	97
1353	10050979	\$413,360	\$415,000	10/01/2022	100	2	0.0000%	0.00%	0	415,000	100
1354	10062683	\$415,630	\$460,000	10/03/2022	90	2	0.0000%	0.00%	0	460,000	90
1355	10959842	\$531,240	\$475,000	10/03/2022	112	2	0.0000%	0.00%	0	475,000	112
1356	10010662	\$249,480	\$407,500	10/04/2022	61	2	0.0000%	0.00%	0	407,500	61
1357	10140432	\$257,930	\$305,000	10/04/2022	85	2	0.0000%	0.00%	0	305,000	85
1358	10985463	\$1,111,610	\$1,300,000	10/04/2022	86	2	0.0000%	0.00%	0	1,300,000	86
1359	10983474	\$313,070	\$355,000	10/04/2022	88	2	0.0000%	0.00%	0	355,000	88
1360	10859134	\$441,000	\$479,900	10/04/2022	92	2	0.0000%	0.00%	0	479,900	92
1361	11010412	\$769,330	\$794,000	10/04/2022	97	2	0.0000%	0.00%	0	794,000	97
1362	10062967	\$439,370	\$433,500	10/04/2022	101	2	0.0000%	0.00%	0	433,500	101
1363	10981829	\$385,240	\$315,000	10/04/2022	122	2	0.0000%	0.00%	0	315,000	122
1364	10054583	\$873,630	\$998,000	10/05/2022	88	2	0.0000%	0.00%	0	998,000	88
1365	10094735	\$825,050	\$850,000	10/05/2022	97	2	0.0000%	0.00%	0	850,000	97
1366	10962199	\$573,120	\$565,000	10/05/2022	101	2	0.0000%	0.00%	0	565,000	101
1367	11006902	\$297,680	\$280,000	10/05/2022	106	2	0.0000%	0.00%	0	280,000	106
1368	10720806	\$263,130	\$345,000	10/06/2022	76	2	0.0000%	0.00%	0	345,000	76
1369	10073789	\$745,440	\$720,000	10/06/2022	104	2	0.0000%	0.00%	0	720,000	104
1370	10714158	\$1,493,100	\$1,425,000	10/06/2022	105	2	0.0000%	0.00%	0	1,425,000	105
1371	10143811	\$278,260	\$377,900	10/07/2022	74	2	0.0000%	0.00%	0	377,900	74
1372	10009799	\$230,250	\$300,000	10/07/2022	77	2	0.0000%	0.00%	0	300,000	77
1373	10065061	\$474,040	\$595,000	10/07/2022	80	2	0.0000%	0.00%	0	595,000	80
1374	10455606	\$223,030	\$250,000	10/07/2022	89	2	0.0000%	0.00%	0	250,000	89
1375	10920350	\$347,230	\$384,000	10/07/2022	90	2	0.0000%	0.00%	0	384,000	90
1376	10977536	\$693,210	\$585,000	10/07/2022	118	2	0.0000%	0.00%	0	585,000	118
1377	10850686	\$442,290	\$525,000	10/10/2022	84	2	0.0000%	0.00%	0	525,000	84
1378	10943021	\$300,780	\$333,000	10/10/2022	90	2	0.0000%	0.00%	0	333,000	90
1379	10945616	\$298,570	\$294,000	10/10/2022	102	2	0.0000%	0.00%	0	294,000	102
1380	10998461	\$440,630	\$432,500	10/10/2022	102	2	0.0000%	0.00%	0	432,500	102
1381	10137721	\$195,320	\$339,000	10/11/2022	58	2	0.0000%	0.00%	0	339,000	58

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1382	10843475	\$415,460	\$469,000	10/11/2022	89	2	0.0000%	0.00%	0	469,000	89
1383	10088539	\$799,500	\$839,000	10/11/2022	95	2	0.0000%	0.00%	0	839,000	95
1384	10960104	\$476,630	\$450,000	10/11/2022	106	2	0.0000%	0.00%	0	450,000	106
1385	10881164	\$617,310	\$750,000	10/12/2022	82	2	0.0000%	0.00%	0	750,000	82
1386	10978714	\$188,150	\$225,000	10/12/2022	84	2	0.0000%	0.00%	0	225,000	84
1387	10873712	\$397,520	\$445,000	10/12/2022	89	2	0.0000%	0.00%	0	445,000	89
1388	11007330	\$705,920	\$789,617	10/12/2022	89	2	0.0000%	0.00%	0	789,617	89
1389	10810191	\$738,370	\$542,350	10/12/2022	136	2	0.0000%	0.00%	0	542,350	136
1390	10615701	\$255,920	\$373,000	10/13/2022	69	2	0.0000%	0.00%	0	373,000	69
1391	10975044	\$379,690	\$529,000	10/13/2022	72	2	0.0000%	0.00%	0	529,000	72
1392	10928053	\$431,320	\$435,000	10/13/2022	99	2	0.0000%	0.00%	0	435,000	99
1393	10792285	\$318,150	\$297,000	10/13/2022	107	2	0.0000%	0.00%	0	297,000	107
1394	10937275	\$342,870	\$379,000	10/17/2022	90	2	0.0000%	0.00%	0	379,000	90
1395	10090715	\$740,140	\$800,000	10/17/2022	93	2	0.0000%	0.00%	0	800,000	93
1396	10963193	\$687,750	\$625,000	10/17/2022	110	2	0.0000%	0.00%	0	625,000	110
1397	11008267	\$445,360	\$383,000	10/17/2022	116	2	0.0000%	0.00%	0	383,000	116
1398	10087591	\$625,980	\$525,000	10/17/2022	119	2	0.0000%	0.00%	0	525,000	119
1399	10007595	\$382,810	\$430,000	10/18/2022	89	2	0.0000%	0.00%	0	430,000	89
1400	10056576	\$1,021,560	\$1,140,000	10/18/2022	90	2	0.0000%	0.00%	0	1,140,000	90
1401	10000942	\$508,350	\$546,475	10/18/2022	93	2	0.0000%	0.00%	0	546,475	93
1402	10905489	\$706,240	\$709,000	10/18/2022	100	2	0.0000%	0.00%	0	709,000	100
1403	10979599	\$511,630	\$550,000	10/19/2022	93	2	0.0000%	0.00%	0	550,000	93
1404	10963380	\$664,490	\$685,000	10/19/2022	97	2	0.0000%	0.00%	0	685,000	97
1405	10770234	\$763,530	\$738,750	10/19/2022	103	2	0.0000%	0.00%	0	738,750	103
1406	10624353	\$344,760	\$325,000	10/19/2022	106	2	0.0000%	0.00%	0	325,000	106
1407	10986420	\$456,050	\$421,000	10/19/2022	108	2	0.0000%	0.00%	0	421,000	108
1408	10942205	\$914,460	\$798,000	10/19/2022	115	2	0.0000%	0.00%	0	798,000	115
1409	11005465	\$851,940	\$730,000	10/19/2022	117	2	0.0000%	0.00%	0	730,000	117
1410	10639373	\$158,070	\$220,000	10/20/2022	72	2	0.0000%	0.00%	0	220,000	72
1411	10827933	\$253,190	\$325,000	10/20/2022	78	2	0.0000%	0.00%	0	325,000	78

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1412	10054331	\$464,140	\$550,000	10/20/2022	84	2	0.0000%	0.00%	0	550,000	84
1413	10848571	\$370,650	\$414,900	10/20/2022	89	2	0.0000%	0.00%	0	414,900	89
1414	10087526	\$882,910	\$853,499	10/20/2022	103	2	0.0000%	0.00%	0	853,499	103
1415	10963614	\$290,630	\$320,000	10/21/2022	91	2	0.0000%	0.00%	0	320,000	91
1416	10985802	\$356,360	\$355,000	10/21/2022	100	2	0.0000%	0.00%	0	355,000	100
1417	10984955	\$329,940	\$310,000	10/21/2022	106	2	0.0000%	0.00%	0	310,000	106
1418	10956886	\$450,900	\$410,000	10/21/2022	110	2	0.0000%	0.00%	0	410,000	110
1419	10979552	\$636,410	\$519,000	10/21/2022	123	2	0.0000%	0.00%	0	519,000	123
1420	10985814	\$337,850	\$354,500	10/24/2022	95	2	0.0000%	0.00%	0	354,500	95
1421	10980965	\$271,170	\$280,000	10/24/2022	97	2	0.0000%	0.00%	0	280,000	97
1422	10564868	\$646,560	\$600,000	10/24/2022	108	2	0.0000%	0.00%	0	600,000	108
1423	10978607	\$514,750	\$475,000	10/24/2022	108	2	0.0000%	0.00%	0	475,000	108
1424	10129524	\$223,470	\$380,000	10/25/2022	59	2	0.0000%	0.00%	0	380,000	59
1425	10440019	\$204,460	\$262,760	10/25/2022	78	2	0.0000%	0.00%	0	262,760	78
1426	10988428	\$268,480	\$314,900	10/25/2022	85	2	0.0000%	0.00%	0	314,900	85
1427	10608429	\$343,290	\$400,000	10/25/2022	86	2	0.0000%	0.00%	0	400,000	86
1428	10979838	\$266,510	\$301,000	10/25/2022	89	2	0.0000%	0.00%	0	301,000	89
1429	10906785	\$346,270	\$360,000	10/25/2022	96	2	0.0000%	0.00%	0	360,000	96
1430	10086595	\$426,890	\$400,000	10/25/2022	107	2	0.0000%	0.00%	0	400,000	107
1431	10707890	\$720,680	\$645,000	10/25/2022	112	2	0.0000%	0.00%	0	645,000	112
1432	10978892	\$450,100	\$400,000	10/25/2022	113	2	0.0000%	0.00%	0	400,000	113
1433	10720695	\$471,130	\$387,000	10/25/2022	122	2	0.0000%	0.00%	0	387,000	122
1434	10548431	\$202,350	\$270,000	10/26/2022	75	2	0.0000%	0.00%	0	270,000	75
1435	10208181	\$296,220	\$350,000	10/26/2022	85	2	0.0000%	0.00%	0	350,000	85
1436	10981016	\$246,620	\$260,000	10/26/2022	95	2	0.0000%	0.00%	0	260,000	95
1437	10986388	\$503,480	\$465,000	10/26/2022	108	2	0.0000%	0.00%	0	465,000	108
1438	11011934	\$437,750	\$395,000	10/26/2022	111	2	0.0000%	0.00%	0	395,000	111
1439	11011935	\$429,870	\$385,900	10/26/2022	111	2	0.0000%	0.00%	0	385,900	111
1440	10980634	\$668,550	\$565,972	10/26/2022	118	2	0.0000%	0.00%	0	565,972	118
1441	10786127	\$346,650	\$390,000	10/27/2022	89	2	0.0000%	0.00%	0	390,000	89

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1442	10892555	\$409,350	\$375,000	10/27/2022	109	2	0.0000%	0.00%	0	375,000	109
1443	10091924	\$666,380	\$569,000	10/27/2022	117	2	0.0000%	0.00%	0	569,000	117
1444	10981669	\$511,920	\$430,000	10/27/2022	119	2	0.0000%	0.00%	0	430,000	119
1445	11005574	\$683,370	\$529,000	10/27/2022	129	2	0.0000%	0.00%	0	529,000	129
1446	10639487	\$158,070	\$218,000	10/28/2022	73	2	0.0000%	0.00%	0	218,000	73
1447	10813431	\$310,490	\$379,000	10/28/2022	82	2	0.0000%	0.00%	0	379,000	82
1448	10076656	\$330,800	\$399,900	10/28/2022	83	2	0.0000%	0.00%	0	399,900	83
1449	10977977	\$453,320	\$423,900	10/28/2022	107	2	0.0000%	0.00%	0	423,900	107
1450	10628517	\$221,430	\$270,000	11/01/2022	82	1	0.0000%	0.00%	0	270,000	82
1451	10975007	\$297,340	\$344,500	11/01/2022	86	1	0.0000%	0.00%	0	344,500	86
1452	10843507	\$458,800	\$415,000	11/01/2022	111	1	0.0000%	0.00%	0	415,000	111
1453	10938156	\$520,190	\$385,000	11/01/2022	135	1	0.0000%	0.00%	0	385,000	135
1454	10932447	\$429,270	\$540,000	11/02/2022	79	1	0.0000%	0.00%	0	540,000	79
1455	10069201	\$464,760	\$577,000	11/02/2022	81	1	0.0000%	0.00%	0	577,000	81
1456	10795442	\$286,660	\$350,000	11/02/2022	82	1	0.0000%	0.00%	0	350,000	82
1457	10987808	\$308,390	\$279,000	11/02/2022	111	1	0.0000%	0.00%	0	279,000	111
1458	10648697	\$257,520	\$325,000	11/03/2022	79	1	0.0000%	0.00%	0	325,000	79
1459	10658368	\$510,000	\$535,000	11/03/2022	95	1	0.0000%	0.00%	0	535,000	95
1460	11001073	\$363,350	\$379,000	11/03/2022	96	1	0.0000%	0.00%	0	379,000	96
1461	10092483	\$743,060	\$650,000	11/03/2022	114	1	0.0000%	0.00%	0	650,000	114
1462	10980216	\$608,430	\$525,000	11/03/2022	116	1	0.0000%	0.00%	0	525,000	116
1463	10771987	\$95,230	\$74,060	11/03/2022	129	1	0.0000%	0.00%	0	74,060	129
1464	10981971	\$392,310	\$355,000	11/04/2022	111	1	0.0000%	0.00%	0	355,000	111
1465	10281618	\$202,560	\$310,000	11/05/2022	65	1	0.0000%	0.00%	0	310,000	65
1466	10916669	\$391,660	\$365,000	11/07/2022	107	1	0.0000%	0.00%	0	365,000	107
1467	10885782	\$486,390	\$450,000	11/07/2022	108	1	0.0000%	0.00%	0	450,000	108
1468	10980743	\$536,040	\$420,000	11/07/2022	128	1	0.0000%	0.00%	0	420,000	128
1469	10937242	\$340,480	\$382,000	11/08/2022	89	1	0.0000%	0.00%	0	382,000	89
1470	10880224	\$410,440	\$355,000	11/08/2022	116	1	0.0000%	0.00%	0	355,000	116
1471	10813644	\$541,980	\$465,000	11/08/2022	117	1	0.0000%	0.00%	0	465,000	117

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1472	10978886	\$466,290	\$393,000	11/09/2022	119	1	0.0000%	0.00%	0	393,000	119
1473	10455469	\$276,710	\$440,000	11/10/2022	63	1	0.0000%	0.00%	0	440,000	63
1474	10274158	\$1,034,230	\$1,270,000	11/10/2022	81	1	0.0000%	0.00%	0	1,270,000	81
1475	10988271	\$343,740	\$375,000	11/10/2022	92	1	0.0000%	0.00%	0	375,000	92
1476	10212232	\$414,040	\$400,000	11/11/2022	104	1	0.0000%	0.00%	0	400,000	104
1477	10810175	\$633,540	\$555,000	11/11/2022	114	1	0.0000%	0.00%	0	555,000	114
1478	10664521	\$559,210	\$580,000	11/14/2022	96	1	0.0000%	0.00%	0	580,000	96
1479	10907190	\$133,610	\$102,250	11/14/2022	131	1	0.0000%	0.00%	0	102,250	131
1480	10990005	\$386,100	\$428,000	11/15/2022	90	1	0.0000%	0.00%	0	428,000	90
1481	10986069	\$441,070	\$395,000	11/15/2022	112	1	0.0000%	0.00%	0	395,000	112
1482	10771987	\$124,840	\$96,500	11/15/2022	129	1	0.0000%	0.00%	0	96,500	129
1483	10144671	\$275,390	\$350,000	11/16/2022	79	1	0.0000%	0.00%	0	350,000	79
1484	10978420	\$456,140	\$469,000	11/16/2022	97	1	0.0000%	0.00%	0	469,000	97
1485	10988256	\$360,930	\$362,500	11/17/2022	100	1	0.0000%	0.00%	0	362,500	100
1486	10240265	\$406,900	\$385,000	11/17/2022	106	1	0.0000%	0.00%	0	385,000	106
1487	10095148	\$733,040	\$565,000	11/17/2022	130	1	0.0000%	0.00%	0	565,000	130
1488	10791043	\$765,200	\$555,000	11/17/2022	138	1	0.0000%	0.00%	0	555,000	138
1489	10918092	\$338,250	\$411,900	11/18/2022	82	1	0.0000%	0.00%	0	411,900	82
1490	10632112	\$338,300	\$390,000	11/18/2022	87	1	0.0000%	0.00%	0	390,000	87
1491	10977958	\$471,730	\$445,000	11/18/2022	106	1	0.0000%	0.00%	0	445,000	106
1492	10694259	\$673,990	\$625,000	11/18/2022	108	1	0.0000%	0.00%	0	625,000	108
1493	10980812	\$365,780	\$330,000	11/18/2022	111	1	0.0000%	0.00%	0	330,000	111
1494	10975093	\$300,620	\$332,500	11/21/2022	90	1	0.0000%	0.00%	0	332,500	90
1495	10702631	\$511,010	\$559,000	11/21/2022	91	1	0.0000%	0.00%	0	559,000	91
1496	10089868	\$583,220	\$590,000	11/21/2022	99	1	0.0000%	0.00%	0	590,000	99
1497	11011916	\$429,610	\$399,900	11/21/2022	107	1	0.0000%	0.00%	0	399,900	107
1498	10118011	\$324,900	\$330,000	11/22/2022	98	1	0.0000%	0.00%	0	330,000	98
1499	10256613	\$255,910	\$250,000	11/22/2022	102	1	0.0000%	0.00%	0	250,000	102
1500	10077782	\$351,360	\$478,000	11/23/2022	74	1	0.0000%	0.00%	0	478,000	74
1501	10071625	\$509,990	\$475,000	11/23/2022	107	1	0.0000%	0.00%	0	475,000	107

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1502	10070386	\$527,690	\$520,000	11/26/2022	101	1	0.0000%	0.00%	0	520,000	101
1503	10128147	\$429,530	\$400,000	11/28/2022	107	1	0.0000%	0.00%	0	400,000	107
1504	11007364	\$952,370	\$875,000	11/29/2022	109	1	0.0000%	0.00%	0	875,000	109
1505	10987393	\$424,670	\$379,000	11/29/2022	112	1	0.0000%	0.00%	0	379,000	112
1506	10778173	\$343,290	\$395,000	11/30/2022	87	1	0.0000%	0.00%	0	395,000	87
1507	10753468	\$297,420	\$305,000	11/30/2022	98	1	0.0000%	0.00%	0	305,000	98
1508	10978610	\$556,780	\$550,000	11/30/2022	101	1	0.0000%	0.00%	0	550,000	101
1509	10205371	\$353,620	\$320,000	11/30/2022	111	1	0.0000%	0.00%	0	320,000	111
1510	10914943	\$426,070	\$369,000	11/30/2022	115	1	0.0000%	0.00%	0	369,000	115
1511	10050001	\$626,740	\$825,000	12/02/2022	76	0	0.0000%	0.00%	0	825,000	76
1512	10608478	\$298,520	\$375,000	12/02/2022	80	0	0.0000%	0.00%	0	375,000	80
1513	10875991	\$439,450	\$432,000	12/02/2022	102	0	0.0000%	0.00%	0	432,000	102
1514	10206328	\$221,710	\$260,000	12/05/2022	85	0	0.0000%	0.00%	0	260,000	85
1515	10941736	\$305,520	\$325,000	12/06/2022	94	0	0.0000%	0.00%	0	325,000	94
1516	11011841	\$475,580	\$410,000	12/06/2022	116	0	0.0000%	0.00%	0	410,000	116
1517	10981376	\$316,190	\$329,000	12/07/2022	96	0	0.0000%	0.00%	0	329,000	96
1518	10881628	\$466,250	\$480,000	12/07/2022	97	0	0.0000%	0.00%	0	480,000	97
1519	10962107	\$548,220	\$507,000	12/07/2022	108	0	0.0000%	0.00%	0	507,000	108
1520	11011721	\$492,520	\$450,000	12/07/2022	109	0	0.0000%	0.00%	0	450,000	109
1521	10946856	\$700,440	\$639,000	12/07/2022	110	0	0.0000%	0.00%	0	639,000	110
1522	10010427	\$209,420	\$317,000	12/08/2022	66	0	0.0000%	0.00%	0	317,000	66
1523	10054089	\$307,700	\$378,000	12/08/2022	81	0	0.0000%	0.00%	0	378,000	81
1524	10947771	\$410,720	\$447,500	12/08/2022	92	0	0.0000%	0.00%	0	447,500	92
1525	10948532	\$266,830	\$330,000	12/09/2022	81	0	0.0000%	0.00%	0	330,000	81
1526	10859988	\$192,320	\$210,000	12/09/2022	92	0	0.0000%	0.00%	0	210,000	92
1527	10840111	\$477,090	\$499,000	12/09/2022	96	0	0.0000%	0.00%	0	499,000	96
1528	10202754	\$714,580	\$500,000	12/09/2022	143	0	0.0000%	0.00%	0	500,000	143
1529	10814779	\$292,150	\$300,000	12/12/2022	97	0	0.0000%	0.00%	0	300,000	97
1530	10978064	\$534,060	\$452,000	12/12/2022	118	0	0.0000%	0.00%	0	452,000	118
1531	10010101	\$277,070	\$445,000	12/13/2022	62	0	0.0000%	0.00%	0	445,000	62

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1532	10071974	\$366,470	\$465,000	12/13/2022	79	0	0.0000%	0.00%	0	465,000	79
1533	11001047	\$356,630	\$365,000	12/13/2022	98	0	0.0000%	0.00%	0	365,000	98
1534	10984245	\$633,940	\$620,000	12/13/2022	102	0	0.0000%	0.00%	0	620,000	102
1535	10240401	\$479,350	\$419,900	12/13/2022	114	0	0.0000%	0.00%	0	419,900	114
1536	10075091	\$495,510	\$675,000	12/14/2022	73	0	0.0000%	0.00%	0	675,000	73
1537	10814063	\$454,330	\$540,000	12/14/2022	84	0	0.0000%	0.00%	0	540,000	84
1538	10852397	\$413,440	\$455,000	12/14/2022	91	0	0.0000%	0.00%	0	455,000	91
1539	10129727	\$174,300	\$225,500	12/15/2022	77	0	0.0000%	0.00%	0	225,500	77
1540	10890106	\$374,860	\$375,856	12/15/2022	100	0	0.0000%	0.00%	0	375,856	100
1541	10547914	\$400,020	\$350,000	12/15/2022	114	0	0.0000%	0.00%	0	350,000	114
1542	11004427	\$538,590	\$449,000	12/15/2022	120	0	0.0000%	0.00%	0	449,000	120
1543	11008121	\$659,670	\$519,900	12/15/2022	127	0	0.0000%	0.00%	0	519,900	127
1544	10984901	\$318,400	\$349,000	12/16/2022	91	0	0.0000%	0.00%	0	349,000	91
1545	10573356	\$230,790	\$250,000	12/16/2022	92	0	0.0000%	0.00%	0	250,000	92
1546	10257123	\$290,580	\$310,000	12/16/2022	94	0	0.0000%	0.00%	0	310,000	94
1547	10780122	\$536,680	\$498,500	12/16/2022	108	0	0.0000%	0.00%	0	498,500	108
1548	10718216	\$181,460	\$238,000	12/19/2022	76	0	0.0000%	0.00%	0	238,000	76
1549	10981818	\$520,160	\$425,000	12/19/2022	122	0	0.0000%	0.00%	0	425,000	122
1550	10558785	\$719,550	\$747,000	12/20/2022	96	0	0.0000%	0.00%	0	747,000	96
1551	10726332	\$246,290	\$255,000	12/20/2022	97	0	0.0000%	0.00%	0	255,000	97
1552	10053122	\$569,850	\$538,500	12/20/2022	106	0	0.0000%	0.00%	0	538,500	106
1553	10901761	\$438,520	\$397,000	12/20/2022	110	0	0.0000%	0.00%	0	397,000	110
1554	10907416	\$334,540	\$320,000	12/21/2022	105	0	0.0000%	0.00%	0	320,000	105
1555	10547322	\$377,660	\$345,867	12/21/2022	109	0	0.0000%	0.00%	0	345,867	109
1556	10979071	\$64,000	\$75,900	12/22/2022	84	0	0.0000%	0.00%	0	75,900	84
1557	10980975	\$261,410	\$238,000	12/22/2022	110	0	0.0000%	0.00%	0	238,000	110
1558	10962570	\$463,570	\$396,000	12/22/2022	117	0	0.0000%	0.00%	0	396,000	117
1559	10867494	\$344,470	\$275,900	12/22/2022	125	0	0.0000%	0.00%	0	275,900	125
1560	10906931	\$134,220	\$102,250	12/23/2022	131	0	0.0000%	0.00%	0	102,250	131
1561	10146834	\$167,700	\$277,000	12/27/2022	61	0	0.0000%	0.00%	0	277,000	61

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1562	10798000	\$245,180	\$247,500	12/27/2022	99	0	0.0000%	0.00%	0	247,500	99
1563	10982692	\$447,370	\$436,000	12/27/2022	103	0	0.0000%	0.00%	0	436,000	103
1564	11011911	\$439,190	\$402,417	12/27/2022	109	0	0.0000%	0.00%	0	402,417	109
1565	10071099	\$568,390	\$512,000	12/27/2022	111	0	0.0000%	0.00%	0	512,000	111
1566	10980080	\$138,750	\$139,000	12/28/2022	100	0	0.0000%	0.00%	0	139,000	100
1567	10270497	\$295,490	\$295,000	12/28/2022	100	0	0.0000%	0.00%	0	295,000	100
1568	10978599	\$482,230	\$465,000	12/28/2022	104	0	0.0000%	0.00%	0	465,000	104
1569	10883289	\$208,400	\$200,000	12/28/2022	104	0	0.0000%	0.00%	0	200,000	104
1570	10113940	\$527,500	\$543,000	12/29/2022	97	0	0.0000%	0.00%	0	543,000	97
1571	10977976	\$447,520	\$417,500	12/29/2022	107	0	0.0000%	0.00%	0	417,500	107
1572	10277238	\$149,580	\$135,000	12/29/2022	111	0	0.0000%	0.00%	0	135,000	111
1573	10907050	\$130,390	\$116,000	12/29/2022	112	0	0.0000%	0.00%	0	116,000	112

Before Ratio	
Median	97
Mean	97
Wtd. Mean	97
Total SP	711,713,786
Total Base RMV	693,657,500
Total Time Adj	711,713,786

After Ratio	
Median	97
Mean	97
Wtd. Mean	97

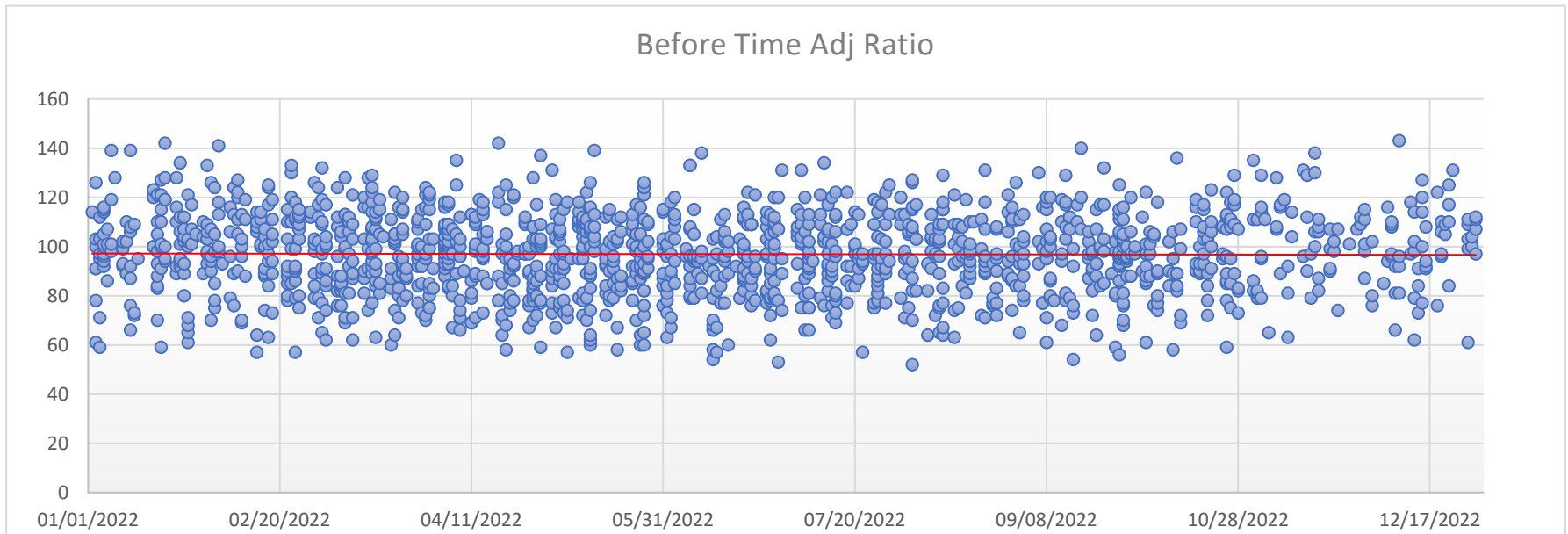
Number of months in the year:	12
Amount of change:	0%
Annual change factor:	100%
Annual adjustment factor:	100%
Overall adjustment:	0%
Intermediate adj factor:	0.0000%

Assessment Year		Forecast Linear	
1/1/22	Beginning	97%	Beginning
12/31/22	Ending	97%	Ending

44562

44926

PC/RMV CLS 100/101 URBAN NON-RECALC TIME TREND



PC/RMV CLS 100/101 TIME TREND RE-CALC AREA

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10413323	457920	652000	01/01/2022	70	11	-0.1634%	-1.80%	-11,719	640,281	72
2	10401579	256630	330000	01/03/2022	78	11	-0.1634%	-1.80%	-5,931	324,069	79
3	11007702	417660	420000	01/03/2022	99	11	-0.1634%	-1.80%	-7,549	412,451	101
4	11009963	483630	459000	01/03/2022	105	11	-0.1634%	-1.80%	-8,250	450,750	107
5	10450187	250840	217500	01/03/2022	115	11	-0.1634%	-1.80%	-3,909	213,591	117
6	10314220	349920	435100	01/04/2022	80	11	-0.1634%	-1.80%	-7,820	427,280	82
7	10792801	283160	355000	01/04/2022	80	11	-0.1634%	-1.80%	-6,381	348,619	81
8	11012257	105000	131500	01/04/2022	80	11	-0.1634%	-1.80%	-2,364	129,136	81
9	10650354	283860	350000	01/04/2022	81	11	-0.1634%	-1.80%	-6,291	343,709	83
10	10876955	311470	375000	01/04/2022	83	11	-0.1634%	-1.80%	-6,740	368,260	85
11	10351456	223070	350000	01/05/2022	64	11	-0.1634%	-1.80%	-6,291	343,709	65
12	10359071	432060	485000	01/05/2022	89	11	-0.1634%	-1.80%	-8,717	476,283	91
13	10983589	393630	420000	01/05/2022	94	11	-0.1634%	-1.80%	-7,549	412,451	95
14	10710278	371270	365000	01/05/2022	102	11	-0.1634%	-1.80%	-6,560	358,440	104
15	10984692	695420	663000	01/05/2022	105	11	-0.1634%	-1.80%	-11,917	651,083	107
16	10362993	206470	275000	01/06/2022	75	11	-0.1634%	-1.80%	-4,943	270,057	76
17	10338636	320830	397000	01/06/2022	81	11	-0.1634%	-1.80%	-7,136	389,864	82
18	10977816	366750	400000	01/06/2022	92	11	-0.1634%	-1.80%	-7,190	392,810	93
19	10651821	181700	175000	01/06/2022	104	11	-0.1634%	-1.80%	-3,145	171,855	106
20	10358131	226090	366500	01/07/2022	62	11	-0.1634%	-1.80%	-6,587	359,913	63
21	10642951	285060	399500	01/07/2022	71	11	-0.1634%	-1.80%	-7,181	392,319	73
22	10419951	250670	300000	01/07/2022	84	11	-0.1634%	-1.80%	-5,392	294,608	85
23	10613661	400700	450000	01/07/2022	89	11	-0.1634%	-1.80%	-8,088	441,912	91
24	10335086	388630	432400	01/07/2022	90	11	-0.1634%	-1.80%	-7,772	424,628	92
25	10983567	374650	340000	01/07/2022	110	11	-0.1634%	-1.80%	-6,111	333,889	112
26	10355311	180800	266000	01/08/2022	68	11	-0.1634%	-1.80%	-4,781	261,219	69
27	10400996	187370	285000	01/10/2022	66	11	-0.1634%	-1.80%	-5,123	279,877	67
28	10863311	250810	330000	01/10/2022	76	11	-0.1634%	-1.80%	-5,931	324,069	77
29	10398593	218080	285000	01/10/2022	77	11	-0.1634%	-1.80%	-5,123	279,877	78
30	10617219	326500	420000	01/10/2022	78	11	-0.1634%	-1.80%	-7,549	412,451	79
31	10397388	401000	510000	01/10/2022	79	11	-0.1634%	-1.80%	-9,167	500,833	80
32	10410148	251800	310000	01/10/2022	81	11	-0.1634%	-1.80%	-5,572	304,428	83
33	10829626	457910	539000	01/10/2022	85	11	-0.1634%	-1.80%	-9,688	529,312	87
34	10944441	409100	400000	01/10/2022	102	11	-0.1634%	-1.80%	-7,190	392,810	104
35	10343631	213930	335000	01/11/2022	64	11	-0.1634%	-1.80%	-6,021	328,979	65
36	10378659	231690	325000	01/11/2022	71	11	-0.1634%	-1.80%	-5,842	319,158	73
37	10988955	345540	380000	01/11/2022	91	11	-0.1634%	-1.80%	-6,830	373,170	93
38	10945014	311030	339000	01/11/2022	92	11	-0.1634%	-1.80%	-6,093	332,907	93
39	10781242	596500	600000	01/11/2022	99	11	-0.1634%	-1.80%	-10,784	589,216	101
40	11010606	390360	374900	01/11/2022	104	11	-0.1634%	-1.80%	-6,738	368,162	106
41	10975805	691080	655000	01/11/2022	106	11	-0.1634%	-1.80%	-11,773	643,227	107
42	11011813	176110	229000	01/12/2022	77	11	-0.1634%	-1.80%	-4,116	224,884	78
43	10869316	404400	500000	01/12/2022	81	11	-0.1634%	-1.80%	-8,987	491,013	82
44	11009961	476940	489000	01/12/2022	98	11	-0.1634%	-1.80%	-8,789	480,211	99
45	11010342	377000	385000	01/12/2022	98	11	-0.1634%	-1.80%	-6,920	378,080	100
46	11010341	379570	385000	01/12/2022	99	11	-0.1634%	-1.80%	-6,920	378,080	100
47	10977250	276780	278500	01/12/2022	99	11	-0.1634%	-1.80%	-5,006	273,494	101
48	10703385	660370	625000	01/12/2022	106	11	-0.1634%	-1.80%	-11,234	613,766	108
49	10410618	171870	279500	01/13/2022	61	11	-0.1634%	-1.80%	-5,024	274,476	63
50	10982432	319230	420000	01/13/2022	76	11	-0.1634%	-1.80%	-7,549	412,451	77
51	10365834	435200	539500	01/13/2022	81	11	-0.1634%	-1.80%	-9,697	529,803	82
52	10815813	327360	400000	01/13/2022	82	11	-0.1634%	-1.80%	-7,190	392,810	83

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53	10942602	292690	345000	01/13/2022	85	11	-0.1634%	-1.80%	-6,201	338,799	86
54	10976054	571490	615000	01/13/2022	93	11	-0.1634%	-1.80%	-11,054	603,946	95
55	10983293	210220	212000	01/13/2022	99	11	-0.1634%	-1.80%	-3,810	208,190	101
56	10847711	556090	535000	01/13/2022	104	11	-0.1634%	-1.80%	-9,616	525,384	106
57	10986035	621970	585000	01/13/2022	106	11	-0.1634%	-1.80%	-10,515	574,485	108
58	10386213	497290	425000	01/13/2022	117	11	-0.1634%	-1.80%	-7,639	417,361	119
59	10387309	176070	285000	01/14/2022	62	11	-0.1634%	-1.80%	-5,123	279,877	63
60	10586276	228450	330000	01/14/2022	69	11	-0.1634%	-1.80%	-5,931	324,069	70
61	11012253	105000	135000	01/14/2022	78	11	-0.1634%	-1.80%	-2,426	132,574	79
62	10982523	479610	525000	01/14/2022	91	11	-0.1634%	-1.80%	-9,436	515,564	93
63	10987106	320130	349000	01/14/2022	92	11	-0.1634%	-1.80%	-6,273	342,727	93
64	11010361	586590	595000	01/14/2022	99	11	-0.1634%	-1.80%	-10,694	584,306	100
65	11003034	443020	440000	01/14/2022	101	11	-0.1634%	-1.80%	-7,908	432,092	103
66	10966191	299150	385100	01/18/2022	78	11	-0.1634%	-1.80%	-6,922	378,178	79
67	10975778	350140	389000	01/18/2022	90	11	-0.1634%	-1.80%	-6,992	382,008	92
68	10984489	434100	460000	01/18/2022	94	11	-0.1634%	-1.80%	-8,268	451,732	96
69	10704592	375750	395000	01/18/2022	95	11	-0.1634%	-1.80%	-7,100	387,900	97
70	10332293	173750	285000	01/19/2022	61	11	-0.1634%	-1.80%	-5,123	279,877	62
71	10596182	353510	493000	01/19/2022	72	11	-0.1634%	-1.80%	-8,861	484,139	73
72	10413500	284840	359000	01/19/2022	79	11	-0.1634%	-1.80%	-6,453	352,547	81
73	10336155	278300	350000	01/19/2022	80	11	-0.1634%	-1.80%	-6,291	343,709	81
74	10579481	391550	465000	01/19/2022	84	11	-0.1634%	-1.80%	-8,358	456,642	86
75	10617957	324750	382000	01/19/2022	85	11	-0.1634%	-1.80%	-6,866	375,134	87
76	10316156	216530	235000	01/19/2022	92	11	-0.1634%	-1.80%	-4,224	230,776	94
77	10617461	426130	425000	01/19/2022	100	11	-0.1634%	-1.80%	-7,639	417,361	102
78	10488193	291860	285000	01/19/2022	102	11	-0.1634%	-1.80%	-5,123	279,877	104
79	11011745	447010	426123	01/19/2022	105	11	-0.1634%	-1.80%	-7,659	418,464	107
80	10999762	502140	475000	01/19/2022	106	11	-0.1634%	-1.80%	-8,538	466,462	108
81	10359129	698170	650000	01/19/2022	107	11	-0.1634%	-1.80%	-11,683	638,317	109
82	11011742	511110	477983	01/19/2022	107	11	-0.1634%	-1.80%	-8,591	469,392	109
83	11011747	530190	484789	01/19/2022	109	11	-0.1634%	-1.80%	-8,714	476,075	111
84	11011741	477320	420519	01/19/2022	114	11	-0.1634%	-1.80%	-7,558	412,961	116
85	11011337	462090	398512	01/19/2022	116	11	-0.1634%	-1.80%	-7,163	391,349	118
86	11010664	529620	457350	01/19/2022	116	11	-0.1634%	-1.80%	-8,220	449,130	118
87	10329724	188330	305000	01/20/2022	62	11	-0.1634%	-1.80%	-5,482	299,518	63
88	10370556	132650	179900	01/20/2022	74	11	-0.1634%	-1.80%	-3,233	176,667	75
89	10652965	297600	365000	01/20/2022	82	11	-0.1634%	-1.80%	-6,560	358,440	83
90	10362936	452700	512000	01/20/2022	88	11	-0.1634%	-1.80%	-9,203	502,797	90
91	11010457	498350	552625	01/20/2022	90	11	-0.1634%	-1.80%	-9,933	542,692	92
92	10651601	170540	157000	01/21/2022	109	11	-0.1634%	-1.80%	-2,822	154,178	111
93	10837459	323590	292500	01/21/2022	111	11	-0.1634%	-1.80%	-5,257	287,243	113
94	10708121	248670	320000	01/24/2022	78	11	-0.1634%	-1.80%	-5,752	314,248	79
95	10824772	654290	830000	01/24/2022	79	11	-0.1634%	-1.80%	-14,918	815,082	80
96	11002536	384520	385000	01/24/2022	100	11	-0.1634%	-1.80%	-6,920	378,080	102
97	10612105	296820	400000	01/25/2022	74	11	-0.1634%	-1.80%	-7,190	392,810	76
98	10619609	262260	336000	01/25/2022	78	11	-0.1634%	-1.80%	-6,039	329,961	79
99	11012287	105000	128000	01/25/2022	82	11	-0.1634%	-1.80%	-2,301	125,699	84
100	10506000	378360	454000	01/25/2022	83	11	-0.1634%	-1.80%	-8,160	445,840	85
101	11010478	90000	90000	01/25/2022	100	11	-0.1634%	-1.80%	-1,618	88,382	102
102	11010480	90000	90000	01/25/2022	100	11	-0.1634%	-1.80%	-1,618	88,382	102
103	11006165	443990	435000	01/25/2022	102	11	-0.1634%	-1.80%	-7,819	427,181	104
104	10983208	426020	390000	01/25/2022	109	11	-0.1634%	-1.80%	-7,010	382,990	111

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105	10360404	237680	297500	01/26/2022	80	11	-0.1634%	-1.80%	-5,347	292,153	81
106	10777703	334240	397500	01/26/2022	84	11	-0.1634%	-1.80%	-7,145	390,355	86
107	11003183	502100	555000	01/26/2022	90	11	-0.1634%	-1.80%	-9,975	545,025	92
108	10945138	309090	340000	01/26/2022	91	11	-0.1634%	-1.80%	-6,111	333,889	93
109	10781275	410900	435000	01/26/2022	94	11	-0.1634%	-1.80%	-7,819	427,181	96
110	10343664	365150	382000	01/26/2022	96	11	-0.1634%	-1.80%	-6,866	375,134	97
111	11008456	390440	405000	01/26/2022	96	11	-0.1634%	-1.80%	-7,279	397,721	98
112	11012050	1485000	1534091	01/26/2022	97	11	-0.1634%	-1.80%	-27,574	1,506,517	99
113	11010591	70000	70000	01/26/2022	100	11	-0.1634%	-1.80%	-1,258	68,742	102
114	11010594	385580	337900	01/26/2022	114	11	-0.1634%	-1.80%	-6,073	331,827	116
115	11010591	385580	337900	01/26/2022	114	11	-0.1634%	-1.80%	-6,073	331,827	116
116	10616512	243280	345000	01/27/2022	71	11	-0.1634%	-1.80%	-6,201	338,799	72
117	10654666	254210	349900	01/27/2022	73	11	-0.1634%	-1.80%	-6,289	343,611	74
118	10313726	313940	400000	01/27/2022	78	11	-0.1634%	-1.80%	-7,190	392,810	80
119	11010469	594220	665652	01/27/2022	89	11	-0.1634%	-1.80%	-11,964	653,688	91
120	10794942	442280	405000	01/27/2022	109	11	-0.1634%	-1.80%	-7,279	397,721	111
121	10937381	169320	145000	01/27/2022	117	11	-0.1634%	-1.80%	-2,606	142,394	119
122	10488833	241930	315000	01/28/2022	77	11	-0.1634%	-1.80%	-5,662	309,338	78
123	10339487	355640	442400	01/28/2022	80	11	-0.1634%	-1.80%	-7,952	434,448	82
124	10608234	510420	595000	01/28/2022	86	11	-0.1634%	-1.80%	-10,694	584,306	87
125	10794448	381520	435000	01/28/2022	88	11	-0.1634%	-1.80%	-7,819	427,181	89
126	10828346	375190	399000	01/28/2022	94	11	-0.1634%	-1.80%	-7,172	391,828	96
127	10980763	408090	435000	01/28/2022	94	11	-0.1634%	-1.80%	-7,819	427,181	96
128	10771725	425560	365000	01/29/2022	117	11	-0.1634%	-1.80%	-6,560	358,440	119
129	10590147	1058710	1210000	01/31/2022	87	11	-0.1634%	-1.80%	-21,748	1,188,252	89
130	11012092	436910	475000	01/31/2022	92	11	-0.1634%	-1.80%	-8,538	466,462	94
131	10024773	343380	340000	01/31/2022	101	11	-0.1634%	-1.80%	-6,111	333,889	103
132	10601519	266070	322500	02/01/2022	83	10	-0.1634%	-1.63%	-5,270	317,230	84
133	10986270	1053190	1150000	02/01/2022	92	10	-0.1634%	-1.63%	-18,791	1,131,209	93
134	11007819	1051140	935000	02/01/2022	112	10	-0.1634%	-1.63%	-15,278	919,722	114
135	10977322	387720	397000	02/02/2022	98	10	-0.1634%	-1.63%	-6,487	390,513	99
136	10746102	301500	268500	02/02/2022	112	10	-0.1634%	-1.63%	-4,387	264,113	114
137	10746102	305870	268500	02/02/2022	114	10	-0.1634%	-1.63%	-4,387	264,113	116
138	11010570	385040	337900	02/02/2022	114	10	-0.1634%	-1.63%	-5,521	332,379	116
139	10363631	467680	725000	02/03/2022	65	10	-0.1634%	-1.63%	-11,846	713,154	66
140	10555869	272380	360000	02/03/2022	76	10	-0.1634%	-1.63%	-5,882	354,118	77
141	10351296	319240	370500	02/03/2022	86	10	-0.1634%	-1.63%	-6,054	364,446	88
142	10686773	306720	340000	02/03/2022	90	10	-0.1634%	-1.63%	-5,556	334,444	92
143	11010344	377000	389900	02/03/2022	97	10	-0.1634%	-1.63%	-6,371	383,529	98
144	10582574	697920	681000	02/03/2022	102	10	-0.1634%	-1.63%	-11,127	669,873	104
145	11007931	560600	539900	02/03/2022	104	10	-0.1634%	-1.63%	-8,822	531,078	106
146	10357701	467670	439000	02/03/2022	107	10	-0.1634%	-1.63%	-7,173	431,827	108
147	10396161	167290	269000	02/04/2022	62	10	-0.1634%	-1.63%	-4,395	264,605	63
148	10486119	170340	254753	02/04/2022	67	10	-0.1634%	-1.63%	-4,163	250,590	68
149	10449988	291260	425000	02/04/2022	69	10	-0.1634%	-1.63%	-6,944	418,056	70
150	10931530	229080	315000	02/04/2022	73	10	-0.1634%	-1.63%	-5,147	309,853	74
151	10978504	447050	475000	02/04/2022	94	10	-0.1634%	-1.63%	-7,761	467,239	96
152	10556532	529610	557000	02/04/2022	95	10	-0.1634%	-1.63%	-9,101	547,899	97
153	10638123	803980	720000	02/04/2022	112	10	-0.1634%	-1.63%	-11,765	708,235	114
154	10407541	201360	340000	02/05/2022	59	10	-0.1634%	-1.63%	-5,556	334,444	60
155	10374916	154990	267000	02/06/2022	58	10	-0.1634%	-1.63%	-4,363	262,637	59
156	10366911	402660	520000	02/07/2022	77	10	-0.1634%	-1.63%	-8,497	511,503	79

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157	11004183	393110	419000	02/07/2022	94	10	-0.1634%	-1.63%	-6,846	412,154	95
158	11009949	552620	584195	02/07/2022	95	10	-0.1634%	-1.63%	-9,546	574,649	96
159	11010479	437250	437911	02/07/2022	100	10	-0.1634%	-1.63%	-7,155	430,756	102
160	10440611	693700	752000	02/08/2022	92	10	-0.1634%	-1.63%	-12,288	739,712	94
161	10981701	538940	563000	02/08/2022	96	10	-0.1634%	-1.63%	-9,199	553,801	97
162	10796627	459470	480000	02/08/2022	96	10	-0.1634%	-1.63%	-7,843	472,157	97
163	10355687	305520	350000	02/09/2022	87	10	-0.1634%	-1.63%	-5,719	344,281	89
164	10988007	266300	290000	02/09/2022	92	10	-0.1634%	-1.63%	-4,739	285,261	93
165	11003263	791350	850000	02/09/2022	93	10	-0.1634%	-1.63%	-13,889	836,111	95
166	10977115	361230	378000	02/09/2022	96	10	-0.1634%	-1.63%	-6,176	371,824	97
167	10980492	596330	600000	02/09/2022	99	10	-0.1634%	-1.63%	-9,804	590,196	101
168	10412765	190540	297000	02/10/2022	64	10	-0.1634%	-1.63%	-4,853	292,147	65
169	10608315	294160	395000	02/10/2022	74	10	-0.1634%	-1.63%	-6,454	388,546	76
170	10565513	242350	320000	02/10/2022	76	10	-0.1634%	-1.63%	-5,229	314,771	77
171	10426049	1084480	1395000	02/10/2022	78	10	-0.1634%	-1.63%	-22,794	1,372,206	79
172	10976077	507270	619000	02/10/2022	82	10	-0.1634%	-1.63%	-10,114	608,886	83
173	10415446	291320	334000	02/10/2022	87	10	-0.1634%	-1.63%	-5,458	328,542	89
174	10629124	344810	385000	02/10/2022	90	10	-0.1634%	-1.63%	-6,291	378,709	91
175	11010478	434650	447030	02/10/2022	97	10	-0.1634%	-1.63%	-7,304	439,726	99
176	10826548	340930	404000	02/11/2022	84	10	-0.1634%	-1.63%	-6,601	397,399	86
177	10809780	341370	402000	02/11/2022	85	10	-0.1634%	-1.63%	-6,569	395,431	86
178	10829375	512690	545000	02/11/2022	94	10	-0.1634%	-1.63%	-8,905	536,095	96
179	11009964	458200	465000	02/11/2022	99	10	-0.1634%	-1.63%	-7,598	457,402	100
180	11011204	568710	550000	02/11/2022	103	10	-0.1634%	-1.63%	-8,987	541,013	105
181	11011205	569400	550000	02/11/2022	104	10	-0.1634%	-1.63%	-8,987	541,013	105
182	10981605	762470	715000	02/11/2022	107	10	-0.1634%	-1.63%	-11,683	703,317	108
183	10023088	257140	325000	02/14/2022	79	10	-0.1634%	-1.63%	-5,310	319,690	80
184	10976369	371780	401000	02/14/2022	93	10	-0.1634%	-1.63%	-6,552	394,448	94
185	10977704	409870	425000	02/14/2022	96	10	-0.1634%	-1.63%	-6,944	418,056	98
186	11004737	482730	505000	02/14/2022	96	10	-0.1634%	-1.63%	-8,252	496,748	97
187	10346599	648330	664000	02/14/2022	98	10	-0.1634%	-1.63%	-10,850	653,150	99
188	10876574	488140	440000	02/14/2022	111	10	-0.1634%	-1.63%	-7,190	432,810	113
189	11009965	512470	449900	02/14/2022	114	10	-0.1634%	-1.63%	-7,351	442,549	116
190	10414952	245480	295000	02/15/2022	83	10	-0.1634%	-1.63%	-4,820	290,180	85
191	10396341	163130	185000	02/15/2022	88	10	-0.1634%	-1.63%	-3,023	181,977	90
192	10791805	605830	650000	02/15/2022	93	10	-0.1634%	-1.63%	-10,621	639,379	95
193	10868288	504820	539000	02/15/2022	94	10	-0.1634%	-1.63%	-8,807	530,193	95
194	11011200	590050	599900	02/15/2022	98	10	-0.1634%	-1.63%	-9,802	590,098	100
195	10404957	370330	375000	02/15/2022	99	10	-0.1634%	-1.63%	-6,127	368,873	100
196	10993226	388420	390000	02/15/2022	100	10	-0.1634%	-1.63%	-6,373	383,627	101
197	10621631	257620	326000	02/16/2022	79	10	-0.1634%	-1.63%	-5,327	320,673	80
198	10556468	609840	735000	02/16/2022	83	10	-0.1634%	-1.63%	-12,010	722,990	84
199	10344206	414060	415000	02/16/2022	100	10	-0.1634%	-1.63%	-6,781	408,219	101
200	10419936	360800	355000	02/16/2022	102	10	-0.1634%	-1.63%	-5,801	349,199	103
201	11012291	90000	132000	02/17/2022	68	10	-0.1634%	-1.63%	-2,157	129,843	69
202	11012292	90000	128500	02/17/2022	70	10	-0.1634%	-1.63%	-2,100	126,400	71
203	11012289	90000	128500	02/17/2022	70	10	-0.1634%	-1.63%	-2,100	126,400	71
204	11011885	90000	118000	02/17/2022	76	10	-0.1634%	-1.63%	-1,928	116,072	78
205	10345752	408850	495000	02/17/2022	83	10	-0.1634%	-1.63%	-8,088	486,912	84
206	10891818	363300	409000	02/17/2022	89	10	-0.1634%	-1.63%	-6,683	402,317	90
207	10938928	431180	477000	02/18/2022	90	10	-0.1634%	-1.63%	-7,794	469,206	92
208	10789386	431820	450000	02/18/2022	96	10	-0.1634%	-1.63%	-7,353	442,647	98

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
209	10734686	363790	479000	02/22/2022	76	10	-0.1634%	-1.63%	-7,827	471,173	77
210	10909782	336280	410000	02/22/2022	82	10	-0.1634%	-1.63%	-6,699	403,301	83
211	10617981	349370	430500	02/23/2022	81	10	-0.1634%	-1.63%	-7,034	423,466	83
212	10976346	369370	415000	02/23/2022	89	10	-0.1634%	-1.63%	-6,781	408,219	90
213	10979328	406330	405000	02/23/2022	100	10	-0.1634%	-1.63%	-6,618	398,382	102
214	10653660	188330	187000	02/23/2022	101	10	-0.1634%	-1.63%	-3,056	183,944	102
215	11000598	120000	119000	02/23/2022	101	10	-0.1634%	-1.63%	-1,944	117,056	103
216	10404161	391480	385000	02/23/2022	102	10	-0.1634%	-1.63%	-6,291	378,709	103
217	11010536	407470	359900	02/23/2022	113	10	-0.1634%	-1.63%	-5,881	354,019	115
218	10382261	189320	305000	02/24/2022	62	10	-0.1634%	-1.63%	-4,984	300,016	63
219	10421551	207610	322500	02/24/2022	64	10	-0.1634%	-1.63%	-5,270	317,230	65
220	10421130	193160	270000	02/24/2022	72	10	-0.1634%	-1.63%	-4,412	265,588	73
221	10579107	215580	295000	02/24/2022	73	10	-0.1634%	-1.63%	-4,820	290,180	74
222	10334502	265750	350000	02/24/2022	76	10	-0.1634%	-1.63%	-5,719	344,281	77
223	10389237	127650	158000	02/24/2022	81	10	-0.1634%	-1.63%	-2,582	155,418	82
224	11004738	488830	515000	02/24/2022	95	10	-0.1634%	-1.63%	-8,415	506,585	96
225	10506861	788760	740000	02/24/2022	107	10	-0.1634%	-1.63%	-12,092	727,908	108
226	10324775	229610	350000	02/25/2022	66	10	-0.1634%	-1.63%	-5,719	344,281	67
227	10316596	227110	325000	02/25/2022	70	10	-0.1634%	-1.63%	-5,310	319,690	71
228	10334675	263710	372500	02/25/2022	71	10	-0.1634%	-1.63%	-6,087	366,413	72
229	10357793	393660	525000	02/25/2022	75	10	-0.1634%	-1.63%	-8,578	516,422	76
230	10905886	289530	375000	02/25/2022	77	10	-0.1634%	-1.63%	-6,127	368,873	78
231	10977416	223290	275000	02/25/2022	81	10	-0.1634%	-1.63%	-4,493	270,507	83
232	10404055	223290	275000	02/25/2022	81	10	-0.1634%	-1.63%	-4,493	270,507	83
233	10571680	327730	390000	02/25/2022	84	10	-0.1634%	-1.63%	-6,373	383,627	85
234	10851447	339780	402000	02/25/2022	85	10	-0.1634%	-1.63%	-6,569	395,431	86
235	10556890	308860	365000	02/25/2022	85	10	-0.1634%	-1.63%	-5,964	359,036	86
236	10877986	415970	459000	02/25/2022	91	10	-0.1634%	-1.63%	-7,500	451,500	92
237	10729605	608210	627000	02/25/2022	97	10	-0.1634%	-1.63%	-10,245	616,755	99
238	11010365	90000	92000	02/25/2022	98	10	-0.1634%	-1.63%	-1,503	90,497	99
239	11011751	447010	442703	02/25/2022	101	10	-0.1634%	-1.63%	-7,234	435,469	103
240	11002591	542070	537000	02/25/2022	101	10	-0.1634%	-1.63%	-8,775	528,225	103
241	11011345	405780	399841	02/25/2022	101	10	-0.1634%	-1.63%	-6,533	393,308	103
242	11004482	592440	579000	02/25/2022	102	10	-0.1634%	-1.63%	-9,461	569,539	104
243	11011743	526110	503282	02/25/2022	105	10	-0.1634%	-1.63%	-8,224	495,058	106
244	11011335	473170	445518	02/25/2022	106	10	-0.1634%	-1.63%	-7,280	438,238	108
245	11011740	505080	475804	02/25/2022	106	10	-0.1634%	-1.63%	-7,775	468,029	108
246	11011207	641680	603000	02/25/2022	106	10	-0.1634%	-1.63%	-9,853	593,147	108
247	11011344	508840	449538	02/25/2022	113	10	-0.1634%	-1.63%	-7,345	442,193	115
248	10914406	474480	552500	02/28/2022	86	10	-0.1634%	-1.63%	-9,028	543,472	87
249	10984708	635620	675000	02/28/2022	94	10	-0.1634%	-1.63%	-11,029	663,971	96
250	10618068	427650	450000	02/28/2022	95	10	-0.1634%	-1.63%	-7,353	442,647	97
251	11010480	437310	436696	02/28/2022	100	10	-0.1634%	-1.63%	-7,136	429,560	102
252	10765421	335380	390000	03/01/2022	86	9	-0.1634%	-1.47%	-5,735	384,265	87
253	10359071	432060	495000	03/01/2022	87	9	-0.1634%	-1.47%	-7,279	487,721	89
254	11004778	506040	525000	03/01/2022	96	9	-0.1634%	-1.47%	-7,721	517,279	98
255	10720085	333100	330000	03/01/2022	101	9	-0.1634%	-1.47%	-4,853	325,147	102
256	10630355	563340	506000	03/01/2022	111	9	-0.1634%	-1.47%	-7,441	498,559	113
257	10585407	273260	361000	03/02/2022	76	9	-0.1634%	-1.47%	-5,309	355,691	77
258	10338993	230020	302000	03/02/2022	76	9	-0.1634%	-1.47%	-4,441	297,559	77
259	10595834	326230	399000	03/02/2022	82	9	-0.1634%	-1.47%	-5,868	393,132	83
260	10986016	980110	1125000	03/02/2022	87	9	-0.1634%	-1.47%	-16,544	1,108,456	88

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
261	10352827	622230	630000	03/02/2022	99	9	-0.1634%	-1.47%	-9,265	620,735	100
262	10709825	195820	260000	03/03/2022	75	9	-0.1634%	-1.47%	-3,824	256,176	76
263	10824740	769050	964064	03/03/2022	80	9	-0.1634%	-1.47%	-14,177	949,887	81
264	10314252	393050	455000	03/03/2022	86	9	-0.1634%	-1.47%	-6,691	448,309	88
265	10686848	346420	391500	03/03/2022	88	9	-0.1634%	-1.47%	-5,757	385,743	90
266	11010700	381570	389900	03/03/2022	98	9	-0.1634%	-1.47%	-5,734	384,166	99
267	10638764	265540	270000	03/03/2022	98	9	-0.1634%	-1.47%	-3,971	266,029	100
268	10981697	621080	630000	03/03/2022	99	9	-0.1634%	-1.47%	-9,265	620,735	100
269	10982213	312470	400000	03/04/2022	78	9	-0.1634%	-1.47%	-5,882	394,118	79
270	10384521	272460	338000	03/04/2022	81	9	-0.1634%	-1.47%	-4,971	333,029	82
271	10352357	616530	735000	03/04/2022	84	9	-0.1634%	-1.47%	-10,809	724,191	85
272	11000840	120000	141500	03/04/2022	85	9	-0.1634%	-1.47%	-2,081	139,419	86
273	10983524	475480	540000	03/04/2022	88	9	-0.1634%	-1.47%	-7,941	532,059	89
274	11012267	105000	120000	03/04/2022	88	9	-0.1634%	-1.47%	-1,765	118,235	89
275	11010484	434570	435000	03/04/2022	100	9	-0.1634%	-1.47%	-6,397	428,603	101
276	10791741	620840	585000	03/04/2022	106	9	-0.1634%	-1.47%	-8,603	576,397	108
277	10490241	221320	355000	03/05/2022	62	9	-0.1634%	-1.47%	-5,221	349,779	63
278	10876493	451870	500000	03/05/2022	90	9	-0.1634%	-1.47%	-7,353	492,647	92
279	10336643	282320	371000	03/07/2022	76	9	-0.1634%	-1.47%	-5,456	365,544	77
280	10777657	353140	429900	03/07/2022	82	9	-0.1634%	-1.47%	-6,322	423,578	83
281	10765497	338660	410000	03/07/2022	83	9	-0.1634%	-1.47%	-6,029	403,971	84
282	11007703	409790	425000	03/07/2022	96	9	-0.1634%	-1.47%	-6,250	418,750	98
283	10790193	467580	423500	03/07/2022	110	9	-0.1634%	-1.47%	-6,228	417,272	112
284	10981649	715850	650000	03/07/2022	110	9	-0.1634%	-1.47%	-9,559	640,441	112
285	10329708	176830	269900	03/08/2022	66	9	-0.1634%	-1.47%	-3,969	265,931	66
286	10595842	304800	400000	03/08/2022	76	9	-0.1634%	-1.47%	-5,882	394,118	77
287	10651504	135270	169900	03/08/2022	80	9	-0.1634%	-1.47%	-2,499	167,401	81
288	10982378	383720	420000	03/08/2022	91	9	-0.1634%	-1.47%	-6,176	413,824	93
289	10685728	404720	440000	03/08/2022	92	9	-0.1634%	-1.47%	-6,471	433,529	93
290	10981869	330040	350000	03/08/2022	94	9	-0.1634%	-1.47%	-5,147	344,853	96
291	11007509	567140	584051	03/08/2022	97	9	-0.1634%	-1.47%	-8,589	575,462	99
292	10579140	265430	365000	03/09/2022	73	9	-0.1634%	-1.47%	-5,368	359,632	74
293	10624815	315050	350000	03/09/2022	90	9	-0.1634%	-1.47%	-5,147	344,853	91
294	10988020	266100	294400	03/09/2022	90	9	-0.1634%	-1.47%	-4,329	290,071	92
295	11007842	860070	900000	03/09/2022	96	9	-0.1634%	-1.47%	-13,235	886,765	97
296	11010365	570360	502800	03/09/2022	113	9	-0.1634%	-1.47%	-7,394	495,406	115
297	10016860	745520	1275000	03/10/2022	58	9	-0.1634%	-1.47%	-18,750	1,256,250	59
298	10349685	280810	430000	03/10/2022	65	9	-0.1634%	-1.47%	-6,324	423,676	66
299	10418792	313300	425000	03/10/2022	74	9	-0.1634%	-1.47%	-6,250	418,750	75
300	11012254	105000	131500	03/10/2022	80	9	-0.1634%	-1.47%	-1,934	129,566	81
301	10354666	437260	515000	03/10/2022	85	9	-0.1634%	-1.47%	-7,574	507,426	86
302	10993216	339350	395000	03/10/2022	86	9	-0.1634%	-1.47%	-5,809	389,191	87
303	10840607	381250	415000	03/10/2022	92	9	-0.1634%	-1.47%	-6,103	408,897	93
304	11009960	482570	495000	03/10/2022	97	9	-0.1634%	-1.47%	-7,279	487,721	99
305	11010353	575420	564000	03/11/2022	102	9	-0.1634%	-1.47%	-8,294	555,706	104
306	11010353	575420	564000	03/11/2022	102	9	-0.1634%	-1.47%	-8,294	555,706	104
307	11010353	105000	92000	03/11/2022	114	9	-0.1634%	-1.47%	-1,353	90,647	116
308	10319333	227640	349300	03/14/2022	65	9	-0.1634%	-1.47%	-5,137	344,163	66
309	10393595	261600	300000	03/14/2022	87	9	-0.1634%	-1.47%	-4,412	295,588	89
310	10982512	386530	424000	03/14/2022	91	9	-0.1634%	-1.47%	-6,235	417,765	93
311	10782166	458480	505000	03/14/2022	91	9	-0.1634%	-1.47%	-7,426	497,574	92
312	11012286	105000	131500	03/15/2022	80	9	-0.1634%	-1.47%	-1,934	129,566	81

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313	10976405	395090	420000	03/15/2022	94	9	-0.1634%	-1.47%	-6,176	413,824	95
314	11010608	387750	374900	03/15/2022	103	9	-0.1634%	-1.47%	-5,513	369,387	105
315	10379906	157620	238900	03/16/2022	66	9	-0.1634%	-1.47%	-3,513	235,387	67
316	10411622	216450	300000	03/16/2022	72	9	-0.1634%	-1.47%	-4,412	295,588	73
317	10595451	258290	335000	03/16/2022	77	9	-0.1634%	-1.47%	-4,926	330,074	78
318	10443634	393290	480000	03/16/2022	82	9	-0.1634%	-1.47%	-7,059	472,941	83
319	10617365	308780	359300	03/16/2022	86	9	-0.1634%	-1.47%	-5,284	354,016	87
320	10319770	279430	310000	03/16/2022	90	9	-0.1634%	-1.47%	-4,559	305,441	91
321	10829318	480450	520000	03/16/2022	92	9	-0.1634%	-1.47%	-7,647	512,353	94
322	11010559	70000	75000	03/16/2022	93	9	-0.1634%	-1.47%	-1,103	73,897	95
323	10596638	411170	425000	03/16/2022	97	9	-0.1634%	-1.47%	-6,250	418,750	98
324	11010609	396350	374900	03/16/2022	106	9	-0.1634%	-1.47%	-5,513	369,387	107
325	11010559	359550	324900	03/16/2022	111	9	-0.1634%	-1.47%	-4,778	320,122	112
326	10819485	447610	565000	03/17/2022	79	9	-0.1634%	-1.47%	-8,309	556,691	80
327	10781981	396500	485000	03/17/2022	82	9	-0.1634%	-1.47%	-7,132	477,868	83
328	10021348	241700	270000	03/17/2022	90	9	-0.1634%	-1.47%	-3,971	266,029	91
329	11006376	353970	375000	03/17/2022	94	9	-0.1634%	-1.47%	-5,515	369,485	96
330	11010357	105000	92000	03/17/2022	114	9	-0.1634%	-1.47%	-1,353	90,647	116
331	10579685	353940	457500	03/18/2022	77	9	-0.1634%	-1.47%	-6,728	450,772	79
332	10385371	136980	165000	03/18/2022	83	9	-0.1634%	-1.47%	-2,426	162,574	84
333	11011884	90000	98000	03/18/2022	92	9	-0.1634%	-1.47%	-1,441	96,559	93
334	10433258	120000	120000	03/18/2022	100	9	-0.1634%	-1.47%	-1,765	118,235	101
335	10668856	249440	240000	03/18/2022	104	9	-0.1634%	-1.47%	-3,529	236,471	105
336	10829454	505180	550000	03/19/2022	92	9	-0.1634%	-1.47%	-8,088	541,912	93
337	10321891	273950	400000	03/21/2022	68	9	-0.1634%	-1.47%	-5,882	394,118	70
338	10357436	319160	395000	03/21/2022	81	9	-0.1634%	-1.47%	-5,809	389,191	82
339	10488631	314460	380000	03/21/2022	83	9	-0.1634%	-1.47%	-5,588	374,412	84
340	10719140	337800	375000	03/21/2022	90	9	-0.1634%	-1.47%	-5,515	369,485	91
341	10350824	208700	345000	03/22/2022	60	9	-0.1634%	-1.47%	-5,074	339,926	61
342	10348389	251990	399900	03/22/2022	63	9	-0.1634%	-1.47%	-5,881	394,019	64
343	10406496	241840	360000	03/22/2022	67	9	-0.1634%	-1.47%	-5,294	354,706	68
344	10943583	293010	375000	03/22/2022	78	9	-0.1634%	-1.47%	-5,515	369,485	79
345	10654633	249600	317500	03/22/2022	79	9	-0.1634%	-1.47%	-4,669	312,831	80
346	10405351	192550	243600	03/22/2022	79	9	-0.1634%	-1.47%	-3,582	240,018	80
347	10421121	164500	200000	03/22/2022	82	9	-0.1634%	-1.47%	-2,941	197,059	83
348	10023428	415440	455000	03/22/2022	91	9	-0.1634%	-1.47%	-6,691	448,309	93
349	10348654	420120	455000	03/22/2022	92	9	-0.1634%	-1.47%	-6,691	448,309	94
350	10326061	188000	275000	03/23/2022	68	9	-0.1634%	-1.47%	-4,044	270,956	69
351	10489521	226970	326500	03/23/2022	70	9	-0.1634%	-1.47%	-4,801	321,699	71
352	10556573	285740	385000	03/23/2022	74	9	-0.1634%	-1.47%	-5,662	379,338	75
353	10718605	137830	210000	03/24/2022	66	9	-0.1634%	-1.47%	-3,088	206,912	67
354	10943451	283300	365000	03/24/2022	78	9	-0.1634%	-1.47%	-5,368	359,632	79
355	10319251	311800	330000	03/24/2022	94	9	-0.1634%	-1.47%	-4,853	325,147	96
356	11011772	90000	95000	03/24/2022	95	9	-0.1634%	-1.47%	-1,397	93,603	96
357	11000278	438300	457000	03/24/2022	96	9	-0.1634%	-1.47%	-6,721	450,279	97
358	11011206	571740	579700	03/24/2022	99	9	-0.1634%	-1.47%	-8,525	571,175	100
359	10617324	425910	425000	03/24/2022	100	9	-0.1634%	-1.47%	-6,250	418,750	102
360	10597878	402140	390000	03/24/2022	103	9	-0.1634%	-1.47%	-5,735	384,265	105
361	11011193	538870	520000	03/24/2022	104	9	-0.1634%	-1.47%	-7,647	512,353	105
362	10708154	262170	340000	03/25/2022	77	9	-0.1634%	-1.47%	-5,000	335,000	78
363	11000608	120000	143500	03/25/2022	84	9	-0.1634%	-1.47%	-2,110	141,390	85
364	10863458	358080	415000	03/25/2022	86	9	-0.1634%	-1.47%	-6,103	408,897	88

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
365	11011750	447010	419990	03/25/2022	106	9	-0.1634%	-1.47%	-6,176	413,814	108
366	11011346	524580	495326	03/25/2022	106	9	-0.1634%	-1.47%	-7,284	488,042	107
367	10987617	428270	401000	03/25/2022	107	9	-0.1634%	-1.47%	-5,897	395,103	108
368	11010352	621210	564000	03/25/2022	110	9	-0.1634%	-1.47%	-8,294	555,706	112
369	11011347	451960	410121	03/25/2022	110	9	-0.1634%	-1.47%	-6,031	404,090	112
370	11011749	554970	497951	03/25/2022	111	9	-0.1634%	-1.47%	-7,323	490,628	113
371	11011765	498950	443747	03/25/2022	112	9	-0.1634%	-1.47%	-6,526	437,221	114
372	11011343	505110	441933	03/25/2022	114	9	-0.1634%	-1.47%	-6,499	435,434	116
373	11010352	105000	92000	03/25/2022	114	9	-0.1634%	-1.47%	-1,353	90,647	116
374	10405765	135430	228000	03/28/2022	59	9	-0.1634%	-1.47%	-3,353	224,647	60
375	10421237	186770	291500	03/28/2022	64	9	-0.1634%	-1.47%	-4,287	287,213	65
376	10023751	311410	364000	03/28/2022	86	9	-0.1634%	-1.47%	-5,353	358,647	87
377	10975658	361370	395900	03/28/2022	91	9	-0.1634%	-1.47%	-5,822	390,078	93
378	10315079	321080	350000	03/28/2022	92	9	-0.1634%	-1.47%	-5,147	344,853	93
379	11010560	70000	75000	03/28/2022	93	9	-0.1634%	-1.47%	-1,103	73,897	95
380	11010477	90000	90000	03/28/2022	100	9	-0.1634%	-1.47%	-1,324	88,676	101
381	11000282	451620	433000	03/28/2022	104	9	-0.1634%	-1.47%	-6,368	426,632	106
382	10737383	360590	345000	03/28/2022	105	9	-0.1634%	-1.47%	-5,074	339,926	106
383	10404990	204220	335000	03/29/2022	61	9	-0.1634%	-1.47%	-4,926	330,074	62
384	10968939	323830	400000	03/29/2022	81	9	-0.1634%	-1.47%	-5,882	394,118	82
385	10781291	395740	420500	03/29/2022	94	9	-0.1634%	-1.47%	-6,184	414,316	96
386	10505792	718160	750000	03/29/2022	96	9	-0.1634%	-1.47%	-11,029	738,971	97
387	10983575	374650	360000	03/29/2022	104	9	-0.1634%	-1.47%	-5,294	354,706	106
388	10877660	437810	375000	03/29/2022	117	9	-0.1634%	-1.47%	-5,515	369,485	118
389	10338847	189230	316366	03/30/2022	60	9	-0.1634%	-1.47%	-4,652	311,714	61
390	10419115	196290	300000	03/30/2022	65	9	-0.1634%	-1.47%	-4,412	295,588	66
391	10421586	209950	310000	03/30/2022	68	9	-0.1634%	-1.47%	-4,559	305,441	69
392	10976265	360940	440000	03/30/2022	82	9	-0.1634%	-1.47%	-6,471	433,529	83
393	10976085	484340	590000	03/30/2022	82	9	-0.1634%	-1.47%	-8,676	581,324	83
394	10988166	293110	350000	03/30/2022	84	9	-0.1634%	-1.47%	-5,147	344,853	85
395	10348290	353750	415000	03/30/2022	85	9	-0.1634%	-1.47%	-6,103	408,897	87
396	10623892	316610	372000	03/30/2022	85	9	-0.1634%	-1.47%	-5,471	366,529	86
397	10892652	305560	345000	03/30/2022	89	9	-0.1634%	-1.47%	-5,074	339,926	90
398	11003181	508900	557000	03/30/2022	91	9	-0.1634%	-1.47%	-8,191	548,809	93
399	10979919	534730	575000	03/30/2022	93	9	-0.1634%	-1.47%	-8,456	566,544	94
400	10361727	327290	348950	03/30/2022	94	9	-0.1634%	-1.47%	-5,132	343,818	95
401	10608907	258420	350000	03/31/2022	74	9	-0.1634%	-1.47%	-5,147	344,853	75
402	10453362	321870	425000	03/31/2022	76	9	-0.1634%	-1.47%	-6,250	418,750	77
403	10793814	602260	550000	03/31/2022	110	9	-0.1634%	-1.47%	-8,088	541,912	111
404	10384172	258290	370000	04/01/2022	70	8	-0.1634%	-1.31%	-4,837	365,163	71
405	10452422	164750	220000	04/01/2022	75	8	-0.1634%	-1.31%	-2,876	217,124	76
406	10825185	309210	360000	04/01/2022	86	8	-0.1634%	-1.31%	-4,706	355,294	87
407	10984430	569890	635000	04/01/2022	90	8	-0.1634%	-1.31%	-8,301	626,699	91
408	10871308	382230	409900	04/01/2022	93	8	-0.1634%	-1.31%	-5,358	404,542	94
409	10864545	394950	425000	04/01/2022	93	8	-0.1634%	-1.31%	-5,556	419,444	94
410	10021143	401540	416000	04/01/2022	97	8	-0.1634%	-1.31%	-5,438	410,562	98
411	10879995	336960	290000	04/01/2022	116	8	-0.1634%	-1.31%	-3,791	286,209	118
412	10336301	653460	685000	04/02/2022	95	8	-0.1634%	-1.31%	-8,954	676,046	97
413	10319040	239870	310000	04/04/2022	77	8	-0.1634%	-1.31%	-4,052	305,948	78
414	10922474	439650	514250	04/04/2022	85	8	-0.1634%	-1.31%	-6,722	507,528	87
415	10922474	439650	514250	04/04/2022	85	8	-0.1634%	-1.31%	-6,722	507,528	87
416	10316115	278860	370000	04/05/2022	75	8	-0.1634%	-1.31%	-4,837	365,163	76

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417	10672200	287890	375000	04/05/2022	77	8	-0.1634%	-1.31%	-4,902	370,098	78
418	10626273	444580	545000	04/05/2022	82	8	-0.1634%	-1.31%	-7,124	537,876	83
419	10686757	359980	440000	04/05/2022	82	8	-0.1634%	-1.31%	-5,752	434,248	83
420	10767141	372450	436500	04/05/2022	85	8	-0.1634%	-1.31%	-5,706	430,794	86
421	10982380	373890	420000	04/05/2022	89	8	-0.1634%	-1.31%	-5,490	414,510	90
422	10422833	310890	347000	04/05/2022	90	8	-0.1634%	-1.31%	-4,536	342,464	91
423	10391454	116140	115000	04/05/2022	101	8	-0.1634%	-1.31%	-1,503	113,497	102
424	10975386	320880	278000	04/05/2022	115	8	-0.1634%	-1.31%	-3,634	274,366	117
425	10753719	344240	500000	04/06/2022	69	8	-0.1634%	-1.31%	-6,536	493,464	70
426	10487993	190220	249000	04/06/2022	76	8	-0.1634%	-1.31%	-3,255	245,745	77
427	10487993	190220	249000	04/06/2022	76	8	-0.1634%	-1.31%	-3,255	245,745	77
428	10827285	340000	427000	04/06/2022	80	8	-0.1634%	-1.31%	-5,582	421,418	81
429	10900034	381510	440000	04/06/2022	87	8	-0.1634%	-1.31%	-5,752	434,248	88
430	11005550	494630	565000	04/06/2022	88	8	-0.1634%	-1.31%	-7,386	557,614	89
431	10572262	251450	280000	04/06/2022	90	8	-0.1634%	-1.31%	-3,660	276,340	91
432	10981714	654510	704000	04/06/2022	93	8	-0.1634%	-1.31%	-9,203	694,797	94
433	10342027	278380	406000	04/07/2022	69	8	-0.1634%	-1.31%	-5,307	400,693	69
434	10324459	230100	327000	04/07/2022	70	8	-0.1634%	-1.31%	-4,275	322,725	71
435	11010464	105000	138000	04/07/2022	76	8	-0.1634%	-1.31%	-1,804	136,196	77
436	10489597	166020	195000	04/07/2022	85	8	-0.1634%	-1.31%	-2,549	192,451	86
437	10651423	143970	163000	04/07/2022	88	8	-0.1634%	-1.31%	-2,131	160,869	89
438	10324604	384660	420000	04/07/2022	92	8	-0.1634%	-1.31%	-5,490	414,510	93
439	11010569	70000	75000	04/07/2022	93	8	-0.1634%	-1.31%	-980	74,020	95
440	10550643	385140	394000	04/07/2022	98	8	-0.1634%	-1.31%	-5,150	388,850	99
441	11010477	438490	446485	04/07/2022	98	8	-0.1634%	-1.31%	-5,836	440,649	100
442	10437837	369300	374000	04/07/2022	99	8	-0.1634%	-1.31%	-4,889	369,111	100
443	10325325	378250	379900	04/07/2022	100	8	-0.1634%	-1.31%	-4,966	374,934	101
444	11011219	619440	610000	04/07/2022	102	8	-0.1634%	-1.31%	-7,974	602,026	103
445	11010569	390580	347900	04/07/2022	112	8	-0.1634%	-1.31%	-4,548	343,352	114
446	10629076	269740	380000	04/08/2022	71	8	-0.1634%	-1.31%	-4,967	375,033	72
447	10494802	219290	303500	04/08/2022	72	8	-0.1634%	-1.31%	-3,967	299,533	73
448	10825209	265940	330000	04/08/2022	81	8	-0.1634%	-1.31%	-4,314	325,686	82
449	10952543	299930	370000	04/08/2022	81	8	-0.1634%	-1.31%	-4,837	365,163	82
450	10953929	554960	525000	04/08/2022	106	8	-0.1634%	-1.31%	-6,863	518,137	107
451	10980016	395280	337000	04/08/2022	117	8	-0.1634%	-1.31%	-4,405	332,595	119
452	10837353	261940	352500	04/11/2022	74	8	-0.1634%	-1.31%	-4,608	347,892	75
453	10381700	197970	265000	04/11/2022	75	8	-0.1634%	-1.31%	-3,464	261,536	76
454	10651431	143970	175000	04/11/2022	82	8	-0.1634%	-1.31%	-2,288	172,712	83
455	10399443	203530	249000	04/11/2022	82	8	-0.1634%	-1.31%	-3,255	245,745	83
456	10643097	324090	377000	04/11/2022	86	8	-0.1634%	-1.31%	-4,928	372,072	87
457	10980761	433810	500000	04/11/2022	87	8	-0.1634%	-1.31%	-6,536	493,464	88
458	10977677	380000	425000	04/11/2022	89	8	-0.1634%	-1.31%	-5,556	419,444	91
459	11003018	574390	580000	04/11/2022	99	8	-0.1634%	-1.31%	-7,582	572,418	100
460	10978715	1311910	1150000	04/11/2022	114	8	-0.1634%	-1.31%	-15,033	1,134,967	116
461	10345373	272300	420000	04/12/2022	65	8	-0.1634%	-1.31%	-5,490	414,510	66
462	10353686	203790	293850	04/12/2022	69	8	-0.1634%	-1.31%	-3,841	290,009	70
463	10760026	346750	415000	04/12/2022	84	8	-0.1634%	-1.31%	-5,425	409,575	85
464	10362504	198540	223000	04/12/2022	89	8	-0.1634%	-1.31%	-2,915	220,085	90
465	10565337	342330	371000	04/12/2022	92	8	-0.1634%	-1.31%	-4,850	366,150	93
466	11004739	484400	525000	04/12/2022	92	8	-0.1634%	-1.31%	-6,863	518,137	93
467	11010630	404870	417000	04/12/2022	97	8	-0.1634%	-1.31%	-5,451	411,549	98
468	11010632	404870	417000	04/12/2022	97	8	-0.1634%	-1.31%	-5,451	411,549	98

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469	10981987	548580	546000	04/12/2022	100	8	-0.1634%	-1.31%	-7,137	538,863	102
470	10857598	710080	700000	04/12/2022	101	8	-0.1634%	-1.31%	-9,150	690,850	103
471	10356278	205300	314000	04/13/2022	65	8	-0.1634%	-1.31%	-4,105	309,895	66
472	10377689	166000	236000	04/13/2022	70	8	-0.1634%	-1.31%	-3,085	232,915	71
473	10315662	243290	340000	04/13/2022	72	8	-0.1634%	-1.31%	-4,444	335,556	73
474	10405490	204080	270000	04/13/2022	76	8	-0.1634%	-1.31%	-3,529	266,471	77
475	10505881	457710	537000	04/13/2022	85	8	-0.1634%	-1.31%	-7,020	529,980	86
476	10729613	692070	630000	04/13/2022	110	8	-0.1634%	-1.31%	-8,235	621,765	111
477	11000391	622910	560000	04/13/2022	111	8	-0.1634%	-1.31%	-7,320	552,680	113
478	10367326	206470	340000	04/14/2022	61	8	-0.1634%	-1.31%	-4,444	335,556	62
479	10572732	211150	315000	04/14/2022	67	8	-0.1634%	-1.31%	-4,118	310,882	68
480	10383101	269900	395000	04/14/2022	68	8	-0.1634%	-1.31%	-5,163	389,837	69
481	10493117	282120	360000	04/14/2022	78	8	-0.1634%	-1.31%	-4,706	355,294	79
482	10892995	281590	322000	04/14/2022	87	8	-0.1634%	-1.31%	-4,209	317,791	89
483	10771814	428800	475000	04/14/2022	90	8	-0.1634%	-1.31%	-6,209	468,791	91
484	10987004	452070	501000	04/14/2022	90	8	-0.1634%	-1.31%	-6,549	494,451	91
485	10649499	529880	550000	04/14/2022	96	8	-0.1634%	-1.31%	-7,190	542,810	98
486	11011341	405780	406287	04/14/2022	100	8	-0.1634%	-1.31%	-5,311	400,976	101
487	11011342	405780	405302	04/14/2022	100	8	-0.1634%	-1.31%	-5,298	400,004	101
488	11011348	405780	399109	04/14/2022	102	8	-0.1634%	-1.31%	-5,217	393,892	103
489	11011757	501760	454736	04/14/2022	110	8	-0.1634%	-1.31%	-5,944	448,792	112
490	11011756	569630	502359	04/14/2022	113	8	-0.1634%	-1.31%	-6,567	495,792	115
491	11008721	580270	499500	04/14/2022	116	8	-0.1634%	-1.31%	-6,529	492,971	118
492	10557723	265000	366000	04/15/2022	72	8	-0.1634%	-1.31%	-4,784	361,216	73
493	10936601	277480	364000	04/15/2022	76	8	-0.1634%	-1.31%	-4,758	359,242	77
494	10753743	327340	420000	04/15/2022	78	8	-0.1634%	-1.31%	-5,490	414,510	79
495	10975643	325760	380000	04/15/2022	86	8	-0.1634%	-1.31%	-4,967	375,033	87
496	10426201	656130	700000	04/15/2022	94	8	-0.1634%	-1.31%	-9,150	690,850	95
497	10797931	417140	445000	04/15/2022	94	8	-0.1634%	-1.31%	-5,817	439,183	95
498	10976406	385250	395000	04/15/2022	98	8	-0.1634%	-1.31%	-5,163	389,837	99
499	10981918	514310	525000	04/15/2022	98	8	-0.1634%	-1.31%	-6,863	518,137	99
500	10922085	435640	420000	04/15/2022	104	8	-0.1634%	-1.31%	-5,490	414,510	105
501	11011285	389850	340000	04/16/2022	115	8	-0.1634%	-1.31%	-4,444	335,556	116
502	10763801	1131880	1265000	04/18/2022	89	8	-0.1634%	-1.31%	-16,536	1,248,464	91
503	10780511	354020	385000	04/18/2022	92	8	-0.1634%	-1.31%	-5,033	379,967	93
504	11012101	426320	465000	04/18/2022	92	8	-0.1634%	-1.31%	-6,078	458,922	93
505	10746875	384270	396000	04/18/2022	97	8	-0.1634%	-1.31%	-5,176	390,824	98
506	10496350	982320	935000	04/18/2022	105	8	-0.1634%	-1.31%	-12,222	922,778	106
507	11000616	150000	142000	04/18/2022	106	8	-0.1634%	-1.31%	-1,856	140,144	107
508	11008726	551300	500000	04/18/2022	110	8	-0.1634%	-1.31%	-6,536	493,464	112
509	10819371	508440	628000	04/19/2022	81	8	-0.1634%	-1.31%	-8,209	619,791	82
510	10578954	328770	395000	04/19/2022	83	8	-0.1634%	-1.31%	-5,163	389,837	84
511	10876185	360900	435000	04/19/2022	83	8	-0.1634%	-1.31%	-5,686	429,314	84
512	11001334	254550	297500	04/19/2022	86	8	-0.1634%	-1.31%	-3,889	293,611	87
513	10760344	483780	550000	04/19/2022	88	8	-0.1634%	-1.31%	-7,190	542,810	89
514	10985715	569190	580000	04/19/2022	98	8	-0.1634%	-1.31%	-7,582	572,418	99
515	11010011	508430	500000	04/19/2022	102	8	-0.1634%	-1.31%	-6,536	493,464	103
516	10399348	434120	710000	04/20/2022	61	8	-0.1634%	-1.31%	-9,281	700,719	62
517	10394745	246470	321000	04/20/2022	77	8	-0.1634%	-1.31%	-4,196	316,804	78
518	10638781	285910	365000	04/20/2022	78	8	-0.1634%	-1.31%	-4,771	360,229	79
519	10314798	318280	369000	04/20/2022	86	8	-0.1634%	-1.31%	-4,824	364,176	87
520	10981730	728630	801600	04/20/2022	91	8	-0.1634%	-1.31%	-10,478	791,122	92

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521	10843939	431930	470000	04/20/2022	92	8	-0.1634%	-1.31%	-6,144	463,856	93
522	11006167	426250	465000	04/20/2022	92	8	-0.1634%	-1.31%	-6,078	458,922	93
523	10800885	572740	604500	04/20/2022	95	8	-0.1634%	-1.31%	-7,902	596,598	96
524	11003178	525110	555000	04/20/2022	95	8	-0.1634%	-1.31%	-7,255	547,745	96
525	11008811	562930	590000	04/20/2022	95	8	-0.1634%	-1.31%	-7,712	582,288	97
526	10984813	542770	552500	04/20/2022	98	8	-0.1634%	-1.31%	-7,222	545,278	100
527	11007707	443770	450000	04/20/2022	99	8	-0.1634%	-1.31%	-5,882	444,118	100
528	11010366	647330	615000	04/20/2022	105	8	-0.1634%	-1.31%	-8,039	606,961	107
529	10421578	157930	266800	04/21/2022	59	8	-0.1634%	-1.31%	-3,488	263,312	60
530	10451734	261400	415000	04/21/2022	63	8	-0.1634%	-1.31%	-5,425	409,575	64
531	10493482	201730	305000	04/21/2022	66	8	-0.1634%	-1.31%	-3,987	301,013	67
532	10565530	268620	383880	04/21/2022	70	8	-0.1634%	-1.31%	-5,018	378,862	71
533	10357070	233100	315000	04/21/2022	74	8	-0.1634%	-1.31%	-4,118	310,882	75
534	10381899	213530	288500	04/21/2022	74	8	-0.1634%	-1.31%	-3,771	284,729	75
535	10489481	183730	248000	04/21/2022	74	8	-0.1634%	-1.31%	-3,242	244,758	75
536	10429768	300890	385000	04/21/2022	78	8	-0.1634%	-1.31%	-5,033	379,967	79
537	10323487	272020	330000	04/21/2022	82	8	-0.1634%	-1.31%	-4,314	325,686	84
538	10819891	408600	495000	04/21/2022	83	8	-0.1634%	-1.31%	-6,471	488,529	84
539	10350313	372600	442900	04/21/2022	84	8	-0.1634%	-1.31%	-5,790	437,110	85
540	11012048	630000	715909	04/21/2022	88	8	-0.1634%	-1.31%	-9,358	706,551	89
541	11007699	404790	435000	04/21/2022	93	8	-0.1634%	-1.31%	-5,686	429,314	94
542	10705602	393080	415000	04/21/2022	95	8	-0.1634%	-1.31%	-5,425	409,575	96
543	10975807	803940	825000	04/21/2022	97	8	-0.1634%	-1.31%	-10,784	814,216	99
544	11011191	594590	599700	04/21/2022	99	8	-0.1634%	-1.31%	-7,839	591,861	100
545	10818934	532000	538000	04/21/2022	99	8	-0.1634%	-1.31%	-7,033	530,967	100
546	11011196	576220	575000	04/21/2022	100	8	-0.1634%	-1.31%	-7,516	567,484	102
547	11011196	576220	575000	04/21/2022	100	8	-0.1634%	-1.31%	-7,516	567,484	102
548	10983234	414040	403000	04/21/2022	103	8	-0.1634%	-1.31%	-5,268	397,732	104
549	10980497	556270	650000	04/22/2022	86	8	-0.1634%	-1.31%	-8,497	641,503	87
550	10933855	357960	395000	04/22/2022	91	8	-0.1634%	-1.31%	-5,163	389,837	92
551	11007732	380430	410000	04/22/2022	93	8	-0.1634%	-1.31%	-5,359	404,641	94
552	10657061	438520	450000	04/22/2022	97	8	-0.1634%	-1.31%	-5,882	444,118	99
553	10768859	807700	815000	04/22/2022	99	8	-0.1634%	-1.31%	-10,654	804,346	100
554	10873201	330850	285000	04/22/2022	116	8	-0.1634%	-1.31%	-3,725	281,275	118
555	10353329	410700	532000	04/23/2022	77	8	-0.1634%	-1.31%	-6,954	525,046	78
556	10359364	569740	790000	04/25/2022	72	8	-0.1634%	-1.31%	-10,327	779,673	73
557	10022951	297890	400000	04/25/2022	74	8	-0.1634%	-1.31%	-5,229	394,771	75
558	10803874	313520	375000	04/25/2022	84	8	-0.1634%	-1.31%	-4,902	370,098	85
559	10365751	532090	610000	04/25/2022	87	8	-0.1634%	-1.31%	-7,974	602,026	88
560	10984373	391640	439900	04/25/2022	89	8	-0.1634%	-1.31%	-5,750	434,150	90
561	10412457	352670	393000	04/25/2022	90	8	-0.1634%	-1.31%	-5,137	387,863	91
562	10977315	386330	406000	04/25/2022	95	8	-0.1634%	-1.31%	-5,307	400,693	96
563	10909814	370340	389000	04/25/2022	95	8	-0.1634%	-1.31%	-5,085	383,915	96
564	10981990	444310	442500	04/25/2022	100	8	-0.1634%	-1.31%	-5,784	436,716	102
565	10595200	514990	489000	04/25/2022	105	8	-0.1634%	-1.31%	-6,392	482,608	107
566	10581471	415900	532500	04/26/2022	78	8	-0.1634%	-1.31%	-6,961	525,539	79
567	11011830	120000	150000	04/26/2022	80	8	-0.1634%	-1.31%	-1,961	148,039	81
568	10323324	341810	410000	04/26/2022	83	8	-0.1634%	-1.31%	-5,359	404,641	84
569	10340383	518900	549000	04/26/2022	95	8	-0.1634%	-1.31%	-7,176	541,824	96
570	11005348	725310	750000	04/26/2022	97	8	-0.1634%	-1.31%	-9,804	740,196	98
571	11010009	530390	524900	04/26/2022	101	8	-0.1634%	-1.31%	-6,861	518,039	102
572	10840940	260240	344000	04/27/2022	76	8	-0.1634%	-1.31%	-4,497	339,503	77

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573	10600756	417050	545000	04/27/2022	77	8	-0.1634%	-1.31%	-7,124	537,876	78
574	10321760	322730	375000	04/27/2022	86	8	-0.1634%	-1.31%	-4,902	370,098	87
575	10985888	379060	366800	04/27/2022	103	8	-0.1634%	-1.31%	-4,795	362,005	105
576	11010369	105000	92000	04/27/2022	114	8	-0.1634%	-1.31%	-1,203	90,797	116
577	10388117	110630	142500	04/28/2022	78	8	-0.1634%	-1.31%	-1,863	140,637	79
578	10987054	334590	392000	04/28/2022	85	8	-0.1634%	-1.31%	-5,124	386,876	86
579	10416002	233050	275000	04/28/2022	85	8	-0.1634%	-1.31%	-3,595	271,405	86
580	10381599	277500	306000	04/28/2022	91	8	-0.1634%	-1.31%	-4,000	302,000	92
581	11000324	180000	180000	04/28/2022	100	8	-0.1634%	-1.31%	-2,353	177,647	101
582	11010369	707550	700000	04/28/2022	101	8	-0.1634%	-1.31%	-9,150	690,850	102
583	10039444	120000	115000	04/28/2022	104	8	-0.1634%	-1.31%	-1,503	113,497	106
584	10324388	271320	401000	04/29/2022	68	8	-0.1634%	-1.31%	-5,242	395,758	69
585	10326038	257960	365000	04/29/2022	71	8	-0.1634%	-1.31%	-4,771	360,229	72
586	10595234	466270	455000	04/29/2022	102	8	-0.1634%	-1.31%	-5,948	449,052	104
587	10570300	269080	385000	05/02/2022	70	7	-0.1634%	-1.14%	-4,404	380,596	71
588	10672200	287890	380000	05/02/2022	76	7	-0.1634%	-1.14%	-4,346	375,654	77
589	10752287	345440	430000	05/02/2022	80	7	-0.1634%	-1.14%	-4,918	425,082	81
590	10685949	383510	475000	05/02/2022	81	7	-0.1634%	-1.14%	-5,433	469,567	82
591	10866879	332940	394000	05/02/2022	85	7	-0.1634%	-1.14%	-4,507	389,493	85
592	10734821	424160	494750	05/02/2022	86	7	-0.1634%	-1.14%	-5,659	489,091	87
593	11007728	400030	435000	05/02/2022	92	7	-0.1634%	-1.14%	-4,975	430,025	93
594	10985994	604700	625000	05/02/2022	97	7	-0.1634%	-1.14%	-7,149	617,851	98
595	10354391	457740	407000	05/02/2022	112	7	-0.1634%	-1.14%	-4,655	402,345	114
596	10404098	173810	225000	05/03/2022	77	7	-0.1634%	-1.14%	-2,574	222,426	78
597	10630606	360740	428000	05/03/2022	84	7	-0.1634%	-1.14%	-4,895	423,105	85
598	11001209	388220	440000	05/03/2022	88	7	-0.1634%	-1.14%	-5,033	434,967	89
599	10608307	324180	365000	05/03/2022	89	7	-0.1634%	-1.14%	-4,175	360,825	90
600	11007752	370640	370000	05/03/2022	100	7	-0.1634%	-1.14%	-4,232	365,768	101
601	10985882	398780	409000	05/04/2022	98	7	-0.1634%	-1.14%	-4,678	404,322	99
602	10337478	240500	340000	05/05/2022	71	7	-0.1634%	-1.14%	-3,889	336,111	72
603	10595267	413670	499900	05/05/2022	83	7	-0.1634%	-1.14%	-5,718	494,182	84
604	10398104	207240	250000	05/05/2022	83	7	-0.1634%	-1.14%	-2,859	247,141	84
605	10347879	341770	401500	05/05/2022	85	7	-0.1634%	-1.14%	-4,592	396,908	86
606	10984487	357910	400000	05/05/2022	89	7	-0.1634%	-1.14%	-4,575	395,425	91
607	10421560	198960	325000	05/06/2022	61	7	-0.1634%	-1.14%	-3,717	321,283	62
608	10342708	257910	370000	05/06/2022	70	7	-0.1634%	-1.14%	-4,232	365,768	71
609	10781411	387530	436000	05/06/2022	89	7	-0.1634%	-1.14%	-4,987	431,013	90
610	10506034	404510	449000	05/06/2022	90	7	-0.1634%	-1.14%	-5,136	443,864	91
611	10428081	357180	375000	05/06/2022	95	7	-0.1634%	-1.14%	-4,289	370,711	96
612	10651456	143970	125000	05/06/2022	115	7	-0.1634%	-1.14%	-1,430	123,570	117
613	10820752	369410	482500	05/09/2022	77	7	-0.1634%	-1.14%	-5,519	476,981	77
614	10360023	348480	438000	05/09/2022	80	7	-0.1634%	-1.14%	-5,010	432,990	80
615	11010568	338110	319900	05/09/2022	106	7	-0.1634%	-1.14%	-3,659	316,241	107
616	11010567	338060	319900	05/09/2022	106	7	-0.1634%	-1.14%	-3,659	316,241	107
617	10983372	160570	150000	05/09/2022	107	7	-0.1634%	-1.14%	-1,716	148,284	108
618	10875065	663240	610000	05/09/2022	109	7	-0.1634%	-1.14%	-6,977	603,023	110
619	11010561	358190	320250	05/09/2022	112	7	-0.1634%	-1.14%	-3,663	316,587	113
620	11010562	358120	315250	05/09/2022	114	7	-0.1634%	-1.14%	-3,606	311,644	115
621	10578873	247820	342000	05/10/2022	72	7	-0.1634%	-1.14%	-3,912	338,088	73
622	10428104	282470	370000	05/10/2022	76	7	-0.1634%	-1.14%	-4,232	365,768	77
623	10815562	324390	400000	05/10/2022	81	7	-0.1634%	-1.14%	-4,575	395,425	82
624	10754107	445050	446000	05/10/2022	100	7	-0.1634%	-1.14%	-5,101	440,899	101

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625	10950921	585600	530000	05/10/2022	110	7	-0.1634%	-1.14%	-6,062	523,938	112
626	10320992	212720	360000	05/11/2022	59	7	-0.1634%	-1.14%	-4,118	355,882	60
627	10336968	226230	275000	05/11/2022	82	7	-0.1634%	-1.14%	-3,145	271,855	83
628	10650532	473920	535000	05/11/2022	89	7	-0.1634%	-1.14%	-6,119	528,881	90
629	10804302	378170	425000	05/11/2022	89	7	-0.1634%	-1.14%	-4,861	420,139	90
630	10938423	509700	527500	05/11/2022	97	7	-0.1634%	-1.14%	-6,033	521,467	98
631	10719164	399020	407000	05/11/2022	98	7	-0.1634%	-1.14%	-4,655	402,345	99
632	10656983	489450	479284	05/11/2022	102	7	-0.1634%	-1.14%	-5,482	473,802	103
633	11010525	394990	365000	05/11/2022	108	7	-0.1634%	-1.14%	-4,175	360,825	109
634	11010527	402360	349900	05/11/2022	115	7	-0.1634%	-1.14%	-4,002	345,898	116
635	10980008	417170	359000	05/11/2022	116	7	-0.1634%	-1.14%	-4,106	354,894	118
636	10336261	317120	434500	05/12/2022	73	7	-0.1634%	-1.14%	-4,970	429,530	74
637	10421489	263430	335000	05/12/2022	79	7	-0.1634%	-1.14%	-3,832	331,168	80
638	10619577	632240	790000	05/12/2022	80	7	-0.1634%	-1.14%	-9,036	780,964	81
639	10022636	285510	330000	05/12/2022	87	7	-0.1634%	-1.14%	-3,775	326,225	88
640	10977491	693980	760000	05/12/2022	91	7	-0.1634%	-1.14%	-8,693	751,307	92
641	10656894	418430	460000	05/12/2022	91	7	-0.1634%	-1.14%	-5,261	454,739	92
642	11002565	394270	410000	05/12/2022	96	7	-0.1634%	-1.14%	-4,690	405,310	97
643	11010010	511140	510000	05/12/2022	100	7	-0.1634%	-1.14%	-5,833	504,167	101
644	10864229	389200	390000	05/12/2022	100	7	-0.1634%	-1.14%	-4,461	385,539	101
645	11011340	520640	518256	05/12/2022	100	7	-0.1634%	-1.14%	-5,928	512,328	102
646	11011763	450340	447913	05/12/2022	101	7	-0.1634%	-1.14%	-5,123	442,790	102
647	10985948	718840	700000	05/12/2022	103	7	-0.1634%	-1.14%	-8,007	691,993	104
648	11011762	477480	461328	05/12/2022	104	7	-0.1634%	-1.14%	-5,277	456,051	105
649	11011744	508940	491680	05/12/2022	104	7	-0.1634%	-1.14%	-5,624	486,056	105
650	11011761	450720	426440	05/12/2022	106	7	-0.1634%	-1.14%	-4,878	421,562	107
651	11011338	518310	477856	05/12/2022	108	7	-0.1634%	-1.14%	-5,466	472,390	110
652	11011764	480610	438798	05/12/2022	110	7	-0.1634%	-1.14%	-5,019	433,779	111
653	10981591	300180	347500	05/13/2022	86	7	-0.1634%	-1.14%	-3,975	343,525	87
654	10402234	188900	318000	05/16/2022	59	7	-0.1634%	-1.14%	-3,637	314,363	60
655	10938821	413730	380000	05/16/2022	109	7	-0.1634%	-1.14%	-4,346	375,654	110
656	10985776	339300	290000	05/16/2022	117	7	-0.1634%	-1.14%	-3,317	286,683	118
657	10578913	229160	378900	05/17/2022	60	7	-0.1634%	-1.14%	-4,334	374,566	61
658	10489416	268270	369000	05/17/2022	73	7	-0.1634%	-1.14%	-4,221	364,779	74
659	11012282	120000	148000	05/17/2022	81	7	-0.1634%	-1.14%	-1,693	146,307	82
660	10985777	339300	304000	05/17/2022	112	7	-0.1634%	-1.14%	-3,477	300,523	113
661	10915087	276970	387000	05/18/2022	72	7	-0.1634%	-1.14%	-4,426	382,574	72
662	10596652	315110	405000	05/18/2022	78	7	-0.1634%	-1.14%	-4,632	400,368	79
663	10448703	258780	300000	05/18/2022	86	7	-0.1634%	-1.14%	-3,431	296,569	87
664	10982227	777260	880000	05/18/2022	88	7	-0.1634%	-1.14%	-10,065	869,935	89
665	10315354	361560	405000	05/18/2022	89	7	-0.1634%	-1.14%	-4,632	400,368	90
666	10429176	176590	185000	05/18/2022	95	7	-0.1634%	-1.14%	-2,116	182,884	97
667	10876428	544080	560000	05/18/2022	97	7	-0.1634%	-1.14%	-6,405	553,595	98
668	10333920	265640	426000	05/19/2022	62	7	-0.1634%	-1.14%	-4,873	421,127	63
669	10571047	417270	512500	05/19/2022	81	7	-0.1634%	-1.14%	-5,862	506,638	82
670	10651588	160190	170000	05/19/2022	94	7	-0.1634%	-1.14%	-1,944	168,056	95
671	11003200	475060	480000	05/19/2022	99	7	-0.1634%	-1.14%	-5,490	474,510	100
672	10354691	594080	565000	05/19/2022	105	7	-0.1634%	-1.14%	-6,462	558,538	106
673	11010348	105000	92000	05/19/2022	114	7	-0.1634%	-1.14%	-1,052	90,948	115
674	10404411	195440	322000	05/20/2022	61	7	-0.1634%	-1.14%	-3,683	318,317	61
675	10960551	724020	834000	05/20/2022	87	7	-0.1634%	-1.14%	-9,539	824,461	88
676	11010348	662600	690000	05/20/2022	96	7	-0.1634%	-1.14%	-7,892	682,108	97

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677	10976209	871940	900000	05/20/2022	97	7	-0.1634%	-1.14%	-10,294	889,706	98
678	10595737	311200	356000	05/23/2022	87	7	-0.1634%	-1.14%	-4,072	351,928	88
679	10022723	312870	357000	05/23/2022	88	7	-0.1634%	-1.14%	-4,083	352,917	89
680	10829967	372910	415000	05/23/2022	90	7	-0.1634%	-1.14%	-4,747	410,253	91
681	10979293	877650	925000	05/23/2022	95	7	-0.1634%	-1.14%	-10,580	914,420	96
682	11010637	435390	439000	05/23/2022	99	7	-0.1634%	-1.14%	-5,021	433,979	100
683	10985887	387020	380000	05/23/2022	102	7	-0.1634%	-1.14%	-4,346	375,654	103
684	11010481	536180	510799	05/23/2022	105	7	-0.1634%	-1.14%	-5,842	504,957	106
685	10987481	417510	375000	05/23/2022	111	7	-0.1634%	-1.14%	-4,289	370,711	113
686	10418750	264260	399900	05/24/2022	66	7	-0.1634%	-1.14%	-4,574	395,326	67
687	10351928	394560	565000	05/24/2022	70	7	-0.1634%	-1.14%	-6,462	558,538	71
688	10373431	254920	302000	05/24/2022	84	7	-0.1634%	-1.14%	-3,454	298,546	85
689	10839208	471220	575000	05/25/2022	82	7	-0.1634%	-1.14%	-6,577	568,423	83
690	10719212	327680	382500	05/25/2022	86	7	-0.1634%	-1.14%	-4,375	378,125	87
691	10832274	502710	580000	05/25/2022	87	7	-0.1634%	-1.14%	-6,634	573,366	88
692	10317632	418160	475000	05/25/2022	88	7	-0.1634%	-1.14%	-5,433	469,567	89
693	10024076	443310	501000	05/25/2022	88	7	-0.1634%	-1.14%	-5,730	495,270	90
694	10978407	445530	482500	05/25/2022	92	7	-0.1634%	-1.14%	-5,519	476,981	93
695	10785201	264990	287622	05/25/2022	92	7	-0.1634%	-1.14%	-3,290	284,332	93
696	10359745	611870	600000	05/25/2022	102	7	-0.1634%	-1.14%	-6,863	593,137	103
697	11003036	461880	446500	05/25/2022	103	7	-0.1634%	-1.14%	-5,107	441,393	105
698	10383143	219180	378000	05/26/2022	58	7	-0.1634%	-1.14%	-4,324	373,676	59
699	10352738	220020	355000	05/26/2022	62	7	-0.1634%	-1.14%	-4,060	350,940	63
700	10492828	251100	369000	05/26/2022	68	7	-0.1634%	-1.14%	-4,221	364,779	69
701	10985011	374810	467500	05/26/2022	80	7	-0.1634%	-1.14%	-5,347	462,153	81
702	10900067	375620	449900	05/26/2022	83	7	-0.1634%	-1.14%	-5,146	444,754	84
703	10984842	405120	485000	05/26/2022	84	7	-0.1634%	-1.14%	-5,547	479,453	84
704	10938756	482290	565000	05/26/2022	85	7	-0.1634%	-1.14%	-6,462	558,538	86
705	10982226	658040	740000	05/26/2022	89	7	-0.1634%	-1.14%	-8,464	731,536	90
706	11007731	427840	460000	05/26/2022	93	7	-0.1634%	-1.14%	-5,261	454,739	94
707	10857491	537810	549400	05/26/2022	98	7	-0.1634%	-1.14%	-6,284	543,116	99
708	10388425	391930	399900	05/26/2022	98	7	-0.1634%	-1.14%	-4,574	395,326	99
709	11011284	389850	332500	05/26/2022	117	7	-0.1634%	-1.14%	-3,803	328,697	119
710	10331505	258350	370000	05/27/2022	70	7	-0.1634%	-1.14%	-4,232	365,768	71
711	10676788	295700	399000	05/27/2022	74	7	-0.1634%	-1.14%	-4,564	394,436	75
712	10414174	178090	231000	05/27/2022	77	7	-0.1634%	-1.14%	-2,642	228,358	78
713	10727400	230920	300000	05/27/2022	77	7	-0.1634%	-1.14%	-3,431	296,569	78
714	10997312	370620	465000	05/27/2022	80	7	-0.1634%	-1.14%	-5,319	459,681	81
715	10984707	477930	558000	05/27/2022	86	7	-0.1634%	-1.14%	-6,382	551,618	87
716	10988010	266300	301000	05/27/2022	88	7	-0.1634%	-1.14%	-3,443	297,557	89
717	10869657	375250	425000	05/27/2022	88	7	-0.1634%	-1.14%	-4,861	420,139	89
718	10783843	373700	410000	05/27/2022	91	7	-0.1634%	-1.14%	-4,690	405,310	92
719	10980764	434210	469500	05/27/2022	92	7	-0.1634%	-1.14%	-5,370	464,130	94
720	10953937	612910	645000	05/27/2022	95	7	-0.1634%	-1.14%	-7,377	637,623	96
721	10630469	375930	380000	05/27/2022	99	7	-0.1634%	-1.14%	-4,346	375,654	100
722	10880052	330850	319900	05/27/2022	103	7	-0.1634%	-1.14%	-3,659	316,241	105
723	10339892	387690	465000	05/29/2022	83	7	-0.1634%	-1.14%	-5,319	459,681	84
724	10578921	213770	336000	05/31/2022	64	7	-0.1634%	-1.14%	-3,843	332,157	64
725	10389789	231800	350000	05/31/2022	66	7	-0.1634%	-1.14%	-4,003	345,997	67
726	10413656	198230	265000	05/31/2022	75	7	-0.1634%	-1.14%	-3,031	261,969	76
727	10943583	293010	375000	05/31/2022	78	7	-0.1634%	-1.14%	-4,289	370,711	79
728	10978263	427850	467000	05/31/2022	92	7	-0.1634%	-1.14%	-5,342	461,658	93

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729	11010470	867330	916655	05/31/2022	95	7	-0.1634%	-1.14%	-10,485	906,170	96
730	10877457	591920	610000	05/31/2022	97	7	-0.1634%	-1.14%	-6,977	603,023	98
731	10316123	186790	317000	06/01/2022	59	6	-0.1634%	-0.98%	-3,108	313,892	60
732	10355255	311050	513000	06/01/2022	61	6	-0.1634%	-0.98%	-5,029	507,971	61
733	10617835	357830	550000	06/01/2022	65	6	-0.1634%	-0.98%	-5,392	544,608	66
734	10595664	322820	405000	06/01/2022	80	6	-0.1634%	-0.98%	-3,971	401,029	80
735	10803866	356940	425000	06/01/2022	84	6	-0.1634%	-0.98%	-4,167	420,833	85
736	10984861	361530	425000	06/01/2022	85	6	-0.1634%	-0.98%	-4,167	420,833	86
737	10312683	641860	705000	06/01/2022	91	6	-0.1634%	-0.98%	-6,912	698,088	92
738	10876349	491600	475000	06/01/2022	103	6	-0.1634%	-0.98%	-4,657	470,343	105
739	11007718	545300	500000	06/01/2022	109	6	-0.1634%	-0.98%	-4,902	495,098	110
740	11012120	80000	130000	06/02/2022	62	6	-0.1634%	-0.98%	-1,275	128,725	62
741	10982178	572210	675000	06/02/2022	85	6	-0.1634%	-0.98%	-6,618	668,382	86
742	10977637	368520	424000	06/02/2022	87	6	-0.1634%	-0.98%	-4,157	419,843	88
743	10980479	579600	669000	06/02/2022	87	6	-0.1634%	-0.98%	-6,559	662,441	87
744	10832314	501460	489000	06/02/2022	103	6	-0.1634%	-0.98%	-4,794	484,206	104
745	10333638	270280	378000	06/03/2022	72	6	-0.1634%	-0.98%	-3,706	374,294	72
746	10873056	263650	353000	06/03/2022	75	6	-0.1634%	-0.98%	-3,461	349,539	75
747	10809852	331400	420000	06/03/2022	79	6	-0.1634%	-0.98%	-4,118	415,882	80
748	10933863	341720	425000	06/03/2022	80	6	-0.1634%	-0.98%	-4,167	420,833	81
749	10394437	290350	352000	06/03/2022	82	6	-0.1634%	-0.98%	-3,451	348,549	83
750	10796319	437590	525000	06/03/2022	83	6	-0.1634%	-0.98%	-5,147	519,853	84
751	10984559	396120	435000	06/06/2022	91	6	-0.1634%	-0.98%	-4,265	430,735	92
752	10710251	484140	505000	06/06/2022	96	6	-0.1634%	-0.98%	-4,951	500,049	97
753	10815230	588940	575000	06/06/2022	102	6	-0.1634%	-0.98%	-5,637	569,363	103
754	10880046	330850	299000	06/06/2022	111	6	-0.1634%	-0.98%	-2,931	296,069	112
755	10374227	214920	284500	06/07/2022	76	6	-0.1634%	-0.98%	-2,789	281,711	76
756	10323120	299340	395000	06/07/2022	76	6	-0.1634%	-0.98%	-3,873	391,127	77
757	10340326	364130	430000	06/07/2022	85	6	-0.1634%	-0.98%	-4,216	425,784	86
758	10981690	510570	565000	06/07/2022	90	6	-0.1634%	-0.98%	-5,539	559,461	91
759	10954828	432930	459000	06/07/2022	94	6	-0.1634%	-0.98%	-4,500	454,500	95
760	10976171	1125200	1150000	06/07/2022	98	6	-0.1634%	-0.98%	-11,275	1,138,725	99
761	11007506	667920	620000	06/07/2022	108	6	-0.1634%	-0.98%	-6,078	613,922	109
762	10775776	331460	418000	06/08/2022	79	6	-0.1634%	-0.98%	-4,098	413,902	80
763	10723503	361160	429000	06/08/2022	84	6	-0.1634%	-0.98%	-4,206	424,794	85
764	10630817	423840	500000	06/08/2022	85	6	-0.1634%	-0.98%	-4,902	495,098	86
765	11012268	120000	132000	06/08/2022	91	6	-0.1634%	-0.98%	-1,294	130,706	92
766	10954333	771650	805000	06/08/2022	96	6	-0.1634%	-0.98%	-7,892	797,108	97
767	11011351	555090	574990	06/08/2022	97	6	-0.1634%	-0.98%	-5,637	569,353	97
768	10441421	618510	630000	06/08/2022	98	6	-0.1634%	-0.98%	-6,176	623,824	99
769	11011350	450720	432856	06/08/2022	104	6	-0.1634%	-0.98%	-4,244	428,612	105
770	11011339	555090	509184	06/08/2022	109	6	-0.1634%	-0.98%	-4,992	504,192	110
771	11011758	549360	488507	06/08/2022	112	6	-0.1634%	-0.98%	-4,789	483,718	114
772	10316156	216530	350000	06/09/2022	62	6	-0.1634%	-0.98%	-3,431	346,569	62
773	10817224	416350	455000	06/09/2022	92	6	-0.1634%	-0.98%	-4,461	450,539	92
774	10793766	606510	605000	06/09/2022	100	6	-0.1634%	-0.98%	-5,931	599,069	101
775	10333806	252440	357000	06/10/2022	71	6	-0.1634%	-0.98%	-3,500	353,500	71
776	10624002	292480	387900	06/10/2022	75	6	-0.1634%	-0.98%	-3,803	384,097	76
777	10321500	215140	270000	06/10/2022	80	6	-0.1634%	-0.98%	-2,647	267,353	80
778	11007823	774080	875000	06/10/2022	88	6	-0.1634%	-0.98%	-8,578	866,422	89
779	11011201	105000	115000	06/10/2022	91	6	-0.1634%	-0.98%	-1,127	113,873	92
780	10353302	335190	560000	06/13/2022	60	6	-0.1634%	-0.98%	-5,490	554,510	60

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781	10417261	259620	375000	06/13/2022	69	6	-0.1634%	-0.98%	-3,676	371,324	70
782	10782158	421460	537500	06/13/2022	78	6	-0.1634%	-0.98%	-5,270	532,230	79
783	10753621	377410	440000	06/13/2022	86	6	-0.1634%	-0.98%	-4,314	435,686	87
784	10816893	333200	362000	06/13/2022	92	6	-0.1634%	-0.98%	-3,549	358,451	93
785	10366077	279160	299000	06/13/2022	93	6	-0.1634%	-0.98%	-2,931	296,069	94
786	10342978	566680	599000	06/13/2022	95	6	-0.1634%	-0.98%	-5,873	593,127	96
787	10491043	218930	309000	06/14/2022	71	6	-0.1634%	-0.98%	-3,029	305,971	72
788	10889145	319260	399900	06/14/2022	80	6	-0.1634%	-0.98%	-3,921	395,979	81
789	11003283	594240	705000	06/14/2022	84	6	-0.1634%	-0.98%	-6,912	698,088	85
790	10783801	316850	368000	06/14/2022	86	6	-0.1634%	-0.98%	-3,608	364,392	87
791	10332170	143760	160000	06/14/2022	90	6	-0.1634%	-0.98%	-1,569	158,431	91
792	11012262	120000	123000	06/14/2022	98	6	-0.1634%	-0.98%	-1,206	121,794	99
793	10988069	431350	435000	06/14/2022	99	6	-0.1634%	-0.98%	-4,265	430,735	100
794	11010368	105000	92000	06/14/2022	114	6	-0.1634%	-0.98%	-902	91,098	115
795	10406251	148870	239000	06/15/2022	62	6	-0.1634%	-0.98%	-2,343	236,657	63
796	10579693	341680	474997	06/15/2022	72	6	-0.1634%	-0.98%	-4,657	470,340	73
797	10440481	263560	363300	06/15/2022	73	6	-0.1634%	-0.98%	-3,562	359,738	73
798	10860631	283930	356000	06/15/2022	80	6	-0.1634%	-0.98%	-3,490	352,510	81
799	10649993	264320	300000	06/15/2022	88	6	-0.1634%	-0.98%	-2,941	297,059	89
800	10607562	349870	390000	06/15/2022	90	6	-0.1634%	-0.98%	-3,824	386,176	91
801	11009683	476980	440000	06/15/2022	108	6	-0.1634%	-0.98%	-4,314	435,686	109
802	10440289	250690	365000	06/16/2022	69	6	-0.1634%	-0.98%	-3,578	361,422	69
803	10357931	215130	352750	06/17/2022	61	6	-0.1634%	-0.98%	-3,458	349,292	62
804	10374576	198650	280000	06/17/2022	71	6	-0.1634%	-0.98%	-2,745	277,255	72
805	10656886	381970	450000	06/17/2022	85	6	-0.1634%	-0.98%	-4,412	445,588	86
806	10986039	687220	763000	06/17/2022	90	6	-0.1634%	-0.98%	-7,480	755,520	91
807	10985879	365910	396389	06/17/2022	92	6	-0.1634%	-0.98%	-3,886	392,503	93
808	11011190	547730	567700	06/17/2022	96	6	-0.1634%	-0.98%	-5,566	562,134	97
809	10337907	311770	445000	06/18/2022	70	6	-0.1634%	-0.98%	-4,363	440,637	71
810	10734481	560510	598000	06/20/2022	94	6	-0.1634%	-0.98%	-5,863	592,137	95
811	10353050	308990	481623	06/21/2022	64	6	-0.1634%	-0.98%	-4,722	476,901	65
812	10366093	245320	310000	06/21/2022	79	6	-0.1634%	-0.98%	-3,039	306,961	80
813	11012099	427230	485000	06/21/2022	88	6	-0.1634%	-0.98%	-4,755	480,245	89
814	10980489	618790	669000	06/21/2022	92	6	-0.1634%	-0.98%	-6,559	662,441	93
815	11010368	678030	700000	06/21/2022	97	6	-0.1634%	-0.98%	-6,863	693,137	98
816	11006359	444730	435000	06/21/2022	102	6	-0.1634%	-0.98%	-4,265	430,735	103
817	11000292	415170	405000	06/21/2022	103	6	-0.1634%	-0.98%	-3,971	401,029	104
818	10381899	213530	321000	06/22/2022	67	6	-0.1634%	-0.98%	-3,147	317,853	67
819	10734465	543840	602500	06/22/2022	90	6	-0.1634%	-0.98%	-5,907	596,593	91
820	11011203	587380	625000	06/22/2022	94	6	-0.1634%	-0.98%	-6,127	618,873	95
821	10418508	329690	350000	06/22/2022	94	6	-0.1634%	-0.98%	-3,431	346,569	95
822	11010349	677600	672800	06/22/2022	101	6	-0.1634%	-0.98%	-6,596	666,204	102
823	11011186	596500	575000	06/22/2022	104	6	-0.1634%	-0.98%	-5,637	569,363	105
824	10325470	283790	415000	06/23/2022	68	6	-0.1634%	-0.98%	-4,069	410,931	69
825	11000839	105000	135000	06/23/2022	78	6	-0.1634%	-0.98%	-1,324	133,676	79
826	11012284	120000	138170	06/23/2022	87	6	-0.1634%	-0.98%	-1,355	136,815	88
827	10578127	366450	398000	06/23/2022	92	6	-0.1634%	-0.98%	-3,902	394,098	93
828	10985989	596890	620000	06/23/2022	96	6	-0.1634%	-0.98%	-6,078	613,922	97
829	11012262	737430	751533	06/23/2022	98	6	-0.1634%	-0.98%	-7,368	744,165	99
830	10665186	409010	370000	06/23/2022	111	6	-0.1634%	-0.98%	-3,627	366,373	112
831	10325510	212580	335000	06/24/2022	63	6	-0.1634%	-0.98%	-3,284	331,716	64
832	10382771	256110	363000	06/24/2022	71	6	-0.1634%	-0.98%	-3,559	359,441	71

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833	10412205	225950	251500	06/24/2022	90	6	-0.1634%	-0.98%	-2,466	249,034	91
834	10334130	450710	496000	06/24/2022	91	6	-0.1634%	-0.98%	-4,863	491,137	92
835	10596425	401070	394000	06/24/2022	102	6	-0.1634%	-0.98%	-3,863	390,137	103
836	10402583	178640	238500	06/27/2022	75	6	-0.1634%	-0.98%	-2,338	236,162	76
837	11005479	375500	415000	06/27/2022	90	6	-0.1634%	-0.98%	-4,069	410,931	91
838	10864748	414640	460400	06/27/2022	90	6	-0.1634%	-0.98%	-4,514	455,886	91
839	10868261	478430	516000	06/27/2022	93	6	-0.1634%	-0.98%	-5,059	510,941	94
840	10771855	442630	475000	06/27/2022	93	6	-0.1634%	-0.98%	-4,657	470,343	94
841	10983636	415170	405000	06/27/2022	103	6	-0.1634%	-0.98%	-3,971	401,029	104
842	10319788	193580	310000	06/28/2022	62	6	-0.1634%	-0.98%	-3,039	306,961	63
843	10336287	330130	440000	06/28/2022	75	6	-0.1634%	-0.98%	-4,314	435,686	76
844	10993322	377800	410000	06/28/2022	92	6	-0.1634%	-0.98%	-4,020	405,980	93
845	11003191	492980	486000	06/28/2022	101	6	-0.1634%	-0.98%	-4,765	481,235	102
846	10981949	906910	885000	06/28/2022	102	6	-0.1634%	-0.98%	-8,676	876,324	103
847	10802344	1039810	885000	06/28/2022	117	6	-0.1634%	-0.98%	-8,676	876,324	119
848	10372402	139960	235000	06/29/2022	60	6	-0.1634%	-0.98%	-2,304	232,696	60
849	10350397	463790	575000	06/29/2022	81	6	-0.1634%	-0.98%	-5,637	569,363	81
850	10808002	424590	495000	06/29/2022	86	6	-0.1634%	-0.98%	-4,853	490,147	87
851	10348127	387510	431100	06/29/2022	90	6	-0.1634%	-0.98%	-4,226	426,874	91
852	11001215	403650	445000	06/29/2022	91	6	-0.1634%	-0.98%	-4,363	440,637	92
853	10828222	360540	369000	06/29/2022	98	6	-0.1634%	-0.98%	-3,618	365,382	99
854	10978187	576860	575000	06/29/2022	100	6	-0.1634%	-0.98%	-5,637	569,363	101
855	10702891	496340	481000	06/29/2022	103	6	-0.1634%	-0.98%	-4,716	476,284	104
856	11011215	120000	115000	06/29/2022	104	6	-0.1634%	-0.98%	-1,127	113,873	105
857	11011215	670730	620000	06/29/2022	108	6	-0.1634%	-0.98%	-6,078	613,922	109
858	10406188	268710	355000	06/30/2022	76	6	-0.1634%	-0.98%	-3,480	351,520	76
859	11012260	105000	136500	06/30/2022	77	6	-0.1634%	-0.98%	-1,338	135,162	78
860	11012259	105000	134500	06/30/2022	78	6	-0.1634%	-0.98%	-1,319	133,181	79
861	10651415	143970	159000	06/30/2022	91	6	-0.1634%	-0.98%	-1,559	157,441	91
862	10981883	357160	366000	06/30/2022	98	6	-0.1634%	-0.98%	-3,588	362,412	99
863	10974989	527250	525000	06/30/2022	100	6	-0.1634%	-0.98%	-5,147	519,853	101
864	11007593	674730	640000	06/30/2022	105	6	-0.1634%	-0.98%	-6,275	633,725	106
865	11010025	338320	315000	06/30/2022	107	6	-0.1634%	-0.98%	-3,088	311,912	108
866	10420069	201610	308000	07/01/2022	65	5	-0.1634%	-0.82%	-2,516	305,484	66
867	10792796	296100	343500	07/01/2022	86	5	-0.1634%	-0.82%	-2,806	340,694	87
868	10734724	391460	425000	07/01/2022	92	5	-0.1634%	-0.82%	-3,472	421,528	93
869	10909231	848150	832000	07/01/2022	102	5	-0.1634%	-0.82%	-6,797	825,203	103
870	10983373	168850	155000	07/01/2022	109	5	-0.1634%	-0.82%	-1,266	153,734	110
871	10441056	217330	348000	07/05/2022	62	5	-0.1634%	-0.82%	-2,843	345,157	63
872	10638651	289440	375000	07/05/2022	77	5	-0.1634%	-0.82%	-3,064	371,936	78
873	10586624	313650	390000	07/05/2022	80	5	-0.1634%	-0.82%	-3,186	386,814	81
874	10451134	225720	225000	07/05/2022	100	5	-0.1634%	-0.82%	-1,838	223,162	101
875	10844122	323230	375000	07/06/2022	86	5	-0.1634%	-0.82%	-3,064	371,936	87
876	10984489	434100	450000	07/06/2022	96	5	-0.1634%	-0.82%	-3,676	446,324	97
877	10412597	245510	250000	07/06/2022	98	5	-0.1634%	-0.82%	-2,042	247,958	99
878	11012100	510340	500000	07/06/2022	102	5	-0.1634%	-0.82%	-4,085	495,915	103
879	10976261	314690	387000	07/07/2022	81	5	-0.1634%	-0.82%	-3,162	383,838	82
880	10781307	419160	470000	07/07/2022	89	5	-0.1634%	-0.82%	-3,840	466,160	90
881	11010768	359990	396000	07/07/2022	91	5	-0.1634%	-0.82%	-3,235	392,765	92
882	11010467	591170	649000	07/07/2022	91	5	-0.1634%	-0.82%	-5,302	643,698	92
883	11011202	105000	115000	07/07/2022	91	5	-0.1634%	-0.82%	-940	114,060	92
884	11007700	404790	439900	07/07/2022	92	5	-0.1634%	-0.82%	-3,594	436,306	93

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885	10983336	192960	193000	07/07/2022	100	5	-0.1634%	-0.82%	-1,577	191,423	101
886	10344920	243300	350000	07/08/2022	70	5	-0.1634%	-0.82%	-2,859	347,141	70
887	10875105	720680	810000	07/08/2022	89	5	-0.1634%	-0.82%	-6,618	803,382	90
888	11010467	105000	115000	07/08/2022	91	5	-0.1634%	-0.82%	-940	114,060	92
889	11011202	601680	642000	07/08/2022	94	5	-0.1634%	-0.82%	-5,245	636,755	94
890	10452684	245370	329000	07/11/2022	75	5	-0.1634%	-0.82%	-2,688	326,312	75
891	10407654	201320	270000	07/11/2022	75	5	-0.1634%	-0.82%	-2,206	267,794	75
892	10974898	339440	385000	07/11/2022	88	5	-0.1634%	-0.82%	-3,145	381,855	89
893	11007822	862130	965000	07/11/2022	89	5	-0.1634%	-0.82%	-7,884	957,116	90
894	10339357	319320	350000	07/11/2022	91	5	-0.1634%	-0.82%	-2,859	347,141	92
895	10875211	600610	619000	07/11/2022	97	5	-0.1634%	-0.82%	-5,057	613,943	98
896	11010364	90000	92000	07/11/2022	98	5	-0.1634%	-0.82%	-752	91,248	99
897	11010363	90000	92000	07/11/2022	98	5	-0.1634%	-0.82%	-752	91,248	99
898	11010360	90000	92000	07/11/2022	98	5	-0.1634%	-0.82%	-752	91,248	99
899	11010359	90000	92000	07/11/2022	98	5	-0.1634%	-0.82%	-752	91,248	99
900	11010012	507000	495000	07/11/2022	102	5	-0.1634%	-0.82%	-4,044	490,956	103
901	10954015	713830	675000	07/11/2022	106	5	-0.1634%	-0.82%	-5,515	669,485	107
902	10454740	363530	337742	07/11/2022	108	5	-0.1634%	-0.82%	-2,759	334,983	109
903	10589808	444550	390000	07/11/2022	114	5	-0.1634%	-0.82%	-3,186	386,814	115
904	11010356	105000	92000	07/11/2022	114	5	-0.1634%	-0.82%	-752	91,248	115
905	11010354	105000	92000	07/11/2022	114	5	-0.1634%	-0.82%	-752	91,248	115
906	10411517	168790	289000	07/12/2022	58	5	-0.1634%	-0.82%	-2,361	286,639	59
907	10356375	250630	419000	07/12/2022	60	5	-0.1634%	-0.82%	-3,423	415,577	60
908	10354488	384190	555000	07/12/2022	69	5	-0.1634%	-0.82%	-4,534	550,466	70
909	10352941	687310	850000	07/12/2022	81	5	-0.1634%	-0.82%	-6,944	843,056	82
910	10839419	488080	555000	07/12/2022	88	5	-0.1634%	-0.82%	-4,534	550,466	89
911	11002599	503380	512000	07/12/2022	98	5	-0.1634%	-0.82%	-4,183	507,817	99
912	11011759	534360	527002	07/12/2022	101	5	-0.1634%	-0.82%	-4,306	522,696	102
913	10664394	301170	292000	07/12/2022	103	5	-0.1634%	-0.82%	-2,386	289,614	104
914	11011754	465340	447481	07/12/2022	104	5	-0.1634%	-0.82%	-3,656	443,825	105
915	11011755	558220	528592	07/12/2022	106	5	-0.1634%	-0.82%	-4,319	524,273	106
916	10976433	349730	315000	07/12/2022	111	5	-0.1634%	-0.82%	-2,574	312,426	112
917	10384261	203290	331000	07/13/2022	61	5	-0.1634%	-0.82%	-2,704	328,296	62
918	11012097	457770	519000	07/13/2022	88	5	-0.1634%	-0.82%	-4,240	514,760	89
919	11011139	546820	585000	07/13/2022	93	5	-0.1634%	-0.82%	-4,779	580,221	94
920	10984311	465160	483500	07/13/2022	96	5	-0.1634%	-0.82%	-3,950	479,550	97
921	10672623	495180	500000	07/13/2022	99	5	-0.1634%	-0.82%	-4,085	495,915	100
922	11011138	619840	599000	07/13/2022	103	5	-0.1634%	-0.82%	-4,894	594,106	104
923	10746129	315210	290000	07/13/2022	109	5	-0.1634%	-0.82%	-2,369	287,631	110
924	10977437	625910	769011	07/14/2022	81	5	-0.1634%	-0.82%	-6,283	762,728	82
925	10432204	859480	900000	07/14/2022	95	5	-0.1634%	-0.82%	-7,353	892,647	96
926	10979920	499300	499000	07/14/2022	100	5	-0.1634%	-0.82%	-4,077	494,923	101
927	10975710	267520	327000	07/15/2022	82	5	-0.1634%	-0.82%	-2,672	324,328	82
928	10327472	317300	350000	07/15/2022	91	5	-0.1634%	-0.82%	-2,859	347,141	91
929	10505750	580200	625000	07/15/2022	93	5	-0.1634%	-0.82%	-5,106	619,894	94
930	10868936	594600	599000	07/15/2022	99	5	-0.1634%	-0.82%	-4,894	594,106	100
931	10986264	1154100	985000	07/15/2022	117	5	-0.1634%	-0.82%	-8,047	976,953	118
932	10367618	231350	300000	07/18/2022	77	5	-0.1634%	-0.82%	-2,451	297,549	78
933	10317324	274440	310000	07/18/2022	89	5	-0.1634%	-0.82%	-2,533	307,467	89
934	11010565	70000	75000	07/18/2022	93	5	-0.1634%	-0.82%	-613	74,387	94
935	11007721	512370	515000	07/18/2022	99	5	-0.1634%	-0.82%	-4,208	510,792	100
936	10979735	437930	430000	07/18/2022	102	5	-0.1634%	-0.82%	-3,513	426,487	103

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937	10985991	599540	539000	07/18/2022	111	5	-0.1634%	-0.82%	-4,404	534,596	112
938	11010565	338030	288750	07/18/2022	117	5	-0.1634%	-0.82%	-2,359	286,391	118
939	10414903	229850	345000	07/19/2022	67	5	-0.1634%	-0.82%	-2,819	342,181	67
940	10367113	261900	370000	07/19/2022	71	5	-0.1634%	-0.82%	-3,023	366,977	71
941	10399989	136200	180000	07/19/2022	76	5	-0.1634%	-0.82%	-1,471	178,529	76
942	10976418	349600	305000	07/19/2022	115	5	-0.1634%	-0.82%	-2,492	302,508	116
943	10938821	413730	475000	07/20/2022	87	5	-0.1634%	-0.82%	-3,881	471,119	88
944	10869187	462530	520000	07/20/2022	89	5	-0.1634%	-0.82%	-4,248	515,752	90
945	11010475	120000	158500	07/21/2022	76	5	-0.1634%	-0.82%	-1,295	157,205	76
946	10800933	388080	450000	07/21/2022	86	5	-0.1634%	-0.82%	-3,676	446,324	87
947	11012280	105000	120000	07/21/2022	88	5	-0.1634%	-0.82%	-980	119,020	88
948	11007730	380350	395000	07/21/2022	96	5	-0.1634%	-0.82%	-3,227	391,773	97
949	11012269	120000	124000	07/21/2022	97	5	-0.1634%	-0.82%	-1,013	122,987	98
950	10804571	587580	595000	07/21/2022	99	5	-0.1634%	-0.82%	-4,861	590,139	100
951	11008716	476980	471000	07/21/2022	101	5	-0.1634%	-0.82%	-3,848	467,152	102
952	10983312	240100	235000	07/21/2022	102	5	-0.1634%	-0.82%	-1,920	233,080	103
953	10314392	494920	430000	07/21/2022	115	5	-0.1634%	-0.82%	-3,513	426,487	116
954	10810718	311050	375000	07/22/2022	83	5	-0.1634%	-0.82%	-3,064	371,936	84
955	11011948	387090	384900	07/22/2022	101	5	-0.1634%	-0.82%	-3,145	381,755	101
956	11011954	392220	389900	07/22/2022	101	5	-0.1634%	-0.82%	-3,185	386,715	101
957	10829659	494550	480000	07/22/2022	103	5	-0.1634%	-0.82%	-3,922	476,078	104
958	10351669	270030	455000	07/25/2022	59	5	-0.1634%	-0.82%	-3,717	451,283	60
959	10322491	283650	400000	07/25/2022	71	5	-0.1634%	-0.82%	-3,268	396,732	71
960	10571004	354560	490000	07/25/2022	72	5	-0.1634%	-0.82%	-4,003	485,997	73
961	10794959	307500	375000	07/25/2022	82	5	-0.1634%	-0.82%	-3,064	371,936	83
962	10354909	306090	369000	07/25/2022	83	5	-0.1634%	-0.82%	-3,015	365,985	84
963	10982438	299300	400000	07/26/2022	75	5	-0.1634%	-0.82%	-3,268	396,732	75
964	10950689	277880	370000	07/26/2022	75	5	-0.1634%	-0.82%	-3,023	366,977	76
965	10692012	299020	360000	07/26/2022	83	5	-0.1634%	-0.82%	-2,941	357,059	84
966	10981188	558270	618000	07/26/2022	90	5	-0.1634%	-0.82%	-5,049	612,951	91
967	11008717	412920	450000	07/26/2022	92	5	-0.1634%	-0.82%	-3,676	446,324	93
968	11011015	413310	443700	07/26/2022	93	5	-0.1634%	-0.82%	-3,625	440,075	94
969	10404111	150860	260000	07/27/2022	58	5	-0.1634%	-0.82%	-2,124	257,876	59
970	10891145	340820	408500	07/27/2022	83	5	-0.1634%	-0.82%	-3,337	405,163	84
971	11004762	497110	550000	07/27/2022	90	5	-0.1634%	-0.82%	-4,493	545,507	91
972	11003286	594690	640000	07/27/2022	93	5	-0.1634%	-0.82%	-5,229	634,771	94
973	10984709	771510	790000	07/27/2022	98	5	-0.1634%	-0.82%	-6,454	783,546	98
974	10980678	344220	345800	07/27/2022	100	5	-0.1634%	-0.82%	-2,825	342,975	100
975	10968921	299980	290000	07/27/2022	103	5	-0.1634%	-0.82%	-2,369	287,631	104
976	10327247	175360	285000	07/28/2022	62	5	-0.1634%	-0.82%	-2,328	282,672	62
977	10903404	331370	405000	07/28/2022	82	5	-0.1634%	-0.82%	-3,309	401,691	82
978	10344433	361950	435000	07/28/2022	83	5	-0.1634%	-0.82%	-3,554	431,446	84
979	10424478	365510	415000	07/28/2022	88	5	-0.1634%	-0.82%	-3,391	411,609	89
980	10864942	401900	450000	07/28/2022	89	5	-0.1634%	-0.82%	-3,676	446,324	90
981	10982153	538540	600000	07/28/2022	90	5	-0.1634%	-0.82%	-4,902	595,098	90
982	10871308	382230	420000	07/28/2022	91	5	-0.1634%	-0.82%	-3,431	416,569	92
983	10350143	506940	535000	07/28/2022	95	5	-0.1634%	-0.82%	-4,371	530,629	96
984	11010006	532230	539900	07/28/2022	99	5	-0.1634%	-0.82%	-4,411	535,489	99
985	10880087	330850	320000	07/28/2022	103	5	-0.1634%	-0.82%	-2,614	317,386	104
986	10796327	531960	450000	07/28/2022	118	5	-0.1634%	-0.82%	-3,676	446,324	119
987	10373651	248700	349000	07/29/2022	71	5	-0.1634%	-0.82%	-2,851	346,149	72
988	10335078	250940	331000	07/29/2022	76	5	-0.1634%	-0.82%	-2,704	328,296	76

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989	10348832	280180	340000	07/29/2022	82	5	-0.1634%	-0.82%	-2,778	337,222	83
990	10988182	721620	800000	07/29/2022	90	5	-0.1634%	-0.82%	-6,536	793,464	91
991	10429697	316080	310000	07/29/2022	102	5	-0.1634%	-0.82%	-2,533	307,467	103
992	10601120	598000	690000	07/30/2022	87	5	-0.1634%	-0.82%	-5,637	684,363	87
993	11006357	444470	487000	08/01/2022	91	4	-0.1634%	-0.65%	-3,183	483,817	92
994	10775841	319230	340000	08/01/2022	94	4	-0.1634%	-0.65%	-2,222	337,778	95
995	10650397	259410	374900	08/02/2022	69	4	-0.1634%	-0.65%	-2,450	372,450	70
996	10979326	448800	459000	08/02/2022	98	4	-0.1634%	-0.65%	-3,000	456,000	98
997	10557091	428000	400000	08/02/2022	107	4	-0.1634%	-0.65%	-2,614	397,386	108
998	11012281	105000	132000	08/03/2022	80	4	-0.1634%	-0.65%	-863	131,137	80
999	10863506	287910	338000	08/03/2022	85	4	-0.1634%	-0.65%	-2,209	335,791	86
1000	10417643	431940	500209	08/03/2022	86	4	-0.1634%	-0.65%	-3,269	496,940	87
1001	10978513	446520	500000	08/03/2022	89	4	-0.1634%	-0.65%	-3,268	496,732	90
1002	11000589	1137400	1266470	08/03/2022	90	4	-0.1634%	-0.65%	-8,278	1,258,192	90
1003	11007210	448140	415000	08/03/2022	108	4	-0.1634%	-0.65%	-2,712	412,288	109
1004	10777673	392430	388400	08/04/2022	101	4	-0.1634%	-0.65%	-2,539	385,861	102
1005	11008071	691280	665000	08/04/2022	104	4	-0.1634%	-0.65%	-4,346	660,654	105
1006	10969350	801020	677610	08/04/2022	118	4	-0.1634%	-0.65%	-4,429	673,181	119
1007	10929929	435500	525000	08/05/2022	83	4	-0.1634%	-0.65%	-3,431	521,569	83
1008	10806791	689770	750000	08/05/2022	92	4	-0.1634%	-0.65%	-4,902	745,098	93
1009	11012060	465340	474187	08/05/2022	98	4	-0.1634%	-0.65%	-3,099	471,088	99
1010	11012042	518430	523943	08/05/2022	99	4	-0.1634%	-0.65%	-3,424	520,519	100
1011	11012059	520070	513954	08/05/2022	101	4	-0.1634%	-0.65%	-3,359	510,595	102
1012	11011753	543290	516769	08/05/2022	105	4	-0.1634%	-0.65%	-3,378	513,391	106
1013	10785844	319930	400000	08/08/2022	80	4	-0.1634%	-0.65%	-2,614	397,386	81
1014	10783801	316850	372000	08/08/2022	85	4	-0.1634%	-0.65%	-2,431	369,569	86
1015	11011829	120000	139000	08/08/2022	86	4	-0.1634%	-0.65%	-908	138,092	87
1016	10891999	538310	610000	08/08/2022	88	4	-0.1634%	-0.65%	-3,987	606,013	89
1017	10977439	515360	520000	08/08/2022	99	4	-0.1634%	-0.65%	-3,399	516,601	100
1018	11010455	604230	609900	08/08/2022	99	4	-0.1634%	-0.65%	-3,986	605,914	100
1019	10867097	788690	775000	08/08/2022	102	4	-0.1634%	-0.65%	-5,065	769,935	102
1020	10334918	477500	469000	08/08/2022	102	4	-0.1634%	-0.65%	-3,065	465,935	102
1021	10789378	389510	475000	08/09/2022	82	4	-0.1634%	-0.65%	-3,105	471,895	83
1022	11011209	105000	115000	08/09/2022	91	4	-0.1634%	-0.65%	-752	114,248	92
1023	10330144	170990	286389	08/10/2022	60	4	-0.1634%	-0.65%	-1,872	284,517	60
1024	10407348	94000	100000	08/10/2022	94	4	-0.1634%	-0.65%	-654	99,346	95
1025	10376317	242960	355000	08/11/2022	68	4	-0.1634%	-0.65%	-2,320	352,680	69
1026	10324347	276390	402500	08/11/2022	69	4	-0.1634%	-0.65%	-2,631	399,869	69
1027	10617868	284350	365000	08/11/2022	78	4	-0.1634%	-0.65%	-2,386	362,614	78
1028	11012269	610430	714370	08/11/2022	85	4	-0.1634%	-0.65%	-4,669	709,701	86
1029	10346361	1074170	1250000	08/11/2022	86	4	-0.1634%	-0.65%	-8,170	1,241,830	86
1030	11011188	580700	627000	08/11/2022	93	4	-0.1634%	-0.65%	-4,098	622,902	93
1031	11010633	392660	417000	08/11/2022	94	4	-0.1634%	-0.65%	-2,725	414,275	95
1032	10579677	312080	325000	08/11/2022	96	4	-0.1634%	-0.65%	-2,124	322,876	97
1033	10943664	285470	360000	08/12/2022	79	4	-0.1634%	-0.65%	-2,353	357,647	80
1034	10840559	374140	410000	08/12/2022	91	4	-0.1634%	-0.65%	-2,680	407,320	92
1035	10720117	400010	406200	08/12/2022	98	4	-0.1634%	-0.65%	-2,655	403,545	99
1036	10651812	181700	185000	08/12/2022	98	4	-0.1634%	-0.65%	-1,209	183,791	99
1037	11009688	402900	400000	08/12/2022	101	4	-0.1634%	-0.65%	-2,614	397,386	101
1038	10359640	593870	565000	08/12/2022	105	4	-0.1634%	-0.65%	-3,693	561,307	106
1039	10982173	594790	565000	08/12/2022	105	4	-0.1634%	-0.65%	-3,693	561,307	106
1040	10781794	432510	404000	08/12/2022	107	4	-0.1634%	-0.65%	-2,641	401,359	108

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1041	10841069	260160	335000	08/13/2022	78	4	-0.1634%	-0.65%	-2,190	332,810	78
1042	10420611	181130	275000	08/15/2022	66	4	-0.1634%	-0.65%	-1,797	273,203	66
1043	10352550	442550	540000	08/15/2022	82	4	-0.1634%	-0.65%	-3,529	536,471	82
1044	10766769	388460	470000	08/15/2022	83	4	-0.1634%	-0.65%	-3,072	466,928	83
1045	10938415	465680	549000	08/15/2022	85	4	-0.1634%	-0.65%	-3,588	545,412	85
1046	10876282	478200	519900	08/15/2022	92	4	-0.1634%	-0.65%	-3,398	516,502	93
1047	10408189	281860	379900	08/16/2022	74	4	-0.1634%	-0.65%	-2,483	377,417	75
1048	10345098	568720	640000	08/16/2022	89	4	-0.1634%	-0.65%	-4,183	635,817	89
1049	11011760	480610	435900	08/16/2022	110	4	-0.1634%	-0.65%	-2,849	433,051	111
1050	10765502	346380	365000	08/17/2022	95	4	-0.1634%	-0.65%	-2,386	362,614	96
1051	10819655	448160	500000	08/18/2022	90	4	-0.1634%	-0.65%	-3,268	496,732	90
1052	10857036	528820	555000	08/19/2022	95	4	-0.1634%	-0.65%	-3,627	551,373	96
1053	11010007	590050	614900	08/19/2022	96	4	-0.1634%	-0.65%	-4,019	610,881	97
1054	10393211	204650	210000	08/19/2022	97	4	-0.1634%	-0.65%	-1,373	208,627	98
1055	11003179	526310	525000	08/20/2022	100	4	-0.1634%	-0.65%	-3,431	521,569	101
1056	10410634	178120	260000	08/22/2022	69	4	-0.1634%	-0.65%	-1,699	258,301	69
1057	10314041	304320	410000	08/22/2022	74	4	-0.1634%	-0.65%	-2,680	407,320	75
1058	10589257	174730	225000	08/22/2022	78	4	-0.1634%	-0.65%	-1,471	223,529	78
1059	10816788	339670	380000	08/22/2022	89	4	-0.1634%	-0.65%	-2,484	377,516	90
1060	10938369	417320	421000	08/22/2022	99	4	-0.1634%	-0.65%	-2,752	418,248	100
1061	10023193	361260	359000	08/22/2022	101	4	-0.1634%	-0.65%	-2,346	356,654	101
1062	10406099	233190	277500	08/23/2022	84	4	-0.1634%	-0.65%	-1,814	275,686	85
1063	10402364	203980	287500	08/24/2022	71	4	-0.1634%	-0.65%	-1,879	285,621	71
1064	10654721	254110	325000	08/24/2022	78	4	-0.1634%	-0.65%	-2,124	322,876	79
1065	10979906	536760	600000	08/24/2022	89	4	-0.1634%	-0.65%	-3,922	596,078	90
1066	10840494	410770	409000	08/24/2022	100	4	-0.1634%	-0.65%	-2,673	406,327	101
1067	10701384	491700	480000	08/24/2022	102	4	-0.1634%	-0.65%	-3,137	476,863	103
1068	10405929	211620	330000	08/25/2022	64	4	-0.1634%	-0.65%	-2,157	327,843	65
1069	10977002	424520	467500	08/25/2022	91	4	-0.1634%	-0.65%	-3,056	464,444	91
1070	10781907	525020	569900	08/25/2022	92	4	-0.1634%	-0.65%	-3,725	566,175	93
1071	10809879	418940	385000	08/25/2022	109	4	-0.1634%	-0.65%	-2,516	382,484	110
1072	10685785	368500	485000	08/26/2022	76	4	-0.1634%	-0.65%	-3,170	481,830	76
1073	10323746	267250	348000	08/26/2022	77	4	-0.1634%	-0.65%	-2,275	345,725	77
1074	10824839	273560	344000	08/26/2022	80	4	-0.1634%	-0.65%	-2,248	341,752	80
1075	10324353	229070	255600	08/26/2022	90	4	-0.1634%	-0.65%	-1,671	253,929	90
1076	10880719	336590	360000	08/26/2022	93	4	-0.1634%	-0.65%	-2,353	357,647	94
1077	10039444	567870	569000	08/26/2022	100	4	-0.1634%	-0.65%	-3,719	565,281	100
1078	10444053	344850	315500	08/26/2022	109	4	-0.1634%	-0.65%	-2,062	313,438	110
1079	10982138	701470	616500	08/26/2022	114	4	-0.1634%	-0.65%	-4,029	612,471	115
1080	10686441	257110	367500	08/29/2022	70	4	-0.1634%	-0.65%	-2,402	365,098	70
1081	10955603	293820	380000	08/29/2022	77	4	-0.1634%	-0.65%	-2,484	377,516	78
1082	10696868	331870	375000	08/29/2022	88	4	-0.1634%	-0.65%	-2,451	372,549	89
1083	11003271	580100	596000	08/29/2022	97	4	-0.1634%	-0.65%	-3,895	592,105	98
1084	10651296	211210	211000	08/29/2022	100	4	-0.1634%	-0.65%	-1,379	209,621	101
1085	11010355	575420	560000	08/29/2022	103	4	-0.1634%	-0.65%	-3,660	556,340	103
1086	11010360	651300	625000	08/29/2022	104	4	-0.1634%	-0.65%	-4,085	620,915	105
1087	10915052	276320	372500	08/30/2022	74	4	-0.1634%	-0.65%	-2,435	370,065	75
1088	11007422	340570	363000	08/30/2022	94	4	-0.1634%	-0.65%	-2,373	360,627	94
1089	10982459	409810	430000	08/30/2022	95	4	-0.1634%	-0.65%	-2,810	427,190	96
1090	11003361	348140	363500	08/30/2022	96	4	-0.1634%	-0.65%	-2,376	361,124	96
1091	10708189	334370	432600	08/31/2022	77	4	-0.1634%	-0.65%	-2,827	429,773	78
1092	10676909	278140	344500	08/31/2022	81	4	-0.1634%	-0.65%	-2,252	342,248	81

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1093	10766047	328170	380000	08/31/2022	86	4	-0.1634%	-0.65%	-2,484	377,516	87
1094	10557512	297920	345000	08/31/2022	86	4	-0.1634%	-0.65%	-2,255	342,745	87
1095	10629141	321060	360000	08/31/2022	89	4	-0.1634%	-0.65%	-2,353	357,647	90
1096	10832866	382210	425000	08/31/2022	90	4	-0.1634%	-0.65%	-2,778	422,222	91
1097	10847876	488440	500000	08/31/2022	98	4	-0.1634%	-0.65%	-3,268	496,732	98
1098	10874865	742560	695000	08/31/2022	107	4	-0.1634%	-0.65%	-4,542	690,458	108
1099	11005666	545420	590000	09/01/2022	92	3	-0.1634%	-0.49%	-2,892	587,108	93
1100	10380665	265110	388000	09/02/2022	68	3	-0.1634%	-0.49%	-1,902	386,098	69
1101	10711671	320670	438000	09/02/2022	73	3	-0.1634%	-0.49%	-2,147	435,853	74
1102	10971943	344150	410000	09/02/2022	84	3	-0.1634%	-0.49%	-2,010	407,990	84
1103	10983303	210220	215000	09/02/2022	98	3	-0.1634%	-0.49%	-1,054	213,946	98
1104	10366474	415100	395000	09/02/2022	105	3	-0.1634%	-0.49%	-1,936	393,064	106
1105	10649456	270890	345000	09/06/2022	79	3	-0.1634%	-0.49%	-1,691	343,309	79
1106	10800056	367580	409000	09/06/2022	90	3	-0.1634%	-0.49%	-2,005	406,995	90
1107	10978510	429710	462500	09/06/2022	93	3	-0.1634%	-0.49%	-2,267	460,233	93
1108	10984453	412940	350000	09/06/2022	118	3	-0.1634%	-0.49%	-1,716	348,284	119
1109	10347449	281610	425000	09/07/2022	66	3	-0.1634%	-0.49%	-2,083	422,917	67
1110	10441015	250480	345000	09/07/2022	73	3	-0.1634%	-0.49%	-1,691	343,309	73
1111	10977081	282250	356000	09/07/2022	79	3	-0.1634%	-0.49%	-1,745	354,255	80
1112	11006416	468220	495000	09/07/2022	95	3	-0.1634%	-0.49%	-2,426	492,574	95
1113	10999777	506290	515000	09/07/2022	98	3	-0.1634%	-0.49%	-2,525	512,475	99
1114	11011882	437920	433000	09/08/2022	101	3	-0.1634%	-0.49%	-2,123	430,877	102
1115	10973644	54090	50000	09/08/2022	108	3	-0.1634%	-0.49%	-245	49,755	109
1116	10381388	177420	300000	09/09/2022	59	3	-0.1634%	-0.49%	-1,471	298,529	59
1117	10921145	326440	410000	09/09/2022	80	3	-0.1634%	-0.49%	-2,010	407,990	80
1118	10977716	370770	400000	09/09/2022	93	3	-0.1634%	-0.49%	-1,961	398,039	93
1119	11003021	502650	505000	09/09/2022	100	3	-0.1634%	-0.49%	-2,475	502,525	100
1120	11000302	427830	415500	09/09/2022	103	3	-0.1634%	-0.49%	-2,037	413,463	103
1121	10939681	398190	385000	09/09/2022	103	3	-0.1634%	-0.49%	-1,887	383,113	104
1122	10597073	413770	385000	09/10/2022	107	3	-0.1634%	-0.49%	-1,887	383,113	108
1123	10336722	238580	340000	09/11/2022	70	3	-0.1634%	-0.49%	-1,667	338,333	71
1124	10488622	155580	245000	09/12/2022	64	3	-0.1634%	-0.49%	-1,201	243,799	64
1125	10794529	393800	430000	09/12/2022	92	3	-0.1634%	-0.49%	-2,108	427,892	92
1126	11012057	450720	473491	09/12/2022	95	3	-0.1634%	-0.49%	-2,321	471,170	96
1127	11012056	429380	447492	09/12/2022	96	3	-0.1634%	-0.49%	-2,194	445,298	96
1128	11012061	539450	555054	09/12/2022	97	3	-0.1634%	-0.49%	-2,721	552,333	98
1129	11012055	505070	513512	09/12/2022	98	3	-0.1634%	-0.49%	-2,517	510,995	99
1130	11010003	532230	539900	09/12/2022	99	3	-0.1634%	-0.49%	-2,647	537,253	99
1131	11012058	520070	516163	09/12/2022	101	3	-0.1634%	-0.49%	-2,530	513,633	101
1132	11011752	508940	496897	09/12/2022	102	3	-0.1634%	-0.49%	-2,436	494,461	103
1133	10557091	428000	400000	09/12/2022	107	3	-0.1634%	-0.49%	-1,961	398,039	108
1134	10826481	299730	372000	09/13/2022	81	3	-0.1634%	-0.49%	-1,824	370,176	81
1135	10570975	373440	450000	09/13/2022	83	3	-0.1634%	-0.49%	-2,206	447,794	83
1136	10877562	441000	500000	09/13/2022	88	3	-0.1634%	-0.49%	-2,451	497,549	89
1137	11012098	471220	495000	09/13/2022	95	3	-0.1634%	-0.49%	-2,426	492,574	96
1138	10807918	426810	425000	09/13/2022	100	3	-0.1634%	-0.49%	-2,083	422,917	101
1139	11012073	384400	385125	09/13/2022	100	3	-0.1634%	-0.49%	-1,888	383,237	100
1140	10349628	486480	460000	09/13/2022	106	3	-0.1634%	-0.49%	-2,255	457,745	106
1141	10314041	304320	400000	09/14/2022	76	3	-0.1634%	-0.49%	-1,961	398,039	76
1142	10929297	254640	315000	09/14/2022	81	3	-0.1634%	-0.49%	-1,544	313,456	81
1143	10960617	739860	875000	09/14/2022	85	3	-0.1634%	-0.49%	-4,289	870,711	85
1144	10623957	253790	300000	09/14/2022	85	3	-0.1634%	-0.49%	-1,471	298,529	85

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1145	10643111	286430	330000	09/14/2022	87	3	-0.1634%	-0.49%	-1,618	328,382	87
1146	10719239	337360	373500	09/14/2022	90	3	-0.1634%	-0.49%	-1,831	371,669	91
1147	10988018	266300	276800	09/14/2022	96	3	-0.1634%	-0.49%	-1,357	275,443	97
1148	11007501	599740	580000	09/14/2022	103	3	-0.1634%	-0.49%	-2,843	577,157	104
1149	10839450	697080	655000	09/14/2022	106	3	-0.1634%	-0.49%	-3,211	651,789	107
1150	10336252	297350	280000	09/14/2022	106	3	-0.1634%	-0.49%	-1,373	278,627	107
1151	10645550	242960	210000	09/14/2022	116	3	-0.1634%	-0.49%	-1,029	208,971	116
1152	10488866	210970	332500	09/15/2022	63	3	-0.1634%	-0.49%	-1,630	330,870	64
1153	10421130	193160	303000	09/15/2022	64	3	-0.1634%	-0.49%	-1,485	301,515	64
1154	10674284	237820	325000	09/15/2022	73	3	-0.1634%	-0.49%	-1,593	323,407	74
1155	10588528	366320	490000	09/15/2022	75	3	-0.1634%	-0.49%	-2,402	487,598	75
1156	10794489	406410	439000	09/15/2022	93	3	-0.1634%	-0.49%	-2,152	436,848	93
1157	11012071	384400	384900	09/15/2022	100	3	-0.1634%	-0.49%	-1,887	383,013	100
1158	11012072	384400	385000	09/15/2022	100	3	-0.1634%	-0.49%	-1,887	383,113	100
1159	10983342	196290	177000	09/15/2022	111	3	-0.1634%	-0.49%	-868	176,132	111
1160	10402656	216160	335000	09/16/2022	65	3	-0.1634%	-0.49%	-1,642	333,358	65
1161	10331554	188770	260000	09/16/2022	73	3	-0.1634%	-0.49%	-1,275	258,725	73
1162	10427939	398660	480000	09/16/2022	83	3	-0.1634%	-0.49%	-2,353	477,647	83
1163	11012091	425040	485000	09/16/2022	88	3	-0.1634%	-0.49%	-2,377	482,623	88
1164	11007598	1085890	1050000	09/16/2022	103	3	-0.1634%	-0.49%	-5,147	1,044,853	104
1165	10322863	207680	340000	09/19/2022	61	3	-0.1634%	-0.49%	-1,667	338,333	61
1166	10401149	164230	250000	09/19/2022	66	3	-0.1634%	-0.49%	-1,225	248,775	66
1167	10324783	239430	330000	09/19/2022	73	3	-0.1634%	-0.49%	-1,618	328,382	73
1168	10596995	332610	427700	09/19/2022	78	3	-0.1634%	-0.49%	-2,097	425,603	78
1169	10987101	264150	285000	09/19/2022	93	3	-0.1634%	-0.49%	-1,397	283,603	93
1170	10422751	477550	485000	09/19/2022	98	3	-0.1634%	-0.49%	-2,377	482,623	99
1171	10653043	308320	426000	09/20/2022	72	3	-0.1634%	-0.49%	-2,088	423,912	73
1172	10979753	476820	475000	09/20/2022	100	3	-0.1634%	-0.49%	-2,328	472,672	101
1173	10774025	296780	394000	09/21/2022	75	3	-0.1634%	-0.49%	-1,931	392,069	76
1174	10403521	244080	310000	09/21/2022	79	3	-0.1634%	-0.49%	-1,520	308,480	79
1175	10785877	332540	358000	09/21/2022	93	3	-0.1634%	-0.49%	-1,755	356,245	93
1176	10674219	238140	310000	09/22/2022	77	3	-0.1634%	-0.49%	-1,520	308,480	77
1177	10337875	394590	490000	09/22/2022	81	3	-0.1634%	-0.49%	-2,402	487,598	81
1178	10337931	394590	490000	09/22/2022	81	3	-0.1634%	-0.49%	-2,402	487,598	81
1179	10319285	279080	310000	09/22/2022	90	3	-0.1634%	-0.49%	-1,520	308,480	90
1180	11007698	416000	449000	09/22/2022	93	3	-0.1634%	-0.49%	-2,201	446,799	93
1181	11007516	540820	570000	09/22/2022	95	3	-0.1634%	-0.49%	-2,794	567,206	95
1182	10954285	838460	880000	09/22/2022	95	3	-0.1634%	-0.49%	-4,314	875,686	96
1183	10338839	502440	514000	09/22/2022	98	3	-0.1634%	-0.49%	-2,520	511,480	98
1184	11007220	423020	430000	09/22/2022	98	3	-0.1634%	-0.49%	-2,108	427,892	99
1185	10983544	380250	383000	09/22/2022	99	3	-0.1634%	-0.49%	-1,877	381,123	100
1186	10703164	729800	700000	09/22/2022	104	3	-0.1634%	-0.49%	-3,431	696,569	105
1187	10745643	304450	375000	09/23/2022	81	3	-0.1634%	-0.49%	-1,838	373,162	82
1188	10354810	287700	330000	09/23/2022	87	3	-0.1634%	-0.49%	-1,618	328,382	88
1189	11007587	634380	730000	09/23/2022	87	3	-0.1634%	-0.49%	-3,578	726,422	87
1190	10719764	363800	345000	09/23/2022	105	3	-0.1634%	-0.49%	-1,691	343,309	106
1191	10710975	251570	325000	09/24/2022	77	3	-0.1634%	-0.49%	-1,593	323,407	78
1192	10442192	353670	569300	09/26/2022	62	3	-0.1634%	-0.49%	-2,791	566,509	62
1193	10610751	320750	410000	09/26/2022	78	3	-0.1634%	-0.49%	-2,010	407,990	79
1194	10326662	299430	365000	09/26/2022	82	3	-0.1634%	-0.49%	-1,789	363,211	82
1195	10805048	492660	545000	09/26/2022	90	3	-0.1634%	-0.49%	-2,672	542,328	91
1196	10829578	533780	517000	09/26/2022	103	3	-0.1634%	-0.49%	-2,534	514,466	104

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1197	10453020	208300	300000	09/27/2022	69	3	-0.1634%	-0.49%	-1,471	298,529	70
1198	10753095	388330	470000	09/27/2022	83	3	-0.1634%	-0.49%	-2,304	467,696	83
1199	10452009	384990	410000	09/27/2022	94	3	-0.1634%	-0.49%	-2,010	407,990	94
1200	10840534	372940	385000	09/27/2022	97	3	-0.1634%	-0.49%	-1,887	383,113	97
1201	11011946	387090	364900	09/27/2022	106	3	-0.1634%	-0.49%	-1,789	363,111	107
1202	10341922	286120	395000	09/28/2022	72	3	-0.1634%	-0.49%	-1,936	393,064	73
1203	10626389	405430	530000	09/28/2022	76	3	-0.1634%	-0.49%	-2,598	527,402	77
1204	10353741	434520	546000	09/28/2022	80	3	-0.1634%	-0.49%	-2,676	543,324	80
1205	11002329	755870	895000	09/28/2022	84	3	-0.1634%	-0.49%	-4,387	890,613	85
1206	10864326	383860	429000	09/28/2022	89	3	-0.1634%	-0.49%	-2,103	426,897	90
1207	10982528	373300	415000	09/28/2022	90	3	-0.1634%	-0.49%	-2,034	412,966	90
1208	10789571	379350	420000	09/28/2022	90	3	-0.1634%	-0.49%	-2,059	417,941	91
1209	10600928	476860	500000	09/28/2022	95	3	-0.1634%	-0.49%	-2,451	497,549	96
1210	10325869	394080	410000	09/28/2022	96	3	-0.1634%	-0.49%	-2,010	407,990	97
1211	10987003	633480	650000	09/28/2022	97	3	-0.1634%	-0.49%	-3,186	646,814	98
1212	10979754	444780	435000	09/28/2022	102	3	-0.1634%	-0.49%	-2,132	432,868	103
1213	10407143	155670	257000	09/29/2022	61	3	-0.1634%	-0.49%	-1,260	255,740	61
1214	10324002	300060	415000	09/29/2022	72	3	-0.1634%	-0.49%	-2,034	412,966	73
1215	10987146	501280	535000	09/29/2022	94	3	-0.1634%	-0.49%	-2,623	532,377	94
1216	10692144	381600	403000	09/29/2022	95	3	-0.1634%	-0.49%	-1,975	401,025	95
1217	11010356	579800	575000	09/29/2022	101	3	-0.1634%	-0.49%	-2,819	572,181	101
1218	11010613	395780	385000	09/29/2022	103	3	-0.1634%	-0.49%	-1,887	383,113	103
1219	10319851	222840	360000	09/30/2022	62	3	-0.1634%	-0.49%	-1,765	358,235	62
1220	10388255	276430	356000	09/30/2022	78	3	-0.1634%	-0.49%	-1,745	354,255	78
1221	10024360	310140	384500	09/30/2022	81	3	-0.1634%	-0.49%	-1,885	382,615	81
1222	10596758	458840	487000	09/30/2022	94	3	-0.1634%	-0.49%	-2,387	484,613	95
1223	10427388	386850	344000	09/30/2022	112	3	-0.1634%	-0.49%	-1,686	342,314	113
1224	10576231	507940	650000	10/03/2022	78	2	-0.1634%	-0.33%	-2,124	647,876	78
1225	10352932	558350	575000	10/03/2022	97	2	-0.1634%	-0.33%	-1,879	573,121	97
1226	11010364	653210	649000	10/03/2022	101	2	-0.1634%	-0.33%	-2,121	646,879	101
1227	10323711	234460	356500	10/04/2022	66	2	-0.1634%	-0.33%	-1,165	355,335	66
1228	10338253	344540	430000	10/04/2022	80	2	-0.1634%	-0.33%	-1,405	428,595	80
1229	10587953	345020	417000	10/04/2022	83	2	-0.1634%	-0.33%	-1,363	415,637	83
1230	10356934	455030	475000	10/04/2022	96	2	-0.1634%	-0.33%	-1,552	473,448	96
1231	10766841	376050	426000	10/05/2022	88	2	-0.1634%	-0.33%	-1,392	424,608	89
1232	11003279	641860	690000	10/05/2022	93	2	-0.1634%	-0.33%	-2,255	687,745	93
1233	10376909	386920	415000	10/05/2022	93	2	-0.1634%	-0.33%	-1,356	413,644	94
1234	10575801	236830	241000	10/05/2022	98	2	-0.1634%	-0.33%	-788	240,212	99
1235	11010005	530390	525000	10/05/2022	101	2	-0.1634%	-0.33%	-1,716	523,284	101
1236	10980768	436460	429000	10/05/2022	102	2	-0.1634%	-0.33%	-1,402	427,598	102
1237	10362504	198540	265000	10/06/2022	75	2	-0.1634%	-0.33%	-866	264,134	75
1238	10673288	278940	365000	10/06/2022	76	2	-0.1634%	-0.33%	-1,193	363,807	77
1239	10441585	289880	360000	10/06/2022	81	2	-0.1634%	-0.33%	-1,176	358,824	81
1240	10816801	339070	399900	10/06/2022	85	2	-0.1634%	-0.33%	-1,307	398,593	85
1241	10981728	755600	760000	10/06/2022	99	2	-0.1634%	-0.33%	-2,484	757,516	100
1242	10975783	341890	336725	10/06/2022	102	2	-0.1634%	-0.33%	-1,100	335,625	102
1243	10388182	215110	278500	10/07/2022	77	2	-0.1634%	-0.33%	-910	277,590	77
1244	10373296	191890	225000	10/07/2022	85	2	-0.1634%	-0.33%	-735	224,265	86
1245	10983205	426020	397500	10/07/2022	107	2	-0.1634%	-0.33%	-1,299	396,201	108
1246	10786450	634900	570000	10/07/2022	111	2	-0.1634%	-0.33%	-1,863	568,137	112
1247	10891054	343490	305000	10/08/2022	113	2	-0.1634%	-0.33%	-997	304,003	113
1248	11000585	120000	163700	10/10/2022	73	2	-0.1634%	-0.33%	-535	163,165	74

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1249	10361873	325580	375000	10/10/2022	87	2	-0.1634%	-0.33%	-1,225	373,775	87
1250	10839750	457960	498000	10/10/2022	92	2	-0.1634%	-0.33%	-1,627	496,373	92
1251	10352624	1298290	1150000	10/10/2022	113	2	-0.1634%	-0.33%	-3,758	1,146,242	113
1252	10563270	242560	360000	10/11/2022	67	2	-0.1634%	-0.33%	-1,176	358,824	68
1253	10389300	243700	349900	10/11/2022	70	2	-0.1634%	-0.33%	-1,143	348,757	70
1254	10809749	321620	385000	10/11/2022	84	2	-0.1634%	-0.33%	-1,258	383,742	84
1255	10657398	395380	447500	10/11/2022	88	2	-0.1634%	-0.33%	-1,462	446,038	89
1256	11012076	381950	395900	10/11/2022	96	2	-0.1634%	-0.33%	-1,294	394,606	97
1257	11005530	376380	375000	10/11/2022	100	2	-0.1634%	-0.33%	-1,225	373,775	101
1258	10331724	236110	275000	10/12/2022	86	2	-0.1634%	-0.33%	-899	274,101	86
1259	10721529	383160	438900	10/12/2022	87	2	-0.1634%	-0.33%	-1,434	437,466	88
1260	10825144	312330	349900	10/12/2022	89	2	-0.1634%	-0.33%	-1,143	348,757	90
1261	11002574	439190	495000	10/12/2022	89	2	-0.1634%	-0.33%	-1,618	493,382	89
1262	10570967	437360	450000	10/12/2022	97	2	-0.1634%	-0.33%	-1,471	448,529	98
1263	10876371	453740	459000	10/12/2022	99	2	-0.1634%	-0.33%	-1,500	457,500	99
1264	10869641	347790	349000	10/12/2022	100	2	-0.1634%	-0.33%	-1,141	347,859	100
1265	10984383	435380	415000	10/12/2022	105	2	-0.1634%	-0.33%	-1,356	413,644	105
1266	10847892	498900	574500	10/13/2022	87	2	-0.1634%	-0.33%	-1,877	572,623	87
1267	10627993	277380	319800	10/13/2022	87	2	-0.1634%	-0.33%	-1,045	318,755	87
1268	10902564	397430	435000	10/13/2022	91	2	-0.1634%	-0.33%	-1,422	433,578	92
1269	11010013	511260	509900	10/13/2022	100	2	-0.1634%	-0.33%	-1,666	508,234	101
1270	10870847	646810	620000	10/13/2022	104	2	-0.1634%	-0.33%	-2,026	617,974	105
1271	11010528	391540	369900	10/13/2022	106	2	-0.1634%	-0.33%	-1,209	368,691	106
1272	11005651	621210	550000	10/13/2022	113	2	-0.1634%	-0.33%	-1,797	548,203	113
1273	10326305	230900	360000	10/14/2022	64	2	-0.1634%	-0.33%	-1,176	358,824	64
1274	10316369	223120	309000	10/14/2022	72	2	-0.1634%	-0.33%	-1,010	307,990	72
1275	10984446	659720	710000	10/14/2022	93	2	-0.1634%	-0.33%	-2,320	707,680	93
1276	10406104	226670	313000	10/17/2022	72	2	-0.1634%	-0.33%	-1,023	311,977	73
1277	10417327	132090	150000	10/17/2022	88	2	-0.1634%	-0.33%	-490	149,510	88
1278	11005339	605310	660000	10/17/2022	92	2	-0.1634%	-0.33%	-2,157	657,843	92
1279	10765489	361040	375000	10/17/2022	96	2	-0.1634%	-0.33%	-1,225	373,775	97
1280	10895844	336510	350000	10/17/2022	96	2	-0.1634%	-0.33%	-1,144	348,856	96
1281	10983386	168850	150000	10/17/2022	113	2	-0.1634%	-0.33%	-490	149,510	113
1282	10981913	592700	525000	10/17/2022	113	2	-0.1634%	-0.33%	-1,716	523,284	113
1283	10421642	132030	170000	10/18/2022	78	2	-0.1634%	-0.33%	-556	169,444	78
1284	10820657	379850	450000	10/18/2022	84	2	-0.1634%	-0.33%	-1,471	448,529	85
1285	10332609	370370	406000	10/18/2022	91	2	-0.1634%	-0.33%	-1,327	404,673	92
1286	11011141	380410	365000	10/18/2022	104	2	-0.1634%	-0.33%	-1,193	363,807	105
1287	10877230	356210	325000	10/18/2022	110	2	-0.1634%	-0.33%	-1,062	323,938	110
1288	10373901	243710	415000	10/19/2022	59	2	-0.1634%	-0.33%	-1,356	413,644	59
1289	10377290	261000	356000	10/19/2022	73	2	-0.1634%	-0.33%	-1,163	354,837	74
1290	10709306	290500	345000	10/19/2022	84	2	-0.1634%	-0.33%	-1,127	343,873	84
1291	10981594	309730	350000	10/19/2022	88	2	-0.1634%	-0.33%	-1,144	348,856	89
1292	11010015	499330	495000	10/19/2022	101	2	-0.1634%	-0.33%	-1,618	493,382	101
1293	10989947	413510	360000	10/19/2022	115	2	-0.1634%	-0.33%	-1,176	358,824	115
1294	10401220	142500	225000	10/20/2022	63	2	-0.1634%	-0.33%	-735	224,265	64
1295	11012280	600340	747879	10/20/2022	80	2	-0.1634%	-0.33%	-2,444	745,435	81
1296	11012276	611660	637000	10/20/2022	96	2	-0.1634%	-0.33%	-2,082	634,918	96
1297	10975809	766150	660000	10/20/2022	116	2	-0.1634%	-0.33%	-2,157	657,843	116
1298	10881723	198080	335000	10/21/2022	59	2	-0.1634%	-0.33%	-1,095	333,905	59
1299	10314846	266740	347000	10/21/2022	77	2	-0.1634%	-0.33%	-1,134	345,866	77
1300	10888714	259070	305000	10/21/2022	85	2	-0.1634%	-0.33%	-997	304,003	85

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1301	10982020	419880	435000	10/21/2022	97	2	-0.1634%	-0.33%	-1,422	433,578	97
1302	10729784	451060	550000	10/24/2022	82	2	-0.1634%	-0.33%	-1,797	548,203	82
1303	10982388	466280	465000	10/24/2022	100	2	-0.1634%	-0.33%	-1,520	463,480	101
1304	11010004	510400	509900	10/24/2022	100	2	-0.1634%	-0.33%	-1,666	508,234	100
1305	10441753	230800	300000	10/25/2022	77	2	-0.1634%	-0.33%	-980	299,020	77
1306	10413526	309540	367500	10/25/2022	84	2	-0.1634%	-0.33%	-1,201	366,299	85
1307	11007209	435580	450000	10/25/2022	97	2	-0.1634%	-0.33%	-1,471	448,529	97
1308	10796668	490470	460000	10/25/2022	107	2	-0.1634%	-0.33%	-1,503	458,497	107
1309	10341574	311980	405000	10/26/2022	77	2	-0.1634%	-0.33%	-1,324	403,676	77
1310	11011212	502670	564000	10/26/2022	89	2	-0.1634%	-0.33%	-1,843	562,157	89
1311	10321615	349890	375000	10/26/2022	93	2	-0.1634%	-0.33%	-1,225	373,775	94
1312	10982433	482680	480000	10/26/2022	101	2	-0.1634%	-0.33%	-1,569	478,431	101
1313	10786890	579530	560000	10/26/2022	103	2	-0.1634%	-0.33%	-1,830	558,170	104
1314	10864959	582580	545000	10/26/2022	107	2	-0.1634%	-0.33%	-1,781	543,219	107
1315	10597105	357300	310000	10/26/2022	115	2	-0.1634%	-0.33%	-1,013	308,987	116
1316	10992879	2854140	3300000	10/27/2022	86	2	-0.1634%	-0.33%	-10,784	3,289,216	87
1317	10650508	407480	465000	10/27/2022	88	2	-0.1634%	-0.33%	-1,520	463,480	88
1318	11001262	584150	625000	10/27/2022	93	2	-0.1634%	-0.33%	-2,042	622,958	94
1319	10361784	580580	560000	10/27/2022	104	2	-0.1634%	-0.33%	-1,830	558,170	104
1320	11010530	391910	375000	10/27/2022	105	2	-0.1634%	-0.33%	-1,225	373,775	105
1321	11011770	90000	85000	10/27/2022	106	2	-0.1634%	-0.33%	-278	84,722	106
1322	10869055	601670	560000	10/27/2022	107	2	-0.1634%	-0.33%	-1,830	558,170	108
1323	10330331	321830	389000	10/28/2022	83	2	-0.1634%	-0.33%	-1,271	387,729	83
1324	10395985	362960	415000	10/28/2022	87	2	-0.1634%	-0.33%	-1,356	413,644	88
1325	11001269	630040	700000	10/28/2022	90	2	-0.1634%	-0.33%	-2,288	697,712	90
1326	11009962	447030	475000	10/28/2022	94	2	-0.1634%	-0.33%	-1,552	473,448	94
1327	10346207	1330850	1370000	10/30/2022	97	2	-0.1634%	-0.33%	-4,477	1,365,523	97
1328	10343923	423530	515000	11/01/2022	82	1	-0.1634%	-0.16%	-842	514,158	82
1329	10401180	222880	260000	11/01/2022	86	1	-0.1634%	-0.16%	-425	259,575	86
1330	11003256	605160	615000	11/02/2022	98	1	-0.1634%	-0.16%	-1,005	613,995	99
1331	10454456	783090	755000	11/02/2022	104	1	-0.1634%	-0.16%	-1,234	753,766	104
1332	10023655	315790	325000	11/03/2022	97	1	-0.1634%	-0.16%	-531	324,469	97
1333	10360015	574670	750000	11/04/2022	77	1	-0.1634%	-0.16%	-1,225	748,775	77
1334	10999426	419720	469000	11/07/2022	89	1	-0.1634%	-0.16%	-766	468,234	90
1335	10496838	465890	485000	11/07/2022	96	1	-0.1634%	-0.16%	-792	484,208	96
1336	11012070	418500	392500	11/07/2022	107	1	-0.1634%	-0.16%	-641	391,859	107
1337	10816064	331350	385000	11/08/2022	86	1	-0.1634%	-0.16%	-629	384,371	86
1338	10624094	256750	298000	11/08/2022	86	1	-0.1634%	-0.16%	-487	297,513	86
1339	10630233	379540	420000	11/08/2022	90	1	-0.1634%	-0.16%	-686	419,314	91
1340	10312771	350020	366500	11/08/2022	96	1	-0.1634%	-0.16%	-599	365,901	96
1341	10596441	386010	399000	11/08/2022	97	1	-0.1634%	-0.16%	-652	398,348	97
1342	11012048	533950	518600	11/08/2022	103	1	-0.1634%	-0.16%	-847	517,753	103
1343	10916140	347890	325000	11/08/2022	107	1	-0.1634%	-0.16%	-531	324,469	107
1344	10406625	191480	275000	11/09/2022	70	1	-0.1634%	-0.16%	-449	274,551	70
1345	10719270	316650	385000	11/09/2022	82	1	-0.1634%	-0.16%	-629	384,371	82
1346	10985699	568660	615000	11/09/2022	92	1	-0.1634%	-0.16%	-1,005	613,995	93
1347	10984813	542770	520000	11/09/2022	104	1	-0.1634%	-0.16%	-850	519,150	105
1348	10349969	455400	425000	11/09/2022	107	1	-0.1634%	-0.16%	-694	424,306	107
1349	10342986	481220	654000	11/10/2022	74	1	-0.1634%	-0.16%	-1,069	652,931	74
1350	10710829	256670	335000	11/10/2022	77	1	-0.1634%	-0.16%	-547	334,453	77
1351	10904792	485170	536000	11/10/2022	91	1	-0.1634%	-0.16%	-876	535,124	91
1352	11010000	579830	540000	11/10/2022	107	1	-0.1634%	-0.16%	-882	539,118	108

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1353	10449807	288520	341500	11/11/2022	84	1	-0.1634%	-0.16%	-558	340,942	85
1354	11006854	353670	379000	11/13/2022	93	1	-0.1634%	-0.16%	-619	378,381	93
1355	10441461	323320	365000	11/14/2022	89	1	-0.1634%	-0.16%	-596	364,404	89
1356	11007756	516240	509900	11/14/2022	101	1	-0.1634%	-0.16%	-833	509,067	101
1357	11006157	478760	448000	11/14/2022	107	1	-0.1634%	-0.16%	-732	447,268	107
1358	10366125	387950	353000	11/14/2022	110	1	-0.1634%	-0.16%	-577	352,423	110
1359	10983353	168850	145000	11/14/2022	116	1	-0.1634%	-0.16%	-237	144,763	117
1360	10313961	336780	360000	11/15/2022	94	1	-0.1634%	-0.16%	-588	359,412	94
1361	10586568	293390	265000	11/15/2022	111	1	-0.1634%	-0.16%	-433	264,567	111
1362	11011881	433670	380000	11/15/2022	114	1	-0.1634%	-0.16%	-621	379,379	114
1363	10980035	417170	363000	11/15/2022	115	1	-0.1634%	-0.16%	-593	362,407	115
1364	10382463	193770	308000	11/16/2022	63	1	-0.1634%	-0.16%	-503	307,497	63
1365	11012257	713050	675000	11/16/2022	106	1	-0.1634%	-0.16%	-1,103	673,897	106
1366	10985885	363490	322000	11/16/2022	113	1	-0.1634%	-0.16%	-526	321,474	113
1367	10342678	341130	397500	11/17/2022	86	1	-0.1634%	-0.16%	-650	396,850	86
1368	10986976	404640	424000	11/17/2022	95	1	-0.1634%	-0.16%	-693	423,307	96
1369	11010357	553250	522000	11/17/2022	106	1	-0.1634%	-0.16%	-853	521,147	106
1370	10651456	143970	135000	11/17/2022	107	1	-0.1634%	-0.16%	-221	134,779	107
1371	10943623	299020	350000	11/18/2022	85	1	-0.1634%	-0.16%	-572	349,428	86
1372	11006415	376900	397500	11/18/2022	95	1	-0.1634%	-0.16%	-650	396,850	95
1373	10975962	263740	225000	11/18/2022	117	1	-0.1634%	-0.16%	-368	224,632	117
1374	10404973	245210	311000	11/19/2022	79	1	-0.1634%	-0.16%	-508	310,492	79
1375	10619293	219880	265000	11/21/2022	83	1	-0.1634%	-0.16%	-433	264,567	83
1376	10350873	625200	600000	11/21/2022	104	1	-0.1634%	-0.16%	-980	599,020	104
1377	10980677	449700	430000	11/21/2022	105	1	-0.1634%	-0.16%	-703	429,297	105
1378	10867194	725680	675000	11/21/2022	108	1	-0.1634%	-0.16%	-1,103	673,897	108
1379	10809771	370380	370000	11/22/2022	100	1	-0.1634%	-0.16%	-605	369,395	100
1380	11013364	527810	484990	11/22/2022	109	1	-0.1634%	-0.16%	-792	484,198	109
1381	11013365	450340	414990	11/22/2022	109	1	-0.1634%	-0.16%	-678	414,312	109
1382	10313191	290510	357000	11/23/2022	81	1	-0.1634%	-0.16%	-583	356,417	82
1383	10981057	271230	318000	11/23/2022	85	1	-0.1634%	-0.16%	-520	317,480	85
1384	11011772	90000	89000	11/23/2022	101	1	-0.1634%	-0.16%	-145	88,855	101
1385	10327131	291880	345000	11/28/2022	85	1	-0.1634%	-0.16%	-564	344,436	85
1386	10968240	454760	490000	11/28/2022	93	1	-0.1634%	-0.16%	-801	489,199	93
1387	10987991	323320	347000	11/28/2022	93	1	-0.1634%	-0.16%	-567	346,433	93
1388	10494983	237200	253000	11/28/2022	94	1	-0.1634%	-0.16%	-413	252,587	94
1389	11012278	120000	124000	11/28/2022	97	1	-0.1634%	-0.16%	-203	123,797	97
1390	10824156	336630	335000	11/28/2022	100	1	-0.1634%	-0.16%	-547	334,453	101
1391	10415738	190890	315000	11/29/2022	61	1	-0.1634%	-0.16%	-515	314,485	61
1392	10836973	384960	486900	11/29/2022	79	1	-0.1634%	-0.16%	-796	486,104	79
1393	10488436	240580	289000	11/29/2022	83	1	-0.1634%	-0.16%	-472	288,528	83
1394	10674268	277090	310000	11/29/2022	89	1	-0.1634%	-0.16%	-507	309,493	90
1395	10394875	324680	350000	11/29/2022	93	1	-0.1634%	-0.16%	-572	349,428	93
1396	10794789	398750	406000	11/29/2022	98	1	-0.1634%	-0.16%	-663	405,337	98
1397	10546675	381080	385000	11/29/2022	99	1	-0.1634%	-0.16%	-629	384,371	99
1398	11010529	408780	385400	11/29/2022	106	1	-0.1634%	-0.16%	-630	384,770	106
1399	10438339	204000	245000	11/30/2022	83	1	-0.1634%	-0.16%	-400	244,600	83
1400	10721691	549610	600000	11/30/2022	92	1	-0.1634%	-0.16%	-980	599,020	92
1401	10408454	322200	347000	11/30/2022	93	1	-0.1634%	-0.16%	-567	346,433	93
1402	10396452	165050	265000	12/01/2022	62	0	-0.1634%	0.00%	0	265,000	62
1403	10345550	481320	636000	12/01/2022	76	0	-0.1634%	0.00%	0	636,000	76
1404	10994439	318990	347500	12/01/2022	92	0	-0.1634%	0.00%	0	347,500	92

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1405	10356634	449680	529000	12/05/2022	85	0	-0.1634%	0.00%	0	529,000	85
1406	10418119	160100	273000	12/06/2022	59	0	-0.1634%	0.00%	0	273,000	59
1407	10376325	240750	355990	12/06/2022	68	0	-0.1634%	0.00%	0	355,990	68
1408	10729362	179460	249900	12/06/2022	72	0	-0.1634%	0.00%	0	249,900	72
1409	10346100	413220	443425	12/06/2022	93	0	-0.1634%	0.00%	0	443,425	93
1410	11012279	120000	125336	12/07/2022	96	0	-0.1634%	0.00%	0	125,336	96
1411	11010002	558970	575000	12/07/2022	97	0	-0.1634%	0.00%	0	575,000	97
1412	10633549	231100	330000	12/08/2022	70	0	-0.1634%	0.00%	0	330,000	70
1413	11011013	71490	85000	12/08/2022	84	0	-0.1634%	0.00%	0	85,000	84
1414	11002623	568510	615000	12/08/2022	92	0	-0.1634%	0.00%	0	615,000	92
1415	10609791	614370	525000	12/08/2022	117	0	-0.1634%	0.00%	0	525,000	117
1416	10411998	118950	137500	12/09/2022	87	0	-0.1634%	0.00%	0	137,500	87
1417	10857125	497540	525000	12/09/2022	95	0	-0.1634%	0.00%	0	525,000	95
1418	10597090	278720	385000	12/12/2022	72	0	-0.1634%	0.00%	0	385,000	72
1419	10494900	161980	220000	12/12/2022	74	0	-0.1634%	0.00%	0	220,000	74
1420	10337518	254400	329000	12/12/2022	77	0	-0.1634%	0.00%	0	329,000	77
1421	10976260	298430	359000	12/12/2022	83	0	-0.1634%	0.00%	0	359,000	83
1422	11012047	400780	427000	12/12/2022	94	0	-0.1634%	0.00%	0	427,000	94
1423	11012050	580870	580417	12/12/2022	100	0	-0.1634%	0.00%	0	580,417	100
1424	11013305	2505000	2760000	12/13/2022	91	0	-0.1634%	0.00%	0	2,760,000	91
1425	11010001	534550	525000	12/13/2022	102	0	-0.1634%	0.00%	0	525,000	102
1426	10347803	344680	385000	12/14/2022	90	0	-0.1634%	0.00%	0	385,000	90
1427	10505020	1293630	1375000	12/14/2022	94	0	-0.1634%	0.00%	0	1,375,000	94
1428	11010629	397260	419000	12/14/2022	95	0	-0.1634%	0.00%	0	419,000	95
1429	10971879	406170	406000	12/14/2022	100	0	-0.1634%	0.00%	0	406,000	100
1430	10352616	601580	544000	12/14/2022	111	0	-0.1634%	0.00%	0	544,000	111
1431	10376917	381400	469000	12/15/2022	81	0	-0.1634%	0.00%	0	469,000	81
1432	10868059	440890	459900	12/15/2022	96	0	-0.1634%	0.00%	0	459,900	96
1433	10852232	345020	371250	12/16/2022	93	0	-0.1634%	0.00%	0	371,250	93
1434	10380981	221060	288000	12/20/2022	77	0	-0.1634%	0.00%	0	288,000	77
1435	10781399	486360	474600	12/20/2022	102	0	-0.1634%	0.00%	0	474,600	102
1436	10980678	344220	335000	12/20/2022	103	0	-0.1634%	0.00%	0	335,000	103
1437	10909903	420750	485000	12/21/2022	87	0	-0.1634%	0.00%	0	485,000	87
1438	10638715	295740	340000	12/21/2022	87	0	-0.1634%	0.00%	0	340,000	87
1439	10557212	317700	355000	12/21/2022	89	0	-0.1634%	0.00%	0	355,000	89
1440	10676933	307120	333000	12/21/2022	92	0	-0.1634%	0.00%	0	333,000	92
1441	10976377	366660	389900	12/21/2022	94	0	-0.1634%	0.00%	0	389,900	94
1442	10975670	783430	795000	12/21/2022	99	0	-0.1634%	0.00%	0	795,000	99
1443	11010359	652850	625000	12/21/2022	104	0	-0.1634%	0.00%	0	625,000	104
1444	11010016	514360	509900	12/23/2022	101	0	-0.1634%	0.00%	0	509,900	101
1445	10427581	194600	331000	12/27/2022	59	0	-0.1634%	0.00%	0	331,000	59
1446	10727564	239630	330000	12/27/2022	73	0	-0.1634%	0.00%	0	330,000	73
1447	10432083	185720	200000	12/27/2022	93	0	-0.1634%	0.00%	0	200,000	93
1448	10333831	246730	315000	12/28/2022	78	0	-0.1634%	0.00%	0	315,000	78
1449	10984472	371250	395000	12/28/2022	94	0	-0.1634%	0.00%	0	395,000	94
1450	10443894	242240	334000	12/29/2022	73	0	-0.1634%	0.00%	0	334,000	73
1451	10808011	413560	465000	12/29/2022	89	0	-0.1634%	0.00%	0	465,000	89
1452	10571217	370990	330000	12/29/2022	112	0	-0.1634%	0.00%	0	330,000	112
1453	10323187	263340	355000	12/30/2022	74	0	-0.1634%	0.00%	0	355,000	74
1454	10977845	478020	528973	12/30/2022	90	0	-0.1634%	0.00%	0	528,973	90

PC/RMV CLS 100/101 TIME TREND RE-CALC AREA

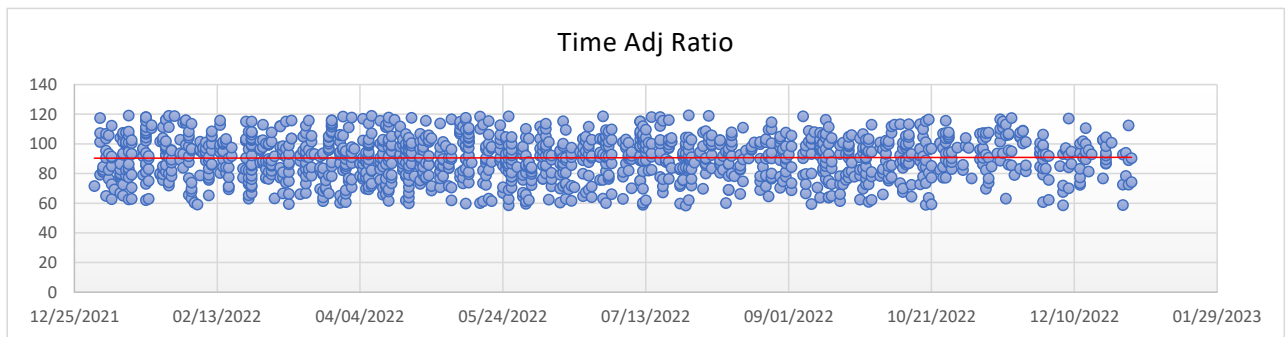
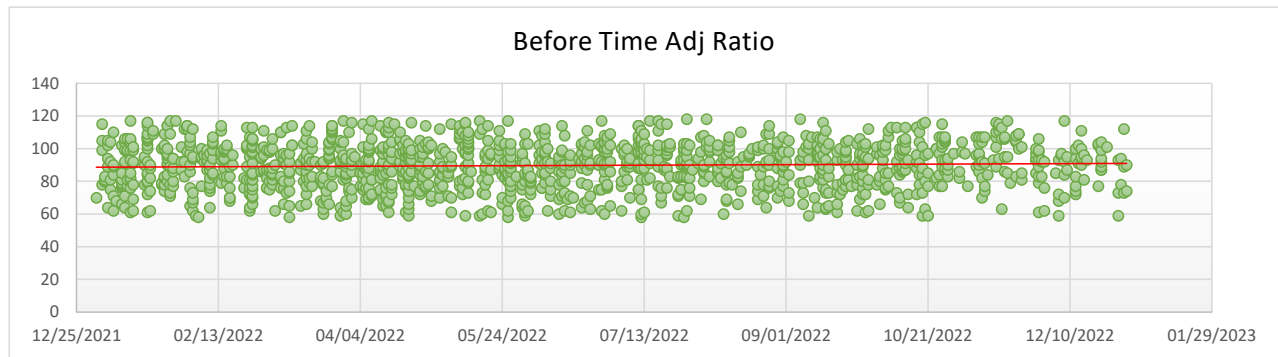
Before Ratio	
Median	91
Mean	90
Wtd.Mean	91
Total SP	626,209,699
Total Base RM	567,612,350
Total Time Adj	619,938,234

After Ratio	
Median	92
Mean	91
Wtd.Mean	91

Number of months in the year:	12
Amount of change:	-2%
Annual change factor:	102%
Annual adjustment factor:	98%
Overall adjustment:	-2%
Intermediate adj factor:	-0.1634%

Assessment Year		Forecast Linear	
1/1/22	Beginning	89%	Beginning
12/31/22	Ending	91%	Ending

DID NOT USE TIME ADJUSTMENT



PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10567832	\$125,020	\$130,000	01/02/2022	96	11	-0.3205%	-3.53%	-4,583	125,417	100
2	10567841	\$88,350	\$130,000	01/03/2022	68	11	-0.3205%	-3.53%	-4,583	125,417	70
3	10150187	\$665,540	\$752,500	01/03/2022	88	11	-0.3205%	-3.53%	-26,530	725,970	92
4	10287304	\$769,560	\$745,000	01/03/2022	103	11	-0.3205%	-3.53%	-26,266	718,734	107
5	10462742	\$854,690	\$800,000	01/03/2022	107	11	-0.3205%	-3.53%	-28,205	771,795	111
6	10232272	\$663,460	\$599,000	01/03/2022	111	11	-0.3205%	-3.53%	-21,119	577,881	115
7	10976014	\$693,040	\$680,000	01/04/2022	102	11	-0.3205%	-3.53%	-23,974	656,026	106
8	10234776	\$509,160	\$459,000	01/04/2022	111	11	-0.3205%	-3.53%	-16,183	442,817	115
9	10825980	\$459,490	\$389,000	01/05/2022	118	11	-0.3205%	-3.53%	-13,715	375,285	122
10	10173483	\$298,390	\$366,000	01/06/2022	82	11	-0.3205%	-3.53%	-12,904	353,096	85
11	10044693	\$434,540	\$433,000	01/06/2022	100	11	-0.3205%	-3.53%	-15,266	417,734	104
12	10188047	\$416,210	\$398,500	01/06/2022	104	11	-0.3205%	-3.53%	-14,050	384,450	108
13	10806417	\$597,030	\$525,000	01/06/2022	114	11	-0.3205%	-3.53%	-18,510	506,490	118
14	10294408	\$378,330	\$300,000	01/06/2022	126	11	-0.3205%	-3.53%	-10,577	289,423	131
15	10872240	\$1,712,790	\$1,327,000	01/06/2022	129	11	-0.3205%	-3.53%	-46,785	1,280,215	134
16	10228288	\$313,180	\$235,000	01/06/2022	133	11	-0.3205%	-3.53%	-8,285	226,715	138
17	10512038	\$50,350	\$65,000	01/07/2022	77	11	-0.3205%	-3.53%	-2,292	62,708	80
18	10776131	\$346,180	\$425,000	01/07/2022	81	11	-0.3205%	-3.53%	-14,984	410,016	84
19	10695261	\$717,890	\$600,000	01/07/2022	120	11	-0.3205%	-3.53%	-21,154	578,846	124
20	10155401	\$1,611,320	\$2,200,000	01/10/2022	73	11	-0.3205%	-3.53%	-77,564	2,122,436	76
21	10666458	\$351,600	\$450,000	01/10/2022	78	11	-0.3205%	-3.53%	-15,865	434,135	81
22	10159237	\$895,650	\$890,000	01/10/2022	101	11	-0.3205%	-3.53%	-31,378	858,622	104
23	10217231	\$431,070	\$355,000	01/10/2022	121	11	-0.3205%	-3.53%	-12,516	342,484	126
24	10155882	\$393,370	\$430,000	01/11/2022	91	11	-0.3205%	-3.53%	-15,160	414,840	95
25	10295999	\$598,040	\$549,000	01/11/2022	109	11	-0.3205%	-3.53%	-19,356	529,644	113
26	10157341	\$365,610	\$330,000	01/11/2022	111	11	-0.3205%	-3.53%	-11,635	318,365	115
27	10501346	\$533,230	\$645,000	01/12/2022	83	11	-0.3205%	-3.53%	-22,740	622,260	86
28	10199965	\$559,110	\$584,500	01/12/2022	96	11	-0.3205%	-3.53%	-20,607	563,893	99
29	10664708	\$349,410	\$449,900	01/13/2022	78	11	-0.3205%	-3.53%	-15,862	434,038	81
30	10592596	\$1,762,140	\$1,495,000	01/13/2022	118	11	-0.3205%	-3.53%	-52,708	1,442,292	122
31	10458979	\$502,020	\$559,000	01/14/2022	90	11	-0.3205%	-3.53%	-19,708	539,292	93
32	10267281	\$387,910	\$400,000	01/14/2022	97	11	-0.3205%	-3.53%	-14,103	385,897	101
33	10151807	\$651,280	\$753,000	01/18/2022	86	11	-0.3205%	-3.53%	-26,548	726,452	90
34	10152066	\$525,730	\$600,000	01/18/2022	88	11	-0.3205%	-3.53%	-21,154	578,846	91
35	10311085	\$846,060	\$850,000	01/18/2022	100	11	-0.3205%	-3.53%	-29,968	820,032	103
36	11007270	\$985,130	\$938,414	01/18/2022	105	11	-0.3205%	-3.53%	-33,085	905,329	109

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
37	10298207	\$412,650	\$362,500	01/18/2022	114	11	-0.3205%	-3.53%	-12,780	349,720	118
38	10437430	\$343,550	\$400,000	01/19/2022	86	11	-0.3205%	-3.53%	-14,103	385,897	89
39	10156830	\$298,790	\$445,000	01/20/2022	67	11	-0.3205%	-3.53%	-15,689	429,311	70
40	10199703	\$406,160	\$530,000	01/20/2022	77	11	-0.3205%	-3.53%	-18,686	511,314	79
41	10585336	\$179,090	\$215,000	01/20/2022	83	11	-0.3205%	-3.53%	-7,580	207,420	86
42	10286876	\$452,430	\$415,000	01/20/2022	109	11	-0.3205%	-3.53%	-14,631	400,369	113
43	10253892	\$814,530	\$700,000	01/20/2022	116	11	-0.3205%	-3.53%	-24,679	675,321	121
44	10717731	\$437,390	\$375,000	01/20/2022	117	11	-0.3205%	-3.53%	-13,221	361,779	121
45	10149051	\$419,990	\$410,000	01/21/2022	102	11	-0.3205%	-3.53%	-14,455	395,545	106
46	10600083	\$463,150	\$437,000	01/21/2022	106	11	-0.3205%	-3.53%	-15,407	421,593	110
47	10127370	\$343,360	\$395,000	01/24/2022	87	11	-0.3205%	-3.53%	-13,926	381,074	90
48	10577431	\$701,230	\$789,000	01/24/2022	89	11	-0.3205%	-3.53%	-27,817	761,183	92
49	10100767	\$839,720	\$905,000	01/24/2022	93	11	-0.3205%	-3.53%	-31,907	873,093	96
50	10635142	\$606,140	\$599,900	01/24/2022	101	11	-0.3205%	-3.53%	-21,150	578,750	105
51	10483006	\$468,890	\$399,000	01/24/2022	118	11	-0.3205%	-3.53%	-14,067	384,933	122
52	10453913	\$585,470	\$566,000	01/25/2022	103	11	-0.3205%	-3.53%	-19,955	546,045	107
53	10997118	\$384,980	\$355,000	01/25/2022	108	11	-0.3205%	-3.53%	-12,516	342,484	112
54	10230140	\$391,040	\$390,000	01/26/2022	100	11	-0.3205%	-3.53%	-13,750	376,250	104
55	10109493	\$808,810	\$725,000	01/26/2022	112	11	-0.3205%	-3.53%	-25,561	699,439	116
56	10872339	\$987,980	\$865,000	01/26/2022	114	11	-0.3205%	-3.53%	-30,497	834,503	118
57	10266007	\$123,440	\$100,000	01/26/2022	123	11	-0.3205%	-3.53%	-3,526	96,474	128
58	10520144	\$566,500	\$453,200	01/26/2022	125	11	-0.3205%	-3.53%	-15,978	437,222	130
59	10265951	\$96,220	\$125,000	01/27/2022	77	11	-0.3205%	-3.53%	-4,407	120,593	80
60	10190070	\$40,650	\$53,000	01/27/2022	77	11	-0.3205%	-3.53%	-1,869	51,131	80
61	10497500	\$1,098,330	\$1,395,000	01/27/2022	79	11	-0.3205%	-3.53%	-49,183	1,345,817	82
62	10176301	\$537,110	\$575,000	01/27/2022	93	11	-0.3205%	-3.53%	-20,272	554,728	97
63	10294813	\$471,710	\$491,000	01/27/2022	96	11	-0.3205%	-3.53%	-17,311	473,689	100
64	10699224	\$576,710	\$440,000	01/27/2022	131	11	-0.3205%	-3.53%	-15,513	424,487	136
65	10098089	\$384,450	\$560,000	01/28/2022	69	11	-0.3205%	-3.53%	-19,744	540,256	71
66	10308981	\$1,244,680	\$1,299,000	01/28/2022	96	11	-0.3205%	-3.53%	-45,798	1,253,202	99
67	10639681	\$1,041,430	\$905,000	01/28/2022	115	11	-0.3205%	-3.53%	-31,907	873,093	119
68	10591330	\$785,980	\$580,000	01/28/2022	136	11	-0.3205%	-3.53%	-20,449	559,551	140
69	10502489	\$562,740	\$525,000	01/31/2022	107	11	-0.3205%	-3.53%	-18,510	506,490	111
70	10467416	\$550,400	\$595,000	02/01/2022	93	10	-0.3205%	-3.21%	-19,071	575,929	96
71	10513594	\$264,590	\$260,000	02/01/2022	102	10	-0.3205%	-3.21%	-8,333	251,667	105
72	10798853	\$1,215,400	\$1,050,000	02/01/2022	116	10	-0.3205%	-3.21%	-33,654	1,016,346	120

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
73	10572554	\$649,260	\$549,000	02/01/2022	118	10	-0.3205%	-3.21%	-17,596	531,404	122
74	10285415	\$519,270	\$651,000	02/02/2022	80	10	-0.3205%	-3.21%	-20,865	630,135	82
75	10254688	\$723,130	\$815,000	02/02/2022	89	10	-0.3205%	-3.21%	-26,122	788,878	92
76	10446460	\$1,143,500	\$1,080,000	02/02/2022	106	10	-0.3205%	-3.21%	-34,615	1,045,385	109
77	10237213	\$562,580	\$700,000	02/03/2022	80	10	-0.3205%	-3.21%	-22,436	677,564	83
78	10251923	\$577,020	\$675,000	02/04/2022	85	10	-0.3205%	-3.21%	-21,635	653,365	88
79	10502197	\$524,310	\$610,000	02/04/2022	86	10	-0.3205%	-3.21%	-19,551	590,449	89
80	10542673	\$324,030	\$455,000	02/07/2022	71	10	-0.3205%	-3.21%	-14,583	440,417	74
81	10184118	\$316,170	\$405,000	02/07/2022	78	10	-0.3205%	-3.21%	-12,981	392,019	81
82	10500923	\$572,870	\$570,000	02/08/2022	101	10	-0.3205%	-3.21%	-18,269	551,731	104
83	10460059	\$1,105,520	\$1,200,000	02/09/2022	92	10	-0.3205%	-3.21%	-38,462	1,161,538	95
84	10645957	\$753,620	\$754,100	02/09/2022	100	10	-0.3205%	-3.21%	-24,170	729,930	103
85	10627521	\$629,900	\$570,500	02/09/2022	110	10	-0.3205%	-3.21%	-18,285	552,215	114
86	10526992	\$503,570	\$597,500	02/10/2022	84	10	-0.3205%	-3.21%	-19,151	578,349	87
87	10448195	\$238,770	\$350,000	02/11/2022	68	10	-0.3205%	-3.21%	-11,218	338,782	70
88	10729648	\$545,990	\$699,900	02/11/2022	78	10	-0.3205%	-3.21%	-22,433	677,467	81
89	10109963	\$227,040	\$230,000	02/11/2022	99	10	-0.3205%	-3.21%	-7,372	222,628	102
90	10114093	\$1,185,670	\$1,070,000	02/11/2022	111	10	-0.3205%	-3.21%	-34,295	1,035,705	114
91	10495921	\$1,103,370	\$804,000	02/11/2022	137	10	-0.3205%	-3.21%	-25,769	778,231	142
92	10750161	\$667,520	\$916,000	02/14/2022	73	10	-0.3205%	-3.21%	-29,359	886,641	75
93	10434416	\$442,390	\$549,000	02/14/2022	81	10	-0.3205%	-3.21%	-17,596	531,404	83
94	10300596	\$551,130	\$432,000	02/14/2022	128	10	-0.3205%	-3.21%	-13,846	418,154	132
95	10708618	\$688,050	\$675,000	02/15/2022	102	10	-0.3205%	-3.21%	-21,635	653,365	105
96	10238218	\$478,000	\$458,000	02/15/2022	104	10	-0.3205%	-3.21%	-14,679	443,321	108
97	10682943	\$396,640	\$320,000	02/15/2022	124	10	-0.3205%	-3.21%	-10,256	309,744	128
98	10622687	\$1,042,260	\$828,000	02/15/2022	126	10	-0.3205%	-3.21%	-26,538	801,462	130
99	10650905	\$595,140	\$627,000	02/16/2022	95	10	-0.3205%	-3.21%	-20,096	606,904	98
100	10597721	\$312,870	\$315,000	02/16/2022	99	10	-0.3205%	-3.21%	-10,096	304,904	103
101	10443318	\$857,240	\$825,000	02/16/2022	104	10	-0.3205%	-3.21%	-26,442	798,558	107
102	10940121	\$1,204,320	\$1,320,000	02/18/2022	91	10	-0.3205%	-3.21%	-42,308	1,277,692	94
103	10515422	\$387,790	\$375,000	02/18/2022	103	10	-0.3205%	-3.21%	-12,019	362,981	107
104	10018122	\$649,580	\$630,000	02/18/2022	103	10	-0.3205%	-3.21%	-20,192	609,808	107
105	10428285	\$974,760	\$1,250,000	02/22/2022	78	10	-0.3205%	-3.21%	-40,064	1,209,936	81
106	10527429	\$608,300	\$675,000	02/22/2022	90	10	-0.3205%	-3.21%	-21,635	653,365	93
107	10640502	\$492,620	\$640,000	02/23/2022	77	10	-0.3205%	-3.21%	-20,513	619,487	80
108	10302215	\$387,630	\$473,000	02/23/2022	82	10	-0.3205%	-3.21%	-15,160	457,840	85

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
109	10563181	\$1,491,410	\$1,675,000	02/23/2022	89	10	-0.3205%	-3.21%	-53,686	1,621,314	92
110	10646223	\$820,410	\$913,000	02/23/2022	90	10	-0.3205%	-3.21%	-29,263	883,737	93
111	10150632	\$349,710	\$380,000	02/23/2022	92	10	-0.3205%	-3.21%	-12,179	367,821	95
112	10168494	\$791,820	\$829,000	02/23/2022	96	10	-0.3205%	-3.21%	-26,571	802,429	99
113	10444225	\$614,620	\$584,000	02/23/2022	105	10	-0.3205%	-3.21%	-18,718	565,282	109
114	10018279	\$1,595,680	\$2,300,000	02/24/2022	69	10	-0.3205%	-3.21%	-73,718	2,226,282	72
115	10427118	\$211,000	\$280,000	02/24/2022	75	10	-0.3205%	-3.21%	-8,974	271,026	78
116	10046302	\$456,170	\$600,000	02/24/2022	76	10	-0.3205%	-3.21%	-19,231	580,769	79
117	10437229	\$839,530	\$790,000	02/24/2022	106	10	-0.3205%	-3.21%	-25,321	764,679	110
118	10997568	\$344,880	\$305,000	02/24/2022	113	10	-0.3205%	-3.21%	-9,776	295,224	117
119	10202008	\$337,250	\$335,000	02/25/2022	101	10	-0.3205%	-3.21%	-10,737	324,263	104
120	10735494	\$1,435,440	\$1,290,000	02/25/2022	111	10	-0.3205%	-3.21%	-41,346	1,248,654	115
121	10190663	\$561,430	\$600,000	02/28/2022	94	10	-0.3205%	-3.21%	-19,231	580,769	97
122	10300204	\$160,430	\$155,000	02/28/2022	104	10	-0.3205%	-3.21%	-4,968	150,032	107
123	10041540	\$634,520	\$786,100	03/01/2022	81	9	-0.3205%	-2.88%	-22,676	763,424	83
124	10498821	\$1,116,820	\$1,200,000	03/01/2022	93	9	-0.3205%	-2.88%	-34,615	1,165,385	96
125	10151491	\$127,070	\$110,000	03/01/2022	116	9	-0.3205%	-2.88%	-3,173	106,827	119
126	10447961	\$678,290	\$735,000	03/02/2022	92	9	-0.3205%	-2.88%	-21,202	713,798	95
127	10125042	\$711,240	\$740,000	03/02/2022	96	9	-0.3205%	-2.88%	-21,346	718,654	99
128	10175989	\$719,950	\$712,000	03/02/2022	101	9	-0.3205%	-2.88%	-20,538	691,462	104
129	10682650	\$513,750	\$665,000	03/03/2022	77	9	-0.3205%	-2.88%	-19,183	645,817	80
130	10645055	\$547,330	\$695,000	03/03/2022	79	9	-0.3205%	-2.88%	-20,048	674,952	81
131	11007267	\$223,720	\$225,000	03/03/2022	99	9	-0.3205%	-2.88%	-6,490	218,510	102
132	10885298	\$243,460	\$240,000	03/03/2022	101	9	-0.3205%	-2.88%	-6,923	233,077	104
133	11007268	\$224,910	\$222,000	03/03/2022	101	9	-0.3205%	-2.88%	-6,404	215,596	104
134	10473599	\$148,100	\$140,000	03/03/2022	106	9	-0.3205%	-2.88%	-4,038	135,962	109
135	10298881	\$180,960	\$170,000	03/03/2022	106	9	-0.3205%	-2.88%	-4,904	165,096	110
136	10097092	\$419,320	\$350,000	03/03/2022	120	9	-0.3205%	-2.88%	-10,096	339,904	123
137	10593614	\$1,345,010	\$1,075,000	03/03/2022	125	9	-0.3205%	-2.88%	-31,010	1,043,990	129
138	10017698	\$312,540	\$459,000	03/04/2022	68	9	-0.3205%	-2.88%	-13,240	445,760	70
139	10294165	\$461,420	\$500,000	03/04/2022	92	9	-0.3205%	-2.88%	-14,423	485,577	95
140	10603836	\$434,480	\$450,000	03/04/2022	97	9	-0.3205%	-2.88%	-12,981	437,019	99
141	10028961	\$380,530	\$380,000	03/07/2022	100	9	-0.3205%	-2.88%	-10,962	369,038	103
142	10155622	\$327,930	\$430,000	03/08/2022	76	9	-0.3205%	-2.88%	-12,404	417,596	79
143	10912113	\$150,680	\$175,000	03/08/2022	86	9	-0.3205%	-2.88%	-5,048	169,952	89
144	10265157	\$751,390	\$710,000	03/08/2022	106	9	-0.3205%	-2.88%	-20,481	689,519	109

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
145	10445771	\$461,840	\$452,000	03/09/2022	102	9	-0.3205%	-2.88%	-13,038	438,962	105
146	10038430	\$425,120	\$625,000	03/10/2022	68	9	-0.3205%	-2.88%	-18,029	606,971	70
147	10301195	\$264,120	\$325,000	03/10/2022	81	9	-0.3205%	-2.88%	-9,375	315,625	84
148	10120263	\$2,642,670	\$3,225,000	03/10/2022	82	9	-0.3205%	-2.88%	-93,029	3,131,971	84
149	10265378	\$404,980	\$415,000	03/10/2022	98	9	-0.3205%	-2.88%	-11,971	403,029	100
150	10036341	\$772,620	\$780,000	03/10/2022	99	9	-0.3205%	-2.88%	-22,500	757,500	102
151	10823930	\$523,820	\$409,550	03/10/2022	128	9	-0.3205%	-2.88%	-11,814	397,736	132
152	10300034	\$226,830	\$175,000	03/10/2022	130	9	-0.3205%	-2.88%	-5,048	169,952	133
153	10456124	\$443,000	\$527,000	03/11/2022	84	9	-0.3205%	-2.88%	-15,202	511,798	87
154	10431605	\$618,780	\$690,000	03/11/2022	90	9	-0.3205%	-2.88%	-19,904	670,096	92
155	10514874	\$416,570	\$350,000	03/11/2022	119	9	-0.3205%	-2.88%	-10,096	339,904	123
156	10515058	\$384,690	\$315,000	03/11/2022	122	9	-0.3205%	-2.88%	-9,087	305,913	126
157	10461063	\$563,650	\$450,000	03/11/2022	125	9	-0.3205%	-2.88%	-12,981	437,019	129
158	10484823	\$595,700	\$880,000	03/14/2022	68	9	-0.3205%	-2.88%	-25,385	854,615	70
159	10511447	\$224,720	\$250,000	03/14/2022	90	9	-0.3205%	-2.88%	-7,212	242,788	93
160	10468702	\$435,200	\$465,000	03/14/2022	94	9	-0.3205%	-2.88%	-13,413	451,587	96
161	10104835	\$1,588,890	\$1,480,000	03/14/2022	107	9	-0.3205%	-2.88%	-42,692	1,437,308	111
162	10292731	\$445,910	\$530,000	03/15/2022	84	9	-0.3205%	-2.88%	-15,288	514,712	87
163	10304095	\$108,200	\$90,000	03/15/2022	120	9	-0.3205%	-2.88%	-2,596	87,404	124
164	10115006	\$534,930	\$555,000	03/16/2022	96	9	-0.3205%	-2.88%	-16,010	538,990	99
165	10311417	\$263,560	\$250,000	03/16/2022	105	9	-0.3205%	-2.88%	-7,212	242,788	109
166	10633733	\$868,320	\$794,900	03/16/2022	109	9	-0.3205%	-2.88%	-22,930	771,970	112
167	10017841	\$97,650	\$75,000	03/16/2022	130	9	-0.3205%	-2.88%	-2,163	72,837	134
168	10519134	\$737,280	\$580,000	03/17/2022	127	9	-0.3205%	-2.88%	-16,731	563,269	131
169	10028011	\$225,960	\$325,000	03/18/2022	70	9	-0.3205%	-2.88%	-9,375	315,625	72
170	10172326	\$631,350	\$749,900	03/18/2022	84	9	-0.3205%	-2.88%	-21,632	728,268	87
171	10722266	\$831,530	\$974,900	03/18/2022	85	9	-0.3205%	-2.88%	-28,122	946,778	88
172	10613572	\$418,330	\$470,000	03/18/2022	89	9	-0.3205%	-2.88%	-13,558	456,442	92
173	10985414	\$205,030	\$225,000	03/18/2022	91	9	-0.3205%	-2.88%	-6,490	218,510	94
174	10467221	\$1,383,990	\$1,050,000	03/18/2022	132	9	-0.3205%	-2.88%	-30,288	1,019,712	136
175	10591971	\$392,520	\$549,000	03/21/2022	71	9	-0.3205%	-2.88%	-15,837	533,163	74
176	10201758	\$367,270	\$550,000	03/22/2022	67	9	-0.3205%	-2.88%	-15,865	534,135	69
177	10592644	\$408,190	\$528,000	03/22/2022	77	9	-0.3205%	-2.88%	-15,231	512,769	80
178	10478986	\$394,590	\$420,000	03/22/2022	94	9	-0.3205%	-2.88%	-12,115	407,885	97
179	10962385	\$1,232,350	\$1,405,000	03/23/2022	88	9	-0.3205%	-2.88%	-40,529	1,364,471	90
180	10593274	\$468,900	\$499,500	03/23/2022	94	9	-0.3205%	-2.88%	-14,409	485,091	97

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
181	10997117	\$1,075,810	\$1,406,103	03/24/2022	77	9	-0.3205%	-2.88%	-40,561	1,365,542	79
182	10458069	\$625,850	\$630,000	03/24/2022	99	9	-0.3205%	-2.88%	-18,173	611,827	102
183	10223352	\$470,370	\$450,000	03/24/2022	105	9	-0.3205%	-2.88%	-12,981	437,019	108
184	10561749	\$134,330	\$175,000	03/25/2022	77	9	-0.3205%	-2.88%	-5,048	169,952	79
185	10465032	\$538,410	\$667,800	03/25/2022	81	9	-0.3205%	-2.88%	-19,263	648,537	83
186	10532459	\$501,700	\$595,000	03/25/2022	84	9	-0.3205%	-2.88%	-17,163	577,837	87
187	10476944	\$453,210	\$450,000	03/25/2022	101	9	-0.3205%	-2.88%	-12,981	437,019	104
188	10460756	\$560,270	\$495,000	03/25/2022	113	9	-0.3205%	-2.88%	-14,279	480,721	117
189	10547493	\$710,400	\$625,000	03/25/2022	114	9	-0.3205%	-2.88%	-18,029	606,971	117
190	10665486	\$1,231,860	\$990,000	03/25/2022	124	9	-0.3205%	-2.88%	-28,558	961,442	128
191	10302775	\$432,130	\$491,500	03/28/2022	88	9	-0.3205%	-2.88%	-14,178	477,322	91
192	10496180	\$1,055,050	\$975,000	03/28/2022	108	9	-0.3205%	-2.88%	-28,125	946,875	111
193	10212605	\$765,770	\$662,000	03/28/2022	116	9	-0.3205%	-2.88%	-19,096	642,904	119
194	10476821	\$497,890	\$650,000	03/29/2022	77	9	-0.3205%	-2.88%	-18,750	631,250	79
195	10827770	\$848,850	\$773,500	03/29/2022	110	9	-0.3205%	-2.88%	-22,313	751,188	113
196	10304135	\$278,530	\$230,000	03/29/2022	121	9	-0.3205%	-2.88%	-6,635	223,365	125
197	10509488	\$161,070	\$120,000	03/29/2022	134	9	-0.3205%	-2.88%	-3,462	116,538	138
198	30115773	\$334,880	\$424,000	03/30/2022	79	9	-0.3205%	-2.88%	-12,231	411,769	81
199	10030599	\$681,360	\$805,000	03/30/2022	85	9	-0.3205%	-2.88%	-23,221	781,779	87
200	10477357	\$652,800	\$655,000	03/30/2022	100	9	-0.3205%	-2.88%	-18,894	636,106	103
201	10444217	\$310,740	\$250,000	03/30/2022	124	9	-0.3205%	-2.88%	-7,212	242,788	128
202	10446915	\$404,640	\$485,000	03/31/2022	83	9	-0.3205%	-2.88%	-13,990	471,010	86
203	10168283	\$632,630	\$525,000	03/31/2022	121	9	-0.3205%	-2.88%	-15,144	509,856	124
204	10725539	\$414,150	\$516,000	04/01/2022	80	8	-0.3205%	-2.56%	-13,231	502,769	82
205	10178441	\$475,290	\$698,000	04/04/2022	68	8	-0.3205%	-2.56%	-17,897	680,103	70
206	10196643	\$262,310	\$367,500	04/04/2022	71	8	-0.3205%	-2.56%	-9,423	358,077	73
207	10028988	\$569,650	\$645,000	04/04/2022	88	8	-0.3205%	-2.56%	-16,538	628,462	91
208	10125221	\$901,670	\$1,130,000	04/05/2022	80	8	-0.3205%	-2.56%	-28,974	1,101,026	82
209	10228936	\$340,000	\$275,000	04/05/2022	124	8	-0.3205%	-2.56%	-7,051	267,949	127
210	10157161	\$580,800	\$655,000	04/06/2022	89	8	-0.3205%	-2.56%	-16,795	638,205	91
211	10190591	\$2,226,110	\$2,400,000	04/06/2022	93	8	-0.3205%	-2.56%	-61,538	2,338,462	95
212	10660170	\$391,370	\$342,500	04/06/2022	114	8	-0.3205%	-2.56%	-8,782	333,718	117
213	10030299	\$583,450	\$875,000	04/07/2022	67	8	-0.3205%	-2.56%	-22,436	852,564	68
214	10307790	\$1,671,750	\$1,800,000	04/07/2022	93	8	-0.3205%	-2.56%	-46,154	1,753,846	95
215	10227607	\$205,940	\$200,000	04/07/2022	103	8	-0.3205%	-2.56%	-5,128	194,872	106
216	10192958	\$337,700	\$500,000	04/08/2022	68	8	-0.3205%	-2.56%	-12,821	487,179	69

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
217	10503442	\$380,940	\$525,000	04/08/2022	73	8	-0.3205%	-2.56%	-13,462	511,538	74
218	10614887	\$804,870	\$1,000,000	04/08/2022	80	8	-0.3205%	-2.56%	-25,641	974,359	83
219	10436409	\$664,510	\$830,000	04/08/2022	80	8	-0.3205%	-2.56%	-21,282	808,718	82
220	10447506	\$1,292,140	\$1,200,000	04/08/2022	108	8	-0.3205%	-2.56%	-30,769	1,169,231	111
221	10501514	\$726,360	\$650,000	04/08/2022	112	8	-0.3205%	-2.56%	-16,667	633,333	115
222	10519604	\$797,020	\$695,000	04/08/2022	115	8	-0.3205%	-2.56%	-17,821	677,179	118
223	10740084	\$363,300	\$293,000	04/08/2022	124	8	-0.3205%	-2.56%	-7,513	285,487	127
224	10154407	\$636,110	\$625,000	04/12/2022	102	8	-0.3205%	-2.56%	-16,026	608,974	104
225	10226238	\$441,680	\$385,000	04/12/2022	115	8	-0.3205%	-2.56%	-9,872	375,128	118
226	10162856	\$425,460	\$565,000	04/13/2022	75	8	-0.3205%	-2.56%	-14,487	550,513	77
227	10472991	\$743,570	\$725,000	04/13/2022	103	8	-0.3205%	-2.56%	-18,590	706,410	105
228	10036269	\$1,095,100	\$950,000	04/13/2022	115	8	-0.3205%	-2.56%	-24,359	925,641	118
229	10689245	\$351,700	\$288,500	04/13/2022	122	8	-0.3205%	-2.56%	-7,397	281,103	125
230	10447911	\$1,245,670	\$1,000,000	04/13/2022	125	8	-0.3205%	-2.56%	-25,641	974,359	128
231	10671763	\$460,130	\$570,000	04/14/2022	81	8	-0.3205%	-2.56%	-14,615	555,385	83
232	10621102	\$386,510	\$460,000	04/14/2022	84	8	-0.3205%	-2.56%	-11,795	448,205	86
233	10463577	\$1,639,220	\$1,795,000	04/14/2022	91	8	-0.3205%	-2.56%	-46,026	1,748,974	94
234	10638369	\$1,351,180	\$1,281,750	04/14/2022	105	8	-0.3205%	-2.56%	-32,865	1,248,885	108
235	10308486	\$382,210	\$524,450	04/15/2022	73	8	-0.3205%	-2.56%	-13,447	511,003	75
236	10476928	\$272,090	\$350,000	04/15/2022	78	8	-0.3205%	-2.56%	-8,974	341,026	80
237	10473029	\$377,450	\$430,000	04/15/2022	88	8	-0.3205%	-2.56%	-11,026	418,974	90
238	10502754	\$200,430	\$205,000	04/15/2022	98	8	-0.3205%	-2.56%	-5,256	199,744	100
239	10295437	\$403,070	\$465,000	04/18/2022	87	8	-0.3205%	-2.56%	-11,923	453,077	89
240	10499452	\$491,790	\$525,000	04/18/2022	94	8	-0.3205%	-2.56%	-13,462	511,538	96
241	10221678	\$502,180	\$465,000	04/18/2022	108	8	-0.3205%	-2.56%	-11,923	453,077	111
242	10288031	\$462,360	\$425,000	04/18/2022	109	8	-0.3205%	-2.56%	-10,897	414,103	112
243	10170234	\$436,950	\$398,000	04/18/2022	110	8	-0.3205%	-2.56%	-10,205	387,795	113
244	10476336	\$492,050	\$581,100	04/19/2022	85	8	-0.3205%	-2.56%	-14,900	566,200	87
245	10637145	\$395,830	\$480,000	04/20/2022	82	8	-0.3205%	-2.56%	-12,308	467,692	85
246	10729419	\$298,890	\$430,000	04/21/2022	70	8	-0.3205%	-2.56%	-11,026	418,974	71
247	10152803	\$597,370	\$775,000	04/21/2022	77	8	-0.3205%	-2.56%	-19,872	755,128	79
248	10249826	\$435,950	\$460,000	04/21/2022	95	8	-0.3205%	-2.56%	-11,795	448,205	97
249	10498472	\$300,000	\$290,000	04/21/2022	103	8	-0.3205%	-2.56%	-7,436	282,564	106
250	10305462	\$602,350	\$750,000	04/22/2022	80	8	-0.3205%	-2.56%	-19,231	730,769	82
251	10302661	\$157,240	\$159,950	04/24/2022	98	8	-0.3205%	-2.56%	-4,101	155,849	101
252	10581802	\$1,004,840	\$1,234,000	04/25/2022	81	8	-0.3205%	-2.56%	-31,641	1,202,359	84

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
253	10307441	\$756,520	\$875,000	04/25/2022	86	8	-0.3205%	-2.56%	-22,436	852,564	89
254	10251575	\$594,990	\$679,000	04/25/2022	88	8	-0.3205%	-2.56%	-17,410	661,590	90
255	10159294	\$200,000	\$225,000	04/25/2022	89	8	-0.3205%	-2.56%	-5,769	219,231	91
256	10540321	\$632,170	\$700,000	04/25/2022	90	8	-0.3205%	-2.56%	-17,949	682,051	93
257	10041215	\$686,680	\$730,000	04/25/2022	94	8	-0.3205%	-2.56%	-18,718	711,282	97
258	10121229	\$1,246,890	\$1,300,000	04/25/2022	96	8	-0.3205%	-2.56%	-33,333	1,266,667	98
259	10041840	\$771,610	\$798,000	04/25/2022	97	8	-0.3205%	-2.56%	-20,462	777,538	99
260	10102826	\$1,771,710	\$2,250,000	04/26/2022	79	8	-0.3205%	-2.56%	-57,692	2,192,308	81
261	10161316	\$539,100	\$610,000	04/26/2022	88	8	-0.3205%	-2.56%	-15,641	594,359	91
262	10193733	\$367,510	\$360,000	04/26/2022	102	8	-0.3205%	-2.56%	-9,231	350,769	105
263	10521221	\$415,040	\$401,900	04/26/2022	103	8	-0.3205%	-2.56%	-10,305	391,595	106
264	10526033	\$571,600	\$549,000	04/26/2022	104	8	-0.3205%	-2.56%	-14,077	534,923	107
265	10987038	\$522,460	\$775,000	04/27/2022	67	8	-0.3205%	-2.56%	-19,872	755,128	69
266	10695423	\$1,081,280	\$1,300,000	04/27/2022	83	8	-0.3205%	-2.56%	-33,333	1,266,667	85
267	10599731	\$988,950	\$1,150,000	04/27/2022	86	8	-0.3205%	-2.56%	-29,487	1,120,513	88
268	10219426	\$342,770	\$340,000	04/27/2022	101	8	-0.3205%	-2.56%	-8,718	331,282	103
269	10119253	\$604,040	\$540,000	04/27/2022	112	8	-0.3205%	-2.56%	-13,846	526,154	115
270	10167505	\$686,510	\$1,046,000	04/28/2022	66	8	-0.3205%	-2.56%	-26,821	1,019,179	67
271	10175168	\$242,500	\$360,000	04/28/2022	67	8	-0.3205%	-2.56%	-9,231	350,769	69
272	10297130	\$507,020	\$530,000	04/28/2022	96	8	-0.3205%	-2.56%	-13,590	516,410	98
273	10803233	\$971,100	\$1,250,000	04/29/2022	78	8	-0.3205%	-2.56%	-32,051	1,217,949	80
274	10611979	\$548,540	\$675,000	04/29/2022	81	8	-0.3205%	-2.56%	-17,308	657,692	83
275	10469051	\$1,711,270	\$2,100,000	04/29/2022	81	8	-0.3205%	-2.56%	-53,846	2,046,154	84
276	10303788	\$731,860	\$800,000	04/29/2022	91	8	-0.3205%	-2.56%	-20,513	779,487	94
277	10786011	\$562,980	\$600,000	04/29/2022	94	8	-0.3205%	-2.56%	-15,385	584,615	96
278	10104787	\$1,179,110	\$925,000	04/29/2022	127	8	-0.3205%	-2.56%	-23,718	901,282	131
279	10572473	\$203,790	\$168,000	05/02/2022	121	7	-0.3205%	-2.24%	-3,769	164,231	124
280	10448235	\$587,800	\$617,000	05/03/2022	95	7	-0.3205%	-2.24%	-13,843	603,157	97
281	10546489	\$1,122,310	\$1,400,000	05/04/2022	80	7	-0.3205%	-2.24%	-31,410	1,368,590	82
282	10463366	\$776,010	\$875,000	05/05/2022	89	7	-0.3205%	-2.24%	-19,631	855,369	91
283	10537181	\$434,660	\$430,000	05/05/2022	101	7	-0.3205%	-2.24%	-9,647	420,353	103
284	10099871	\$950,620	\$884,000	05/05/2022	108	7	-0.3205%	-2.24%	-19,833	864,167	110
285	10111021	\$443,370	\$350,000	05/05/2022	127	7	-0.3205%	-2.24%	-7,853	342,147	130
286	10120280	\$657,050	\$962,000	05/06/2022	68	7	-0.3205%	-2.24%	-21,583	940,417	70
287	10044301	\$1,281,400	\$1,250,000	05/06/2022	103	7	-0.3205%	-2.24%	-28,045	1,221,955	105
288	10469466	\$1,084,120	\$1,168,000	05/09/2022	93	7	-0.3205%	-2.24%	-26,205	1,141,795	95

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
289	10154969	\$497,460	\$400,000	05/09/2022	124	7	-0.3205%	-2.24%	-8,974	391,026	127
290	10533761	\$501,280	\$479,900	05/10/2022	104	7	-0.3205%	-2.24%	-10,767	469,133	107
291	10287231	\$445,040	\$400,000	05/11/2022	111	7	-0.3205%	-2.24%	-8,974	391,026	114
292	10589997	\$491,070	\$545,000	05/12/2022	90	7	-0.3205%	-2.24%	-12,228	532,772	92
293	10637021	\$240,510	\$210,000	05/12/2022	115	7	-0.3205%	-2.24%	-4,712	205,288	117
294	10027900	\$267,110	\$335,000	05/13/2022	80	7	-0.3205%	-2.24%	-7,516	327,484	82
295	10169598	\$556,880	\$595,000	05/13/2022	94	7	-0.3205%	-2.24%	-13,349	581,651	96
296	10485201	\$489,820	\$735,000	05/16/2022	67	7	-0.3205%	-2.24%	-16,490	718,510	68
297	10302483	\$173,350	\$189,000	05/16/2022	92	7	-0.3205%	-2.24%	-4,240	184,760	94
298	10199308	\$272,200	\$410,000	05/17/2022	66	7	-0.3205%	-2.24%	-9,199	400,801	68
299	10148227	\$684,350	\$725,000	05/17/2022	94	7	-0.3205%	-2.24%	-16,266	708,734	97
300	10285799	\$850,060	\$840,000	05/17/2022	101	7	-0.3205%	-2.24%	-18,846	821,154	104
301	10169598	\$556,880	\$550,000	05/17/2022	101	7	-0.3205%	-2.24%	-12,340	537,660	104
302	10984532	\$169,080	\$235,000	05/18/2022	72	7	-0.3205%	-2.24%	-5,272	229,728	74
303	10189813	\$305,690	\$399,000	05/18/2022	77	7	-0.3205%	-2.24%	-8,952	390,048	78
304	10287599	\$416,010	\$430,000	05/18/2022	97	7	-0.3205%	-2.24%	-9,647	420,353	99
305	10461990	\$907,170	\$900,000	05/18/2022	101	7	-0.3205%	-2.24%	-20,192	879,808	103
306	10221716	\$683,160	\$607,850	05/18/2022	112	7	-0.3205%	-2.24%	-13,638	594,212	115
307	10297405	\$647,200	\$560,000	05/18/2022	116	7	-0.3205%	-2.24%	-12,564	547,436	118
308	10153492	\$554,250	\$620,000	05/19/2022	89	7	-0.3205%	-2.24%	-13,910	606,090	91
309	10299171	\$728,920	\$800,000	05/19/2022	91	7	-0.3205%	-2.24%	-17,949	782,051	93
310	10925851	\$500,850	\$475,000	05/19/2022	105	7	-0.3205%	-2.24%	-10,657	464,343	108
311	10564332	\$472,370	\$350,000	05/19/2022	135	7	-0.3205%	-2.24%	-7,853	342,147	138
312	10245831	\$321,160	\$381,629	05/20/2022	84	7	-0.3205%	-2.24%	-8,562	373,067	86
313	10970094	\$1,432,440	\$1,660,000	05/20/2022	86	7	-0.3205%	-2.24%	-37,244	1,622,756	88
314	10483063	\$468,970	\$465,000	05/20/2022	101	7	-0.3205%	-2.24%	-10,433	454,567	103
315	10231752	\$570,510	\$795,000	05/24/2022	72	7	-0.3205%	-2.24%	-17,837	777,163	73
316	10046645	\$516,120	\$630,000	05/24/2022	82	7	-0.3205%	-2.24%	-14,135	615,865	84
317	10165286	\$469,700	\$540,000	05/24/2022	87	7	-0.3205%	-2.24%	-12,115	527,885	89
318	10177063	\$477,940	\$525,000	05/24/2022	91	7	-0.3205%	-2.24%	-11,779	513,221	93
319	10461941	\$834,950	\$1,098,575	05/25/2022	76	7	-0.3205%	-2.24%	-24,648	1,073,927	78
320	10438939	\$487,930	\$549,000	05/25/2022	89	7	-0.3205%	-2.24%	-12,317	536,683	91
321	10696452	\$1,288,770	\$1,025,000	05/25/2022	126	7	-0.3205%	-2.24%	-22,997	1,002,003	129
322	10167345	\$251,860	\$380,000	05/26/2022	66	7	-0.3205%	-2.24%	-8,526	371,474	68
323	10222893	\$455,300	\$641,000	05/26/2022	71	7	-0.3205%	-2.24%	-14,381	626,619	73
324	10188728	\$136,050	\$175,000	05/26/2022	78	7	-0.3205%	-2.24%	-3,926	171,074	80

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
325	10613581	\$385,590	\$472,500	05/26/2022	82	7	-0.3205%	-2.24%	-10,601	461,899	83
326	10674827	\$672,510	\$730,000	05/26/2022	92	7	-0.3205%	-2.24%	-16,378	713,622	94
327	10164557	\$588,280	\$578,000	05/26/2022	102	7	-0.3205%	-2.24%	-12,968	565,032	104
328	10568229	\$543,260	\$475,000	05/27/2022	114	7	-0.3205%	-2.24%	-10,657	464,343	117
329	10156337	\$426,380	\$600,000	05/31/2022	71	7	-0.3205%	-2.24%	-13,462	586,538	73
330	10302775	\$432,130	\$509,000	06/01/2022	85	6	-0.3205%	-1.92%	-9,788	499,212	87
331	10993086	\$876,530	\$825,000	06/01/2022	106	6	-0.3205%	-1.92%	-15,865	809,135	108
332	10661750	\$570,170	\$536,250	06/01/2022	106	6	-0.3205%	-1.92%	-10,313	525,938	108
333	10150703	\$672,690	\$625,000	06/01/2022	108	6	-0.3205%	-1.92%	-12,019	612,981	110
334	10223709	\$243,320	\$189,000	06/01/2022	129	6	-0.3205%	-1.92%	-3,635	185,365	131
335	11011053	\$131,850	\$170,040	06/02/2022	78	6	-0.3205%	-1.92%	-3,270	166,770	79
336	10622709	\$488,590	\$630,000	06/02/2022	78	6	-0.3205%	-1.92%	-12,115	617,885	79
337	10292199	\$224,650	\$252,500	06/02/2022	89	6	-0.3205%	-1.92%	-4,856	247,644	91
338	10148746	\$694,300	\$685,000	06/02/2022	101	6	-0.3205%	-1.92%	-13,173	671,827	103
339	10697240	\$364,570	\$448,000	06/03/2022	81	6	-0.3205%	-1.92%	-8,615	439,385	83
340	10484734	\$446,190	\$550,000	06/03/2022	81	6	-0.3205%	-1.92%	-10,577	539,423	83
341	10239580	\$730,890	\$899,990	06/03/2022	81	6	-0.3205%	-1.92%	-17,308	882,683	83
342	10772154	\$495,000	\$600,000	06/03/2022	83	6	-0.3205%	-1.92%	-11,538	588,462	84
343	10641606	\$472,200	\$560,000	06/03/2022	84	6	-0.3205%	-1.92%	-10,769	549,231	86
344	10116475	\$613,990	\$720,000	06/03/2022	85	6	-0.3205%	-1.92%	-13,846	706,154	87
345	10474668	\$17,450	\$20,000	06/03/2022	87	6	-0.3205%	-1.92%	-385	19,615	89
346	10301850	\$796,730	\$860,000	06/03/2022	93	6	-0.3205%	-1.92%	-16,538	843,462	94
347	10166574	\$558,650	\$440,000	06/03/2022	127	6	-0.3205%	-1.92%	-8,462	431,538	129
348	10502421	\$446,810	\$630,000	06/06/2022	71	6	-0.3205%	-1.92%	-12,115	617,885	72
349	10111680	\$60,240	\$75,000	06/06/2022	80	6	-0.3205%	-1.92%	-1,442	73,558	82
350	10118435	\$367,140	\$410,000	06/06/2022	90	6	-0.3205%	-1.92%	-7,885	402,115	91
351	10038024	\$499,970	\$515,000	06/06/2022	97	6	-0.3205%	-1.92%	-9,904	505,096	99
352	10296995	\$483,350	\$500,000	06/06/2022	97	6	-0.3205%	-1.92%	-9,615	490,385	99
353	10102859	\$1,017,020	\$938,500	06/06/2022	108	6	-0.3205%	-1.92%	-18,048	920,452	110
354	10995248	\$587,000	\$450,000	06/06/2022	130	6	-0.3205%	-1.92%	-8,654	441,346	133
355	10036040	\$623,630	\$742,600	06/08/2022	84	6	-0.3205%	-1.92%	-14,281	728,319	86
356	10230588	\$685,920	\$775,000	06/08/2022	89	6	-0.3205%	-1.92%	-14,904	760,096	90
357	10296695	\$365,650	\$395,000	06/08/2022	93	6	-0.3205%	-1.92%	-7,596	387,404	94
358	10543554	\$473,240	\$500,000	06/08/2022	95	6	-0.3205%	-1.92%	-9,615	490,385	97
359	10502326	\$466,020	\$400,000	06/08/2022	117	6	-0.3205%	-1.92%	-7,692	392,308	119
360	10120603	\$585,090	\$640,000	06/09/2022	91	6	-0.3205%	-1.92%	-12,308	627,692	93

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361	10784621	\$772,630	\$790,000	06/09/2022	98	6	-0.3205%	-1.92%	-15,192	774,808	100
362	10163277	\$568,560	\$800,000	06/10/2022	71	6	-0.3205%	-1.92%	-15,385	784,615	72
363	10457112	\$319,390	\$300,000	06/10/2022	106	6	-0.3205%	-1.92%	-5,769	294,231	109
364	10235342	\$840,820	\$774,000	06/10/2022	109	6	-0.3205%	-1.92%	-14,885	759,115	111
365	10442948	\$533,690	\$535,000	06/13/2022	100	6	-0.3205%	-1.92%	-10,288	524,712	102
366	10109817	\$597,910	\$575,000	06/13/2022	104	6	-0.3205%	-1.92%	-11,058	563,942	106
367	11009830	\$219,010	\$185,000	06/13/2022	118	6	-0.3205%	-1.92%	-3,558	181,442	121
368	10445074	\$601,080	\$500,000	06/13/2022	120	6	-0.3205%	-1.92%	-9,615	490,385	123
369	10025102	\$870,520	\$700,000	06/13/2022	124	6	-0.3205%	-1.92%	-13,462	686,538	127
370	10515327	\$325,800	\$345,000	06/14/2022	94	6	-0.3205%	-1.92%	-6,635	338,365	96
371	10522201	\$506,030	\$471,000	06/14/2022	107	6	-0.3205%	-1.92%	-9,058	461,942	110
372	10531965	\$318,740	\$275,000	06/14/2022	116	6	-0.3205%	-1.92%	-5,288	269,712	118
373	10682901	\$333,750	\$459,000	06/16/2022	73	6	-0.3205%	-1.92%	-8,827	450,173	74
374	10512689	\$339,030	\$375,000	06/16/2022	90	6	-0.3205%	-1.92%	-7,212	367,788	92
375	10467694	\$1,431,890	\$1,294,000	06/16/2022	111	6	-0.3205%	-1.92%	-24,885	1,269,115	113
376	10756530	\$1,087,360	\$915,000	06/16/2022	119	6	-0.3205%	-1.92%	-17,596	897,404	121
377	10675068	\$1,055,410	\$1,225,000	06/17/2022	86	6	-0.3205%	-1.92%	-23,558	1,201,442	88
378	10905730	\$1,151,860	\$1,245,000	06/17/2022	93	6	-0.3205%	-1.92%	-23,942	1,221,058	94
379	10306039	\$307,070	\$300,000	06/17/2022	102	6	-0.3205%	-1.92%	-5,769	294,231	104
380	10098030	\$790,780	\$775,000	06/17/2022	102	6	-0.3205%	-1.92%	-14,904	760,096	104
381	10311255	\$821,180	\$735,000	06/17/2022	112	6	-0.3205%	-1.92%	-14,135	720,865	114
382	10031601	\$716,890	\$881,000	06/21/2022	81	6	-0.3205%	-1.92%	-16,942	864,058	83
383	10469474	\$778,050	\$785,000	06/21/2022	99	6	-0.3205%	-1.92%	-15,096	769,904	101
384	10483550	\$140,260	\$110,000	06/21/2022	128	6	-0.3205%	-1.92%	-2,115	107,885	130
385	10174546	\$355,310	\$455,000	06/22/2022	78	6	-0.3205%	-1.92%	-8,750	446,250	80
386	10518179	\$994,960	\$1,100,000	06/22/2022	90	6	-0.3205%	-1.92%	-21,154	1,078,846	92
387	10031384	\$885,660	\$850,000	06/22/2022	104	6	-0.3205%	-1.92%	-16,346	833,654	106
388	10445211	\$449,720	\$470,000	06/23/2022	96	6	-0.3205%	-1.92%	-9,038	460,962	98
389	10168907	\$267,140	\$380,000	06/24/2022	70	6	-0.3205%	-1.92%	-7,308	372,692	72
390	10251907	\$479,080	\$675,000	06/24/2022	71	6	-0.3205%	-1.92%	-12,981	662,019	72
391	10445992	\$531,120	\$610,000	06/24/2022	87	6	-0.3205%	-1.92%	-11,731	598,269	89
392	10293931	\$803,420	\$645,000	06/24/2022	125	6	-0.3205%	-1.92%	-12,404	632,596	127
393	10501855	\$1,774,530	\$1,300,000	06/24/2022	137	6	-0.3205%	-1.92%	-25,000	1,275,000	139
394	10030912	\$585,380	\$765,250	06/27/2022	76	6	-0.3205%	-1.92%	-14,716	750,534	78
395	10428577	\$492,140	\$557,000	06/27/2022	88	6	-0.3205%	-1.92%	-10,712	546,288	90
396	10443197	\$300,470	\$315,000	06/27/2022	95	6	-0.3205%	-1.92%	-6,058	308,942	97

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397	10254604	\$665,320	\$575,000	06/27/2022	116	6	-0.3205%	-1.92%	-11,058	563,942	118
398	10042198	\$918,680	\$758,000	06/27/2022	121	6	-0.3205%	-1.92%	-14,577	743,423	124
399	10236053	\$353,390	\$377,500	06/28/2022	94	6	-0.3205%	-1.92%	-7,260	370,240	95
400	10096809	\$750,480	\$815,000	06/29/2022	92	6	-0.3205%	-1.92%	-15,673	799,327	94
401	10200729	\$320,950	\$350,000	06/29/2022	92	6	-0.3205%	-1.92%	-6,731	343,269	93
402	10443430	\$683,260	\$732,500	06/29/2022	93	6	-0.3205%	-1.92%	-14,087	718,413	95
403	10504552	\$289,830	\$366,000	06/30/2022	79	6	-0.3205%	-1.92%	-7,038	358,962	81
404	10310145	\$1,163,300	\$1,125,000	06/30/2022	103	6	-0.3205%	-1.92%	-21,635	1,103,365	105
405	10242550	\$505,810	\$485,000	06/30/2022	104	6	-0.3205%	-1.92%	-9,327	475,673	106
406	10529420	\$419,630	\$477,100	07/01/2022	88	5	-0.3205%	-1.60%	-7,646	469,454	89
407	10884161	\$702,710	\$665,000	07/01/2022	106	5	-0.3205%	-1.60%	-10,657	654,343	107
408	10573429	\$475,770	\$430,000	07/05/2022	111	5	-0.3205%	-1.60%	-6,891	423,109	112
409	10264438	\$366,230	\$430,000	07/06/2022	85	5	-0.3205%	-1.60%	-6,891	423,109	87
410	10294937	\$420,560	\$490,000	07/06/2022	86	5	-0.3205%	-1.60%	-7,853	482,147	87
411	10168907	\$267,140	\$299,000	07/06/2022	89	5	-0.3205%	-1.60%	-4,792	294,208	91
412	10465959	\$884,280	\$1,105,000	07/07/2022	80	5	-0.3205%	-1.60%	-17,708	1,087,292	81
413	10230000	\$595,270	\$685,000	07/07/2022	87	5	-0.3205%	-1.60%	-10,978	674,022	88
414	10186954	\$300,150	\$441,500	07/08/2022	68	5	-0.3205%	-1.60%	-7,075	434,425	69
415	10163877	\$980,640	\$1,100,000	07/08/2022	89	5	-0.3205%	-1.60%	-17,628	1,082,372	91
416	11004800	\$794,100	\$885,000	07/08/2022	90	5	-0.3205%	-1.60%	-14,183	870,817	91
417	10485285	\$522,730	\$515,000	07/08/2022	102	5	-0.3205%	-1.60%	-8,253	506,747	103
418	10531381	\$483,520	\$425,000	07/08/2022	114	5	-0.3205%	-1.60%	-6,811	418,189	116
419	10690125	\$822,790	\$935,000	07/11/2022	88	5	-0.3205%	-1.60%	-14,984	920,016	89
420	10106341	\$1,036,420	\$1,103,500	07/11/2022	94	5	-0.3205%	-1.60%	-17,684	1,085,816	95
421	10443237	\$153,980	\$200,000	07/12/2022	77	5	-0.3205%	-1.60%	-3,205	196,795	78
422	10296522	\$391,510	\$410,000	07/13/2022	95	5	-0.3205%	-1.60%	-6,571	403,429	97
423	10564487	\$695,750	\$554,730	07/13/2022	125	5	-0.3205%	-1.60%	-8,890	545,840	127
424	10198839	\$388,110	\$566,500	07/14/2022	69	5	-0.3205%	-1.60%	-9,079	557,421	70
425	10480798	\$346,080	\$415,000	07/14/2022	83	5	-0.3205%	-1.60%	-6,651	408,349	85
426	10188866	\$382,010	\$435,000	07/14/2022	88	5	-0.3205%	-1.60%	-6,971	428,029	89
427	10504846	\$874,350	\$837,500	07/14/2022	104	5	-0.3205%	-1.60%	-13,421	824,079	106
428	10238005	\$886,780	\$730,000	07/14/2022	121	5	-0.3205%	-1.60%	-11,699	718,301	123
429	10655555	\$771,910	\$599,000	07/14/2022	129	5	-0.3205%	-1.60%	-9,599	589,401	131
430	10197699	\$716,750	\$885,000	07/15/2022	81	5	-0.3205%	-1.60%	-14,183	870,817	82
431	10467686	\$669,090	\$735,000	07/15/2022	91	5	-0.3205%	-1.60%	-11,779	723,221	93
432	10310226	\$394,690	\$415,000	07/15/2022	95	5	-0.3205%	-1.60%	-6,651	408,349	97

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
433	10239044	\$408,590	\$400,000	07/15/2022	102	5	-0.3205%	-1.60%	-6,410	393,590	104
434	10155274	\$497,900	\$645,000	07/19/2022	77	5	-0.3205%	-1.60%	-10,337	634,663	78
435	10266170	\$388,650	\$400,000	07/19/2022	97	5	-0.3205%	-1.60%	-6,410	393,590	99
436	10423376	\$374,440	\$300,000	07/19/2022	125	5	-0.3205%	-1.60%	-4,808	295,192	127
437	10447280	\$261,210	\$318,250	07/20/2022	82	5	-0.3205%	-1.60%	-5,100	313,150	83
438	10040111	\$783,160	\$850,000	07/20/2022	92	5	-0.3205%	-1.60%	-13,622	836,378	94
439	10541936	\$273,000	\$217,000	07/20/2022	126	5	-0.3205%	-1.60%	-3,478	213,522	128
440	10476407	\$821,150	\$949,900	07/21/2022	86	5	-0.3205%	-1.60%	-15,223	934,677	88
441	10111047	\$1,053,880	\$1,200,000	07/21/2022	88	5	-0.3205%	-1.60%	-19,231	1,180,769	89
442	10520710	\$521,770	\$550,000	07/21/2022	95	5	-0.3205%	-1.60%	-8,814	541,186	96
443	10853918	\$769,660	\$710,000	07/21/2022	108	5	-0.3205%	-1.60%	-11,378	698,622	110
444	10552620	\$370,690	\$275,000	07/21/2022	135	5	-0.3205%	-1.60%	-4,407	270,593	137
445	10156165	\$401,960	\$529,000	07/22/2022	76	5	-0.3205%	-1.60%	-8,478	520,522	77
446	10126120	\$528,550	\$590,000	07/22/2022	90	5	-0.3205%	-1.60%	-9,455	580,545	91
447	10435591	\$372,140	\$405,000	07/22/2022	92	5	-0.3205%	-1.60%	-6,490	398,510	93
448	10268634	\$325,540	\$330,000	07/22/2022	99	5	-0.3205%	-1.60%	-5,288	324,712	100
449	10471903	\$198,530	\$200,000	07/22/2022	99	5	-0.3205%	-1.60%	-3,205	196,795	101
450	10637275	\$477,920	\$425,000	07/22/2022	112	5	-0.3205%	-1.60%	-6,811	418,189	114
451	10695570	\$1,224,830	\$1,094,195	07/22/2022	112	5	-0.3205%	-1.60%	-17,535	1,076,660	114
452	10157551	\$204,000	\$250,000	07/25/2022	82	5	-0.3205%	-1.60%	-4,006	245,994	83
453	10464135	\$401,110	\$490,000	07/26/2022	82	5	-0.3205%	-1.60%	-7,853	482,147	83
454	10032364	\$407,070	\$431,500	07/26/2022	94	5	-0.3205%	-1.60%	-6,915	424,585	96
455	10237945	\$409,550	\$400,000	07/26/2022	102	5	-0.3205%	-1.60%	-6,410	393,590	104
456	10843823	\$455,580	\$599,000	07/27/2022	76	5	-0.3205%	-1.60%	-9,599	589,401	77
457	10030086	\$686,970	\$775,000	07/27/2022	89	5	-0.3205%	-1.60%	-12,420	762,580	90
458	10248335	\$389,160	\$395,000	07/27/2022	99	5	-0.3205%	-1.60%	-6,330	388,670	100
459	10522210	\$585,130	\$475,000	07/27/2022	123	5	-0.3205%	-1.60%	-7,612	467,388	125
460	10236833	\$351,410	\$275,000	07/27/2022	128	5	-0.3205%	-1.60%	-4,407	270,593	130
461	10234881	\$428,020	\$387,500	07/28/2022	110	5	-0.3205%	-1.60%	-6,210	381,290	112
462	10828791	\$806,730	\$837,000	07/29/2022	96	5	-0.3205%	-1.60%	-13,413	823,587	98
463	11011039	\$619,460	\$600,000	07/29/2022	103	5	-0.3205%	-1.60%	-9,615	590,385	105
464	10772851	\$662,950	\$609,000	07/29/2022	109	5	-0.3205%	-1.60%	-9,760	599,240	111
465	10575965	\$276,270	\$330,000	08/01/2022	84	4	-0.3205%	-1.28%	-4,231	325,769	85
466	10248684	\$314,240	\$275,000	08/01/2022	114	4	-0.3205%	-1.28%	-3,526	271,474	116
467	10976893	\$1,036,100	\$1,350,000	08/02/2022	77	4	-0.3205%	-1.28%	-17,308	1,332,692	78
468	10155582	\$312,470	\$390,000	08/02/2022	80	4	-0.3205%	-1.28%	-5,000	385,000	81

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
469	10151621	\$308,740	\$360,000	08/02/2022	86	4	-0.3205%	-1.28%	-4,615	355,385	87
470	10583091	\$404,490	\$465,000	08/02/2022	87	4	-0.3205%	-1.28%	-5,962	459,038	88
471	10292601	\$639,060	\$722,500	08/02/2022	88	4	-0.3205%	-1.28%	-9,263	713,237	90
472	10669546	\$720,360	\$650,000	08/02/2022	111	4	-0.3205%	-1.28%	-8,333	641,667	112
473	10287142	\$594,990	\$479,602	08/02/2022	124	4	-0.3205%	-1.28%	-6,149	473,453	126
474	10458638	\$357,000	\$525,000	08/03/2022	68	4	-0.3205%	-1.28%	-6,731	518,269	69
475	10253703	\$459,970	\$475,000	08/03/2022	97	4	-0.3205%	-1.28%	-6,090	468,910	98
476	10187018	\$218,800	\$230,000	08/04/2022	95	4	-0.3205%	-1.28%	-2,949	227,051	96
477	10524300	\$503,260	\$470,000	08/04/2022	107	4	-0.3205%	-1.28%	-6,026	463,974	108
478	10293110	\$368,520	\$380,000	08/05/2022	97	4	-0.3205%	-1.28%	-4,872	375,128	98
479	10125301	\$422,320	\$354,000	08/05/2022	119	4	-0.3205%	-1.28%	-4,538	349,462	121
480	10037443	\$455,100	\$615,000	08/08/2022	74	4	-0.3205%	-1.28%	-7,885	607,115	75
481	10485510	\$543,170	\$729,000	08/08/2022	75	4	-0.3205%	-1.28%	-9,346	719,654	75
482	10181500	\$740,550	\$865,000	08/08/2022	86	4	-0.3205%	-1.28%	-11,090	853,910	87
483	10521360	\$442,200	\$470,000	08/08/2022	94	4	-0.3205%	-1.28%	-6,026	463,974	95
484	10499941	\$542,590	\$549,000	08/08/2022	99	4	-0.3205%	-1.28%	-7,038	541,962	100
485	10540701	\$400,510	\$320,000	08/08/2022	125	4	-0.3205%	-1.28%	-4,103	315,897	127
486	10040411	\$587,830	\$438,000	08/08/2022	134	4	-0.3205%	-1.28%	-5,615	432,385	136
487	10029943	\$451,690	\$575,000	08/09/2022	79	4	-0.3205%	-1.28%	-7,372	567,628	80
488	10031895	\$522,680	\$525,000	08/10/2022	100	4	-0.3205%	-1.28%	-6,731	518,269	101
489	10238702	\$2,014,870	\$1,925,000	08/10/2022	105	4	-0.3205%	-1.28%	-24,679	1,900,321	106
490	10723211	\$586,060	\$550,000	08/10/2022	107	4	-0.3205%	-1.28%	-7,051	542,949	108
491	10302564	\$547,150	\$430,000	08/10/2022	127	4	-0.3205%	-1.28%	-5,513	424,487	129
492	10175654	\$421,790	\$443,000	08/11/2022	95	4	-0.3205%	-1.28%	-5,679	437,321	96
493	10849877	\$399,020	\$475,000	08/12/2022	84	4	-0.3205%	-1.28%	-6,090	468,910	85
494	10223231	\$372,730	\$425,000	08/12/2022	88	4	-0.3205%	-1.28%	-5,449	419,551	89
495	10525639	\$658,120	\$590,000	08/12/2022	112	4	-0.3205%	-1.28%	-7,564	582,436	113
496	10040884	\$653,730	\$550,000	08/12/2022	119	4	-0.3205%	-1.28%	-7,051	542,949	120
497	10531616	\$738,790	\$620,000	08/13/2022	119	4	-0.3205%	-1.28%	-7,949	612,051	121
498	10182214	\$429,270	\$500,000	08/15/2022	86	4	-0.3205%	-1.28%	-6,410	493,590	87
499	10767408	\$740,470	\$920,000	08/16/2022	80	4	-0.3205%	-1.28%	-11,795	908,205	82
500	10729224	\$1,500,480	\$1,179,000	08/16/2022	127	4	-0.3205%	-1.28%	-15,115	1,163,885	129
501	10255293	\$392,140	\$299,000	08/16/2022	131	4	-0.3205%	-1.28%	-3,833	295,167	133
502	10577455	\$307,960	\$365,000	08/17/2022	84	4	-0.3205%	-1.28%	-4,679	360,321	85
503	10483227	\$923,830	\$870,000	08/17/2022	106	4	-0.3205%	-1.28%	-11,154	858,846	108
504	10461779	\$679,180	\$800,000	08/18/2022	85	4	-0.3205%	-1.28%	-10,256	789,744	86

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Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
505	10228075	\$420,930	\$330,000	08/18/2022	128	4	-0.3205%	-1.28%	-4,231	325,769	129
506	10445414	\$426,880	\$600,000	08/19/2022	71	4	-0.3205%	-1.28%	-7,692	592,308	72
507	10480984	\$626,610	\$661,600	08/19/2022	95	4	-0.3205%	-1.28%	-8,482	653,118	96
508	10496684	\$553,330	\$579,500	08/19/2022	95	4	-0.3205%	-1.28%	-7,429	572,071	97
509	10285481	\$438,960	\$385,000	08/19/2022	114	4	-0.3205%	-1.28%	-4,936	380,064	115
510	10522139	\$432,780	\$490,000	08/22/2022	88	4	-0.3205%	-1.28%	-6,282	483,718	89
511	10115495	\$1,059,320	\$980,000	08/22/2022	108	4	-0.3205%	-1.28%	-12,564	967,436	109
512	10673067	\$306,440	\$225,000	08/23/2022	136	4	-0.3205%	-1.28%	-2,885	222,115	138
513	10458571	\$359,320	\$395,500	08/24/2022	91	4	-0.3205%	-1.28%	-5,071	390,429	92
514	10495670	\$781,590	\$825,000	08/24/2022	95	4	-0.3205%	-1.28%	-10,577	814,423	96
515	10644069	\$691,460	\$665,000	08/24/2022	104	4	-0.3205%	-1.28%	-8,526	656,474	105
516	10436174	\$532,660	\$607,000	08/25/2022	88	4	-0.3205%	-1.28%	-7,782	599,218	89
517	10267516	\$370,880	\$399,000	08/25/2022	93	4	-0.3205%	-1.28%	-5,115	393,885	94
518	10561992	\$412,310	\$430,000	08/25/2022	96	4	-0.3205%	-1.28%	-5,513	424,487	97
519	10530018	\$413,260	\$359,000	08/25/2022	115	4	-0.3205%	-1.28%	-4,603	354,397	117
520	10567371	\$319,760	\$400,000	08/26/2022	80	4	-0.3205%	-1.28%	-5,128	394,872	81
521	10511658	\$498,750	\$387,500	08/26/2022	129	4	-0.3205%	-1.28%	-4,968	382,532	130
522	10512832	\$356,580	\$375,000	08/27/2022	95	4	-0.3205%	-1.28%	-4,808	370,192	96
523	10292870	\$386,610	\$360,000	08/29/2022	107	4	-0.3205%	-1.28%	-4,615	355,385	109
524	10501255	\$674,320	\$585,000	08/29/2022	115	4	-0.3205%	-1.28%	-7,500	577,500	117
525	10184515	\$492,950	\$610,000	08/30/2022	81	4	-0.3205%	-1.28%	-7,821	602,179	82
526	10473540	\$315,490	\$380,000	08/30/2022	83	4	-0.3205%	-1.28%	-4,872	375,128	84
527	10178505	\$466,310	\$550,000	08/30/2022	85	4	-0.3205%	-1.28%	-7,051	542,949	86
528	10037427	\$769,050	\$871,450	08/30/2022	88	4	-0.3205%	-1.28%	-11,172	860,278	89
529	10290358	\$439,990	\$437,900	08/30/2022	100	4	-0.3205%	-1.28%	-5,614	432,286	102
530	10237457	\$637,740	\$590,000	09/01/2022	108	3	-0.3205%	-0.96%	-5,673	584,327	109
531	10533317	\$538,300	\$483,000	09/02/2022	111	3	-0.3205%	-0.96%	-4,644	478,356	113
532	10523109	\$423,640	\$388,000	09/06/2022	109	3	-0.3205%	-0.96%	-3,731	384,269	110
533	10566625	\$381,950	\$345,000	09/06/2022	111	3	-0.3205%	-0.96%	-3,317	341,683	112
534	10159326	\$515,810	\$575,000	09/07/2022	90	3	-0.3205%	-0.96%	-5,529	569,471	91
535	10295542	\$658,810	\$660,000	09/07/2022	100	3	-0.3205%	-0.96%	-6,346	653,654	101
536	10165278	\$273,870	\$231,000	09/07/2022	119	3	-0.3205%	-0.96%	-2,221	228,779	120
537	10480927	\$966,840	\$925,000	09/08/2022	105	3	-0.3205%	-0.96%	-8,894	916,106	106
538	10185201	\$865,210	\$760,560	09/08/2022	114	3	-0.3205%	-0.96%	-7,313	753,247	115
539	10553608	\$1,244,100	\$1,050,000	09/08/2022	118	3	-0.3205%	-0.96%	-10,096	1,039,904	120
540	10232491	\$803,580	\$695,000	09/09/2022	116	3	-0.3205%	-0.96%	-6,683	688,317	117

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541	10300596	\$551,130	\$629,000	09/10/2022	88	3	-0.3205%	-0.96%	-6,048	622,952	88
542	10196919	\$325,920	\$470,000	09/12/2022	69	3	-0.3205%	-0.96%	-4,519	465,481	70
543	10242438	\$739,680	\$820,000	09/12/2022	90	3	-0.3205%	-0.96%	-7,885	812,115	91
544	10436782	\$411,710	\$500,000	09/13/2022	82	3	-0.3205%	-0.96%	-4,808	495,192	83
545	10531924	\$596,440	\$580,000	09/13/2022	103	3	-0.3205%	-0.96%	-5,577	574,423	104
546	10310494	\$322,120	\$399,500	09/14/2022	81	3	-0.3205%	-0.96%	-3,841	395,659	81
547	10602256	\$454,220	\$502,500	09/14/2022	90	3	-0.3205%	-0.96%	-4,832	497,668	91
548	10482652	\$356,290	\$495,000	09/15/2022	72	3	-0.3205%	-0.96%	-4,760	490,240	73
549	11006928	\$913,670	\$895,000	09/15/2022	102	3	-0.3205%	-0.96%	-8,606	886,394	103
550	10515935	\$398,630	\$382,000	09/15/2022	104	3	-0.3205%	-0.96%	-3,673	378,327	105
551	10038754	\$584,530	\$632,900	09/16/2022	92	3	-0.3205%	-0.96%	-6,086	626,814	93
552	10250668	\$431,080	\$385,000	09/16/2022	112	3	-0.3205%	-0.96%	-3,702	381,298	113
553	10099352	\$225,020	\$200,000	09/16/2022	113	3	-0.3205%	-0.96%	-1,923	198,077	114
554	11012366	\$130,000	\$155,000	09/19/2022	84	3	-0.3205%	-0.96%	-1,490	153,510	85
555	10025451	\$1,253,090	\$1,200,000	09/19/2022	104	3	-0.3205%	-0.96%	-11,538	1,188,462	105
556	10165334	\$583,120	\$760,000	09/21/2022	77	3	-0.3205%	-0.96%	-7,308	752,692	77
557	10443073	\$461,700	\$555,000	09/21/2022	83	3	-0.3205%	-0.96%	-5,337	549,663	84
558	10300677	\$917,750	\$815,000	09/21/2022	113	3	-0.3205%	-0.96%	-7,837	807,163	114
559	10228000	\$951,020	\$825,000	09/21/2022	115	3	-0.3205%	-0.96%	-7,933	817,067	116
560	10250771	\$353,070	\$334,900	09/22/2022	105	3	-0.3205%	-0.96%	-3,220	331,680	106
561	10675001	\$1,381,660	\$1,305,000	09/22/2022	106	3	-0.3205%	-0.96%	-12,548	1,292,452	107
562	10286916	\$576,050	\$450,000	09/22/2022	128	3	-0.3205%	-0.96%	-4,327	445,673	129
563	10500089	\$659,050	\$625,000	09/23/2022	105	3	-0.3205%	-0.96%	-6,010	618,990	106
564	10456432	\$271,260	\$320,000	09/26/2022	85	3	-0.3205%	-0.96%	-3,077	316,923	86
565	10940318	\$656,310	\$720,000	09/26/2022	91	3	-0.3205%	-0.96%	-6,923	713,077	92
566	10460115	\$687,280	\$600,000	09/26/2022	115	3	-0.3205%	-0.96%	-5,769	594,231	116
567	10705854	\$905,460	\$750,000	09/26/2022	121	3	-0.3205%	-0.96%	-7,212	742,788	122
568	10102267	\$121,300	\$140,000	09/27/2022	87	3	-0.3205%	-0.96%	-1,346	138,654	87
569	10265741	\$3,310,780	\$3,445,389	09/27/2022	96	3	-0.3205%	-0.96%	-33,129	3,412,260	97
570	10296563	\$550,780	\$475,000	09/27/2022	116	3	-0.3205%	-0.96%	-4,567	470,433	117
571	10301411	\$621,990	\$652,000	09/28/2022	95	3	-0.3205%	-0.96%	-6,269	645,731	96
572	10288056	\$465,610	\$475,000	09/28/2022	98	3	-0.3205%	-0.96%	-4,567	470,433	99
573	10040779	\$1,671,750	\$1,875,000	09/29/2022	89	3	-0.3205%	-0.96%	-18,029	1,856,971	90
574	10603569	\$407,430	\$425,000	09/29/2022	96	3	-0.3205%	-0.96%	-4,087	420,913	97
575	10171255	\$599,190	\$620,000	09/29/2022	97	3	-0.3205%	-0.96%	-5,962	614,038	98
576	10305041	\$530,850	\$505,000	09/29/2022	105	3	-0.3205%	-0.96%	-4,856	500,144	106

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
577	10827593	\$385,010	\$325,000	09/29/2022	118	3	-0.3205%	-0.96%	-3,125	321,875	120
578	10472721	\$420,240	\$321,500	09/29/2022	131	3	-0.3205%	-0.96%	-3,091	318,409	132
579	10030118	\$312,330	\$445,000	09/30/2022	70	3	-0.3205%	-0.96%	-4,279	440,721	71
580	10533666	\$521,940	\$540,000	09/30/2022	97	3	-0.3205%	-0.96%	-5,192	534,808	98
581	10592772	\$1,370,870	\$1,100,000	09/30/2022	125	3	-0.3205%	-0.96%	-10,577	1,089,423	126
582	10463836	\$367,120	\$425,000	10/04/2022	86	2	-0.3205%	-0.64%	-2,724	422,276	87
583	10667721	\$608,010	\$609,000	10/04/2022	100	2	-0.3205%	-0.64%	-3,904	605,096	100
584	10119351	\$534,440	\$555,000	10/07/2022	96	2	-0.3205%	-0.64%	-3,558	551,442	97
585	10221651	\$517,810	\$485,000	10/07/2022	107	2	-0.3205%	-0.64%	-3,109	481,891	107
586	10707784	\$723,350	\$600,000	10/07/2022	121	2	-0.3205%	-0.64%	-3,846	596,154	121
587	10037524	\$1,230,860	\$967,000	10/07/2022	127	2	-0.3205%	-0.64%	-6,199	960,801	128
588	10294773	\$301,360	\$345,000	10/08/2022	87	2	-0.3205%	-0.64%	-2,212	342,788	88
589	10446259	\$373,240	\$470,000	10/11/2022	79	2	-0.3205%	-0.64%	-3,013	466,987	80
590	10046157	\$926,070	\$903,000	10/11/2022	103	2	-0.3205%	-0.64%	-5,788	897,212	103
591	10533161	\$685,680	\$627,000	10/11/2022	109	2	-0.3205%	-0.64%	-4,019	622,981	110
592	10634105	\$334,860	\$300,000	10/11/2022	112	2	-0.3205%	-0.64%	-1,923	298,077	112
593	10577511	\$271,840	\$210,000	10/11/2022	129	2	-0.3205%	-0.64%	-1,346	208,654	130
594	10302491	\$273,170	\$295,000	10/12/2022	93	2	-0.3205%	-0.64%	-1,891	293,109	93
595	10528764	\$335,080	\$350,000	10/12/2022	96	2	-0.3205%	-0.64%	-2,244	347,756	96
596	10475832	\$322,570	\$335,000	10/12/2022	96	2	-0.3205%	-0.64%	-2,147	332,853	97
597	10301787	\$434,180	\$435,000	10/12/2022	100	2	-0.3205%	-0.64%	-2,788	432,212	100
598	10197089	\$280,450	\$300,000	10/17/2022	93	2	-0.3205%	-0.64%	-1,923	298,077	94
599	10604654	\$463,390	\$590,000	10/19/2022	79	2	-0.3205%	-0.64%	-3,782	586,218	79
600	10538013	\$591,080	\$540,000	10/19/2022	109	2	-0.3205%	-0.64%	-3,462	536,538	110
601	10200160	\$674,700	\$600,000	10/19/2022	112	2	-0.3205%	-0.64%	-3,846	596,154	113
602	10230181	\$545,270	\$470,000	10/19/2022	116	2	-0.3205%	-0.64%	-3,013	466,987	117
603	10299163	\$195,600	\$195,000	10/21/2022	100	2	-0.3205%	-0.64%	-1,250	193,750	101
604	10182695	\$456,940	\$407,214	10/21/2022	112	2	-0.3205%	-0.64%	-2,610	404,604	113
605	10480463	\$648,090	\$555,000	10/21/2022	117	2	-0.3205%	-0.64%	-3,558	551,442	118
606	10522170	\$480,320	\$405,000	10/21/2022	119	2	-0.3205%	-0.64%	-2,596	402,404	119
607	10483519	\$210,740	\$299,000	10/24/2022	70	2	-0.3205%	-0.64%	-1,917	297,083	71
608	10198610	\$209,400	\$195,000	10/25/2022	107	2	-0.3205%	-0.64%	-1,250	193,750	108
609	10155751	\$324,040	\$465,000	10/26/2022	70	2	-0.3205%	-0.64%	-2,981	462,019	70
610	10232483	\$386,380	\$525,000	10/26/2022	74	2	-0.3205%	-0.64%	-3,365	521,635	74
611	10572360	\$760,030	\$730,000	10/26/2022	104	2	-0.3205%	-0.64%	-4,679	725,321	105
612	10631092	\$460,850	\$390,000	10/26/2022	118	2	-0.3205%	-0.64%	-2,500	387,500	119

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
613	10309271	\$522,610	\$405,000	10/26/2022	129	2	-0.3205%	-0.64%	-2,596	402,404	130
614	10026271	\$1,083,870	\$1,420,000	10/27/2022	76	2	-0.3205%	-0.64%	-9,103	1,410,897	77
615	10036153	\$611,170	\$575,000	10/27/2022	106	2	-0.3205%	-0.64%	-3,686	571,314	107
616	10036391	\$798,060	\$619,476	10/27/2022	129	2	-0.3205%	-0.64%	-3,971	615,505	130
617	10217679	\$556,962	\$785,000	10/28/2022	71	2	-0.3205%	-0.64%	-5,032	779,968	71
618	10464948	\$607,790	\$550,000	10/28/2022	111	2	-0.3205%	-0.64%	-3,526	546,474	111
619	10497867	\$763,200	\$620,000	10/28/2022	123	2	-0.3205%	-0.64%	-3,974	616,026	124
620	10254272	\$395,230	\$480,000	10/31/2022	82	2	-0.3205%	-0.64%	-3,077	476,923	83
621	10532207	\$615,520	\$605,000	10/31/2022	102	2	-0.3205%	-0.64%	-3,878	601,122	102
622	10290236	\$810,960	\$675,000	10/31/2022	120	2	-0.3205%	-0.64%	-4,327	670,673	121
623	10158395	\$301,590	\$431,820	11/01/2022	70	1	-0.3205%	-0.32%	-1,384	430,436	70
624	10468451	\$494,400	\$499,900	11/01/2022	99	1	-0.3205%	-0.32%	-1,602	498,298	99
625	10471395	\$373,700	\$370,000	11/01/2022	101	1	-0.3205%	-0.32%	-1,186	368,814	101
626	10216071	\$228,020	\$225,000	11/01/2022	101	1	-0.3205%	-0.32%	-721	224,279	102
627	10158352	\$316,780	\$425,000	11/02/2022	75	1	-0.3205%	-0.32%	-1,362	423,638	75
628	10525002	\$496,530	\$580,000	11/02/2022	86	1	-0.3205%	-0.32%	-1,859	578,141	86
629	10474155	\$241,540	\$275,000	11/02/2022	88	1	-0.3205%	-0.32%	-881	274,119	88
630	10178190	\$712,230	\$780,000	11/02/2022	91	1	-0.3205%	-0.32%	-2,500	777,500	92
631	10110659	\$444,550	\$442,500	11/02/2022	100	1	-0.3205%	-0.32%	-1,418	441,082	101
632	10736395	\$409,050	\$390,000	11/02/2022	105	1	-0.3205%	-0.32%	-1,250	388,750	105
633	10477063	\$354,510	\$270,000	11/03/2022	131	1	-0.3205%	-0.32%	-865	269,135	132
634	10193036	\$1,003,650	\$1,270,000	11/04/2022	79	1	-0.3205%	-0.32%	-4,071	1,265,929	79
635	10157877	\$460,020	\$565,000	11/04/2022	81	1	-0.3205%	-0.32%	-1,811	563,189	82
636	10102999	\$882,010	\$830,000	11/04/2022	106	1	-0.3205%	-0.32%	-2,660	827,340	107
637	10633758	\$1,517,460	\$1,225,000	11/04/2022	124	1	-0.3205%	-0.32%	-3,926	1,221,074	124
638	10199843	\$388,460	\$490,000	11/05/2022	79	1	-0.3205%	-0.32%	-1,571	488,429	80
639	10171725	\$664,930	\$750,000	11/07/2022	89	1	-0.3205%	-0.32%	-2,404	747,596	89
640	10150608	\$795,790	\$750,000	11/09/2022	106	1	-0.3205%	-0.32%	-2,404	747,596	106
641	10580320	\$776,410	\$975,000	11/14/2022	80	1	-0.3205%	-0.32%	-3,125	971,875	80
642	10665640	\$653,170	\$710,000	11/14/2022	92	1	-0.3205%	-0.32%	-2,276	707,724	92
643	10504319	\$621,890	\$639,000	11/14/2022	97	1	-0.3205%	-0.32%	-2,048	636,952	98
644	10664651	\$648,840	\$500,000	11/18/2022	130	1	-0.3205%	-0.32%	-1,603	498,397	130
645	10472081	\$403,570	\$430,000	11/21/2022	94	1	-0.3205%	-0.32%	-1,378	428,622	94
646	10472008	\$482,560	\$430,000	11/21/2022	112	1	-0.3205%	-0.32%	-1,378	428,622	113
647	10807286	\$524,500	\$463,125	11/21/2022	113	1	-0.3205%	-0.32%	-1,484	461,641	114
648	11011038	\$546,140	\$645,000	11/22/2022	85	1	-0.3205%	-0.32%	-2,067	642,933	85

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
649	10564761	\$606,960	\$500,000	11/22/2022	121	1	-0.3205%	-0.32%	-1,603	498,397	122
650	10530107	\$378,010	\$427,000	11/23/2022	89	1	-0.3205%	-0.32%	-1,369	425,631	89
651	10185712	\$250,630	\$349,900	11/28/2022	72	1	-0.3205%	-0.32%	-1,121	348,779	72
652	10197451	\$644,700	\$640,000	11/28/2022	101	1	-0.3205%	-0.32%	-2,051	637,949	101
653	10457421	\$324,960	\$300,000	11/28/2022	108	1	-0.3205%	-0.32%	-962	299,038	109
654	10445798	\$497,620	\$432,000	11/28/2022	115	1	-0.3205%	-0.32%	-1,385	430,615	116
655	10633791	\$545,110	\$429,000	11/29/2022	127	1	-0.3205%	-0.32%	-1,375	427,625	127
656	10302988	\$244,900	\$269,000	11/30/2022	91	1	-0.3205%	-0.32%	-862	268,138	91
657	10620992	\$441,090	\$445,000	11/30/2022	99	1	-0.3205%	-0.32%	-1,426	443,574	99
658	10017631	\$408,190	\$520,000	12/01/2022	78	0	-0.3205%	0.00%	0	520,000	78
659	10115641	\$267,650	\$325,000	12/01/2022	82	0	-0.3205%	0.00%	0	325,000	82
660	10263870	\$523,280	\$647,640	12/02/2022	81	0	-0.3205%	0.00%	0	647,640	81
661	10434790	\$424,980	\$437,072	12/02/2022	97	0	-0.3205%	0.00%	0	437,072	97
662	10238631	\$346,080	\$299,000	12/02/2022	116	0	-0.3205%	0.00%	0	299,000	116
663	10657906	\$1,245,900	\$940,000	12/02/2022	133	0	-0.3205%	0.00%	0	940,000	133
664	10018449	\$1,166,750	\$1,500,000	12/06/2022	78	0	-0.3205%	0.00%	0	1,500,000	78
665	10459934	\$419,150	\$347,000	12/06/2022	121	0	-0.3205%	0.00%	0	347,000	121
666	10255285	\$713,290	\$531,000	12/06/2022	134	0	-0.3205%	0.00%	0	531,000	134
667	10543781	\$558,900	\$590,000	12/07/2022	95	0	-0.3205%	0.00%	0	590,000	95
668	10309855	\$872,850	\$875,000	12/07/2022	100	0	-0.3205%	0.00%	0	875,000	100
669	10546829	\$583,840	\$575,000	12/07/2022	102	0	-0.3205%	0.00%	0	575,000	102
670	10119247	\$527,340	\$513,000	12/07/2022	103	0	-0.3205%	0.00%	0	513,000	103
671	10125969	\$783,530	\$722,000	12/07/2022	109	0	-0.3205%	0.00%	0	722,000	109
672	10226706	\$964,880	\$820,000	12/07/2022	118	0	-0.3205%	0.00%	0	820,000	118
673	10703804	\$516,710	\$504,000	12/08/2022	103	0	-0.3205%	0.00%	0	504,000	103
674	10197307	\$485,820	\$425,000	12/08/2022	114	0	-0.3205%	0.00%	0	425,000	114
675	10500411	\$232,700	\$275,000	12/09/2022	85	0	-0.3205%	0.00%	0	275,000	85
676	10473256	\$507,510	\$536,000	12/09/2022	95	0	-0.3205%	0.00%	0	536,000	95
677	10446964	\$472,500	\$635,000	12/12/2022	74	0	-0.3205%	0.00%	0	635,000	74
678	10464143	\$270,150	\$315,000	12/13/2022	86	0	-0.3205%	0.00%	0	315,000	86
679	10165845	\$385,000	\$339,000	12/13/2022	114	0	-0.3205%	0.00%	0	339,000	114
680	10029861	\$532,510	\$660,000	12/15/2022	81	0	-0.3205%	0.00%	0	660,000	81
681	10722039	\$319,430	\$339,000	12/15/2022	94	0	-0.3205%	0.00%	0	339,000	94
682	10303609	\$593,390	\$440,000	12/15/2022	135	0	-0.3205%	0.00%	0	440,000	135
683	10718784	\$201,210	\$260,000	12/16/2022	77	0	-0.3205%	0.00%	0	260,000	77
684	10038171	\$895,730	\$995,000	12/16/2022	90	0	-0.3205%	0.00%	0	995,000	90

PC/RMV CLS 400/401 RURAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
685	10479933	\$824,140	\$800,000	12/16/2022	103	0	-0.3205%	0.00%	0	800,000	103
686	10104390	\$223,750	\$300,000	12/19/2022	75	0	-0.3205%	0.00%	0	300,000	75
687	10668118	\$776,110	\$800,000	12/19/2022	97	0	-0.3205%	0.00%	0	800,000	97
688	10126063	\$667,440	\$575,500	12/19/2022	116	0	-0.3205%	0.00%	0	575,500	116
689	10895674	\$1,279,790	\$1,150,000	12/20/2022	111	0	-0.3205%	0.00%	0	1,150,000	111
690	10295054	\$422,330	\$357,000	12/20/2022	118	0	-0.3205%	0.00%	0	357,000	118
691	10267997	\$339,530	\$375,000	12/22/2022	91	0	-0.3205%	0.00%	0	375,000	91
692	10026474	\$1,263,140	\$1,175,000	12/23/2022	108	0	-0.3205%	0.00%	0	1,175,000	108
693	10265165	\$284,250	\$233,000	12/23/2022	122	0	-0.3205%	0.00%	0	233,000	122
694	10102234	\$790,940	\$607,000	12/23/2022	130	0	-0.3205%	0.00%	0	607,000	130
695	10121016	\$527,870	\$485,000	12/27/2022	109	0	-0.3205%	0.00%	0	485,000	109
696	10799535	\$697,300	\$575,000	12/27/2022	121	0	-0.3205%	0.00%	0	575,000	121
697	10266933	\$342,120	\$420,000	12/28/2022	81	0	-0.3205%	0.00%	0	420,000	81
698	10197200	\$1,989,970	\$2,195,000	12/28/2022	91	0	-0.3205%	0.00%	0	2,195,000	91
699	10470575	\$662,840	\$799,000	12/29/2022	83	0	-0.3205%	0.00%	0	799,000	83
700	10189221	\$371,760	\$407,000	12/29/2022	91	0	-0.3205%	0.00%	0	407,000	91

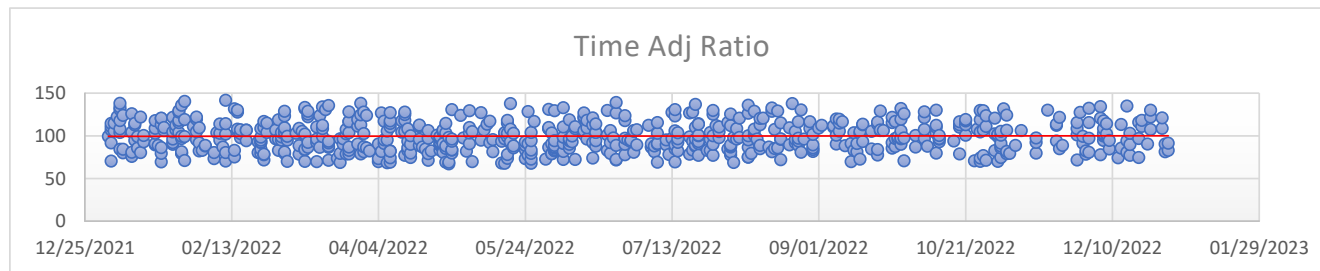
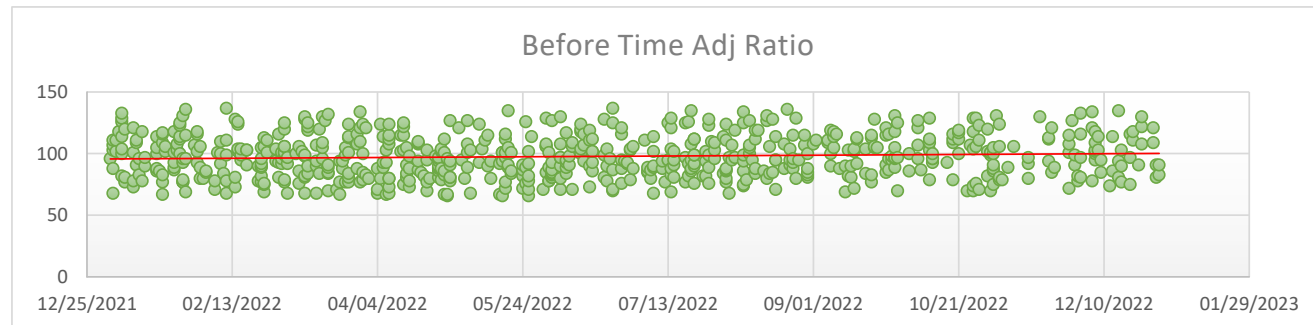
PC/RMV CLS 400/401 RURAL TIME TREND

Before Ratio	
Median	96
Mean	98
Wtd.Mean	97
Total SP	427,494,524
Total Base RM	412,788,332
Total Time Adj	419,019,765

After Ratio	
Median	98
Mean	100
Wtd.Mean	97

Number of months in the year:	12
Amount of change:	-4%
Annual change factor:	104%
Annual adjustment factor:	96%
Overall adjustment:	-4%
Intermediate adj factor:	-0.3205%

Assessment Year		Forecast Linear	
1/1/22	Beginning	96%	Beginning
12/31/22	Ending	100%	Ending



PC/RMV CLS 2XX COMMERCIAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10001477	\$656,250	\$520,000	01/04/2022	126	11	0.1701%	1.87%	9,728	529,728	124
2	10873551	\$2,756,130	\$3,600,000	01/06/2022	77	11	0.1701%	1.87%	67,347	3,667,347	75
3	10027171	\$543,160	\$385,000	01/06/2022	141	11	0.1701%	1.87%	7,202	392,202	138
4	11012370	\$115,520	\$110,235	01/07/2022	105	11	0.1701%	1.87%	2,062	112,297	103
5	10969017	\$95,330	\$110,000	01/19/2022	87	11	0.1701%	1.87%	2,058	112,058	85
6	10057304	\$949,670	\$845,000	01/21/2022	112	11	0.1701%	1.87%	15,808	860,808	110
7	10067071	\$675,740	\$725,000	01/25/2022	93	11	0.1701%	1.87%	13,563	738,563	91
8	10910999	\$83,790	\$80,000	01/26/2022	105	11	0.1701%	1.87%	1,497	81,497	103
9	10328866	\$284,430	\$325,000	01/27/2022	88	11	0.1701%	1.87%	6,080	331,080	86
10	10046945	\$2,812,970	\$2,400,000	01/27/2022	117	11	0.1701%	1.87%	44,898	2,444,898	115
11	10977418	\$1,158,550	\$1,000,000	01/28/2022	116	11	0.1701%	1.87%	18,707	1,018,707	114
12	10269949	\$435,000	\$450,000	01/31/2022	97	11	0.1701%	1.87%	8,418	458,418	95
13	10386084	\$743,000	\$820,000	02/09/2022	91	10	0.1701%	1.70%	13,946	833,946	89
14	10665437	\$111,680	\$159,000	02/22/2022	70	10	0.1701%	1.70%	2,704	161,704	69
15	10370339	\$106,570	\$75,000	02/23/2022	142	10	0.1701%	1.70%	1,276	76,276	140
16	10064861	\$675,410	\$995,000	02/28/2022	68	10	0.1701%	1.70%	16,922	1,011,922	67
17	10363701	\$189,300	\$300,000	03/02/2022	63	9	0.1701%	1.53%	4,592	304,592	62
18	10276899	\$124,140	\$165,000	03/07/2022	75	9	0.1701%	1.53%	2,526	167,526	74
19	10688191	\$147,780	\$176,450	03/09/2022	84	9	0.1701%	1.53%	2,701	179,151	82
20	10748519	\$431,570	\$360,000	03/11/2022	120	9	0.1701%	1.53%	5,510	365,510	118
21	10368191	\$208,620	\$303,000	03/16/2022	69	9	0.1701%	1.53%	4,638	307,638	68
22	10304003	\$608,280	\$750,000	03/16/2022	81	9	0.1701%	1.53%	11,480	761,480	80
23	10924304	\$3,382,650	\$3,250,000	03/24/2022	104	9	0.1701%	1.53%	49,745	3,299,745	103
24	10665381	\$75,070	\$125,000	03/29/2022	60	9	0.1701%	1.53%	1,913	126,913	59
25	10133882	\$562,360	\$895,000	03/30/2022	63	9	0.1701%	1.53%	13,699	908,699	62
26	10385525	\$4,513,200	\$3,500,000	03/30/2022	129	9	0.1701%	1.53%	53,571	3,553,571	127
27	10722088	\$296,770	\$295,000	03/31/2022	101	9	0.1701%	1.53%	4,515	299,515	99
28	10364805	\$344,500	\$435,000	04/01/2022	79	8	0.1701%	1.36%	5,918	440,918	78
29	10386386	\$1,035,970	\$880,000	04/05/2022	118	8	0.1701%	1.36%	11,973	891,973	116
30	10371163	\$1,081,730	\$950,000	04/07/2022	114	8	0.1701%	1.36%	12,925	962,925	112
31	10369763	\$638,150	\$605,781	04/11/2022	105	8	0.1701%	1.36%	8,242	614,023	104
32	10980906	\$2,618,970	\$2,197,000	04/12/2022	119	8	0.1701%	1.36%	29,891	2,226,891	118
33	10371155	\$442,190	\$385,000	04/14/2022	115	8	0.1701%	1.36%	5,238	390,238	113
34	10386441	\$987,010	\$1,000,000	04/27/2022	99	8	0.1701%	1.36%	13,605	1,013,605	97
35	10194073	\$288,520	\$320,000	04/28/2022	90	8	0.1701%	1.36%	4,354	324,354	89
36	10033651	\$373,160	\$275,000	04/28/2022	136	8	0.1701%	1.36%	3,741	278,741	134
37	11012114	\$371,130	\$410,000	05/06/2022	91	7	0.1701%	1.19%	4,881	414,881	89
38	10032267	\$162,500	\$150,000	05/10/2022	108	7	0.1701%	1.19%	1,786	151,786	107
39	10640294	\$2,120,540	\$2,201,554	05/12/2022	96	7	0.1701%	1.19%	26,209	2,227,763	95
40	10013716	\$228,170	\$292,000	05/13/2022	78	7	0.1701%	1.19%	3,476	295,476	77
41	10283846	\$2,615,210	\$2,264,200	05/13/2022	116	7	0.1701%	1.19%	26,955	2,291,155	114
42	10669763	\$2,097,950	\$2,186,030	05/19/2022	96	7	0.1701%	1.19%	26,024	2,212,054	95
43	10013708	\$392,260	\$417,000	05/20/2022	94	7	0.1701%	1.19%	4,964	421,964	93

PC/RMV CLS 200/201 COMMERCIAL TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
44	10576791	\$415,570	\$400,000	05/24/2022	104	7	0.1701%	1.19%	4,762	404,762	103
45	10982570	\$1,216,550	\$1,200,000	05/25/2022	101	7	0.1701%	1.19%	14,286	1,214,286	100
46	10431873	\$996,830	\$1,330,000	05/27/2022	75	7	0.1701%	1.19%	15,833	1,345,833	74
47	10664248	\$368,850	\$390,000	05/27/2022	95	7	0.1701%	1.19%	4,643	394,643	93
48	10194878	\$699,790	\$1,145,000	06/06/2022	61	6	0.1701%	1.02%	11,684	1,156,684	60
49	10194894	\$219,470	\$155,000	06/06/2022	142	6	0.1701%	1.02%	1,582	156,582	140
50	10194748	\$390,300	\$462,957	06/08/2022	84	6	0.1701%	1.02%	4,724	467,681	83
51	10126411	\$340,770	\$360,000	06/09/2022	95	6	0.1701%	1.02%	3,673	363,673	94
52	10318092	\$1,446,420	\$1,251,750	06/09/2022	116	6	0.1701%	1.02%	12,773	1,264,523	114
53	10410471	\$358,960	\$385,000	06/13/2022	93	6	0.1701%	1.02%	3,929	388,929	92
54	10410471	\$358,960	\$385,000	06/13/2022	93	6	0.1701%	1.02%	3,929	388,929	92
55	10689730	\$143,460	\$150,000	06/13/2022	96	6	0.1701%	1.02%	1,531	151,531	95
56	10388725	\$994,000	\$925,000	06/13/2022	107	6	0.1701%	1.02%	9,439	934,439	106
57	10403115	\$292,130	\$300,000	06/17/2022	97	6	0.1701%	1.02%	3,061	303,061	96
58	11012530	\$315,810	\$420,000	06/23/2022	75	6	0.1701%	1.02%	4,286	424,286	74
59	10874119	\$4,654,800	\$3,770,070	06/23/2022	123	6	0.1701%	1.02%	38,470	3,808,540	122
60	10010321	\$205,710	\$320,000	06/24/2022	64	6	0.1701%	1.02%	3,265	323,265	64
61	10332844	\$278,310	\$345,000	06/28/2022	81	6	0.1701%	1.02%	3,520	348,520	80
62	10368540	\$464,890	\$475,000	06/28/2022	98	6	0.1701%	1.02%	4,847	479,847	97
63	11012577	\$915,790	\$916,394	06/30/2022	100	6	0.1701%	1.02%	9,351	925,745	99
64	10046960	\$173,180	\$180,000	07/08/2022	96	5	0.1701%	0.85%	1,531	181,531	95
65	10195060	\$1,160,160	\$979,719	07/20/2022	118	5	0.1701%	0.85%	8,331	988,050	117
66	10534719	\$77,200	\$85,000	07/25/2022	91	5	0.1701%	0.85%	723	85,723	90
67	10010654	\$391,510	\$525,000	07/26/2022	75	5	0.1701%	0.85%	4,464	529,464	74
68	10066310	\$526,760	\$770,000	07/27/2022	68	5	0.1701%	0.85%	6,548	776,548	68
69	10328053	\$2,629,910	\$2,735,000	07/27/2022	96	5	0.1701%	0.85%	23,257	2,758,257	95
70	10895666	\$8,322,360	\$8,245,000	07/29/2022	101	5	0.1701%	0.85%	70,111	8,315,111	100
71	10141081	\$434,540	\$550,000	08/08/2022	79	4	0.1701%	0.68%	3,741	553,741	78
72	10050338	\$695,750	\$975,000	08/12/2022	71	4	0.1701%	0.68%	6,633	981,633	71
73	10385698	\$549,680	\$575,000	08/12/2022	96	4	0.1701%	0.68%	3,912	578,912	95
74	10372129	\$786,690	\$650,000	08/17/2022	121	4	0.1701%	0.68%	4,422	654,422	120
75	10982865	\$3,167,130	\$3,250,000	08/31/2022	97	4	0.1701%	0.68%	22,109	3,272,109	97
76	10126576	\$1,030,630	\$750,000	08/31/2022	137	4	0.1701%	0.68%	5,102	755,102	136
77	10450876	\$471,440	\$470,000	09/07/2022	100	3	0.1701%	0.51%	2,398	472,398	100
78	10050191	\$454,130	\$705,000	09/08/2022	64	3	0.1701%	0.51%	3,597	708,597	64
79	10272248	\$67,350	\$55,000	09/12/2022	122	3	0.1701%	0.51%	281	55,281	122
80	10831367	\$1,542,210	\$1,695,000	09/14/2022	91	3	0.1701%	0.51%	8,648	1,703,648	91
81	10328533	\$1,322,690	\$1,275,000	09/19/2022	104	3	0.1701%	0.51%	6,505	1,281,505	103
82	10409380	\$191,850	\$265,000	09/20/2022	72	3	0.1701%	0.51%	1,352	266,352	72
83	10373107	\$403,360	\$340,000	09/21/2022	119	3	0.1701%	0.51%	1,735	341,735	118
84	10391148	\$361,320	\$326,900	09/22/2022	111	3	0.1701%	0.51%	1,668	328,568	110
85	10616344	\$1,117,810	\$1,000,000	09/22/2022	112	3	0.1701%	0.51%	5,102	1,005,102	111
86	10959437	\$122,930	\$125,000	09/29/2022	98	3	0.1701%	0.51%	638	125,638	98
87	10491441	\$3,628,790	\$2,580,000	09/29/2022	141	3	0.1701%	0.51%	13,163	2,593,163	140

PC/RMV CLS 200/201 COMMERCIAL TIME TREND

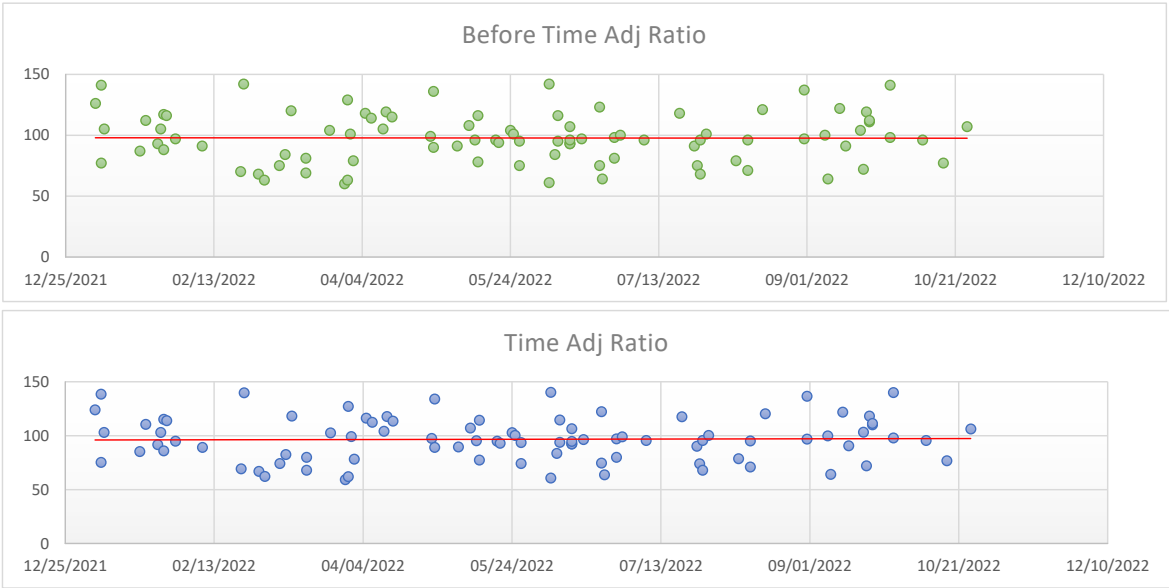
Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
88	10370947	\$430,960	\$450,000	10/10/2022	96	2	0.1701%	0.34%	1,531	451,531	95
89	10082404	\$423,230	\$550,000	10/17/2022	77	2	0.1701%	0.34%	1,871	551,871	77
90	10396098	\$505,990	\$475,000	10/25/2022	107	2	0.1701%	0.34%	1,616	476,616	106
91	10584451	\$1,374,520	\$2,100,000	10/26/2022	65	2	0.1701%	0.34%	7,143	2,107,143	65
92	10385012	\$691,030	\$1,125,000	10/28/2022	61	2	0.1701%	0.34%	3,827	1,128,827	61
93	10693246	\$351,620	\$450,000	11/01/2022	78	1	0.1701%	0.17%	765	450,765	78
94	10283852	\$551,370	\$420,000	11/02/2022	131	1	0.1701%	0.17%	714	420,714	131
95	11004956	\$704,230	\$1,025,000	11/08/2022	69	1	0.1701%	0.17%	1,743	1,026,743	69
96	10001469	\$870,630	\$900,000	11/08/2022	97	1	0.1701%	0.17%	1,531	901,531	97
97	10849201	\$1,044,790	\$1,260,000	11/14/2022	83	1	0.1701%	0.17%	2,143	1,262,143	83
98	10282998	\$234,050	\$265,000	11/16/2022	88	1	0.1701%	0.17%	451	265,451	88
99	10996627	\$1,227,770	\$1,170,000	11/18/2022	105	1	0.1701%	0.17%	1,990	1,171,990	105
100	10308931	\$2,168,130	\$2,700,000	11/30/2022	80	1	0.1701%	0.17%	4,592	2,704,592	80
101	10005250	\$476,120	\$550,000	12/01/2022	87	0	0.1701%	0.00%	0	550,000	87
102	10904573	\$763,770	\$800,000	12/06/2022	95	0	0.1701%	0.00%	0	800,000	95
103	10933733	\$777,580	\$650,000	12/06/2022	120	0	0.1701%	0.00%	0	650,000	120
104	10383841	\$14,530	\$15,000	12/12/2022	97	0	0.1701%	0.00%	0	15,000	97
105	10431784	\$241,980	\$275,000	12/14/2022	88	0	0.1701%	0.00%	0	275,000	88
106	10429613	\$604,050	\$425,000	12/14/2022	142	0	0.1701%	0.00%	0	425,000	142
107	10360753	\$266,810	\$330,000	12/19/2022	81	0	0.1701%	0.00%	0	330,000	81
108	10910999	\$83,790	\$90,000	12/23/2022	93	0	0.1701%	0.00%	0	90,000	93
109	10534808	\$285,250	\$225,000	12/23/2022	127	0	0.1701%	0.00%	0	225,000	127

PC/RMV CLS 200/201 COMMERCIAL TIME TREND

Before Ratio	
Median	96
Mean	97
Wtd.Mean	99
Total SP	98,130,040
Total Base RMV	97,339,850
Total Time Adj SP	99,102,798
After Ratio	
Median	95
Mean	96
Wtd.Mean	99

Number of months in the year:	12
Amount of change:	2%
Annual change factor:	98%
Annual adjustment factor:	102%
Overall adjustment:	2%
Intermediate adj factor:	0.1701%

Assessment Year		Forecast Linear	
1/1/22	Beginning	98%	Beginning
12/31/22	Ending	96%	Ending



PC/RMV CLS 3XX INDUSTRIAL TIME STUDY

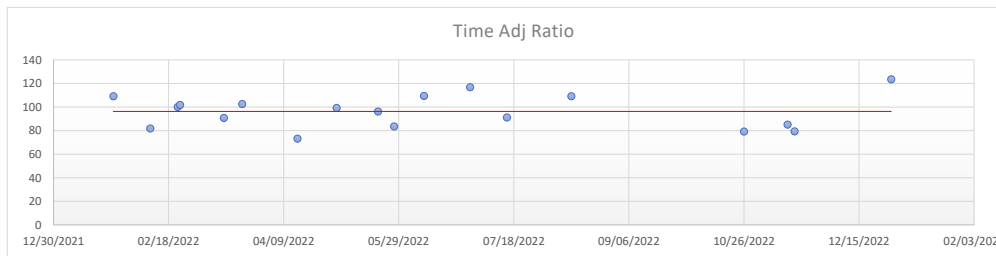
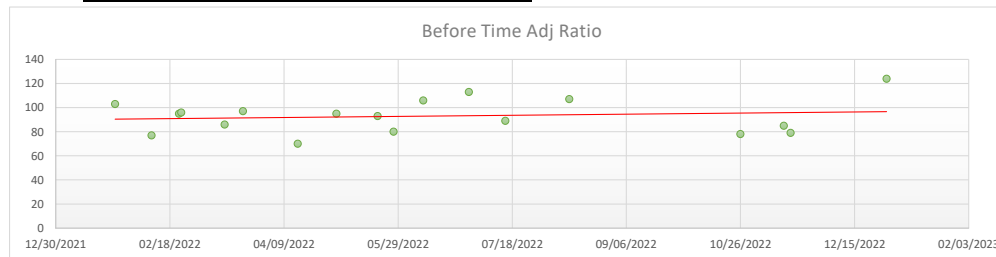
Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10194202	666970	650000	01/25/2022	103	11	-0.5452%	-6.00%	-38,980	611,020	109
2	10676251	464210	600000	02/10/2022	77	10	-0.5452%	-5.45%	-32,710	567,290	82
3	10985057	482600	510000	02/22/2022	95	10	-0.5452%	-5.45%	-27,804	482,196	100
4	10676236	785980	816000	02/23/2022	96	10	-0.5452%	-5.45%	-44,486	771,514	102
5	11002840	248460	287926	03/14/2022	86	9	-0.5452%	-4.91%	-14,127	273,799	91
6	11008759	310460	318500	03/22/2022	97	9	-0.5452%	-4.91%	-15,627	302,873	103
7	10803398	875300	1250000	04/15/2022	70	8	-0.5452%	-4.36%	-54,517	1,195,483	73
8	10589087	4581520	4800000	05/02/2022	95	7	-0.5452%	-3.82%	-183,178	4,616,822	99
9	10924299	224460	242500	05/20/2022	93	7	-0.5452%	-3.82%	-9,254	233,246	96
10	11005509	1125210	1400000	05/27/2022	80	7	-0.5452%	-3.82%	-53,427	1,346,573	84
11	10249062	369350	349000	06/09/2022	106	6	-0.5452%	-3.27%	-11,416	337,584	109
12	10848790	1919040	1700000	06/29/2022	113	6	-0.5452%	-3.27%	-55,607	1,644,393	117
13	10676161	771700	870000	07/15/2022	89	5	-0.5452%	-2.73%	-23,715	846,285	91
14	10646134	1707950	1600000	08/12/2022	107	4	-0.5452%	-2.18%	-34,891	1,565,109	109
15	10676293	294030	375000	10/26/2022	78	2	-0.5452%	-1.09%	-4,089	370,911	79
16	10986798	681180	805000	11/14/2022	85	1	-0.5452%	-0.55%	-4,389	800,611	85
17	10730081	631010	800000	11/17/2022	79	1	-0.5452%	-0.55%	-4,361	795,639	79
18	10807754	6422770	5200000	12/29/2022	124	0	-0.5452%	0.00%	0	5,200,000	124

Before Ratio	
Median	94
Mean	93
Wtd. Mean	100
Total SP	22,573,926
Total Base RMV	22,562,200
Total Time Adj SP	21,961,348

After Ratio	
Median	98
Mean	96
Wtd. Mean	100

Number of months in the year:	12
Amount	-7%
Annual change factor:	107%
Annual adjustment factor:	93%
Overall adjustment:	-7%
Intermediate adj factor:	-0.5452%

Assessment Year	Forecast Linear
1/1/22 Beginning	90% Beginning
12/31/22 Ending	97% Ending



PC/RMV CLS 7XX MULTI-FAMILY TIME TREND

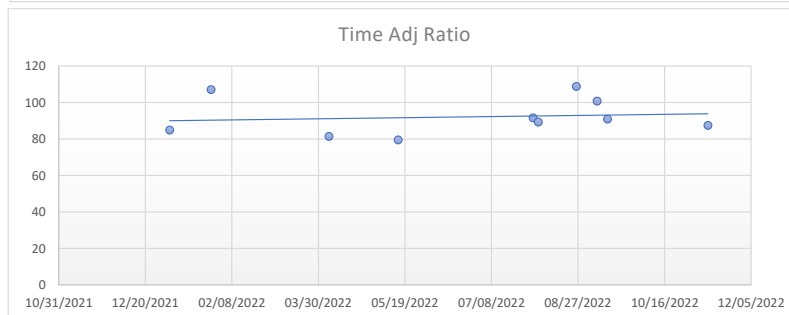
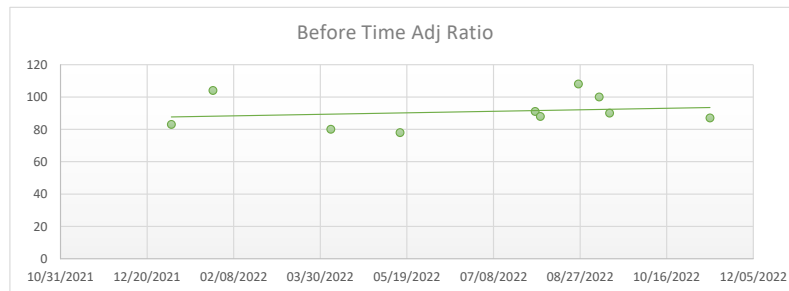
Sale #	Account #	Cert. RMV	Sale Price	Sale Date	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	10413178	917180	1110000	01/03/2022	83	11	-0.2427%	-2.67%	-29,636	1,080,364	85
2	10824018	16042830	15400000	01/27/2022	104	11	-0.2427%	-2.67%	-411,165	14,988,835	107
3	10195515	2273770	2850000	04/05/2022	80	8	-0.2427%	-1.94%	-55,340	2,794,660	81
4	10393546	702940	900000	05/15/2022	78	7	-0.2427%	-1.70%	-15,291	884,709	79
5	10386297	872930	962000	08/01/2022	91	4	-0.2427%	-0.97%	-9,340	952,660	92
6	10050125	1900930	2150000	08/04/2022	88	4	-0.2427%	-0.97%	-20,874	2,129,126	89
7	10077109	880950	818000	08/26/2022	108	4	-0.2427%	-0.97%	-7,942	810,058	109
8	10330061	9000000	9000000	09/07/2022	100	3	-0.2427%	-0.73%	-65,534	8,934,466	101
9	10067673	1374990	1525000	09/13/2022	90	3	-0.2427%	-0.73%	-11,104	1,513,896	91
10	10498075	1307690	1500000	11/10/2022	87	1	-0.2427%	-0.24%	-3,641	1,496,359	87
10	10492801	757390	875500	12/23/2022	87	0	-0.2427%	0.00%	0	875,500	87

Before Ratio	
Median	88
Mean	91
Wtd.Mean	97
Total SP	37,090,500
Total Base RMV	36,031,600
Total Time Adj SP	36,460,633

After Ratio	
Median	89
Mean	92
Wtd.Mean	97

Number of months in the year:	12
Amount of change:	-3%
Annual change factor:	103%
Annual adjustment factor:	97%
Overall adjustment:	-3%
Intermediate adj factor:	-0.2427%

Assessment Year		Forecast Linear	
1/1/22	Beginning	89%	Beginning
12/31/22	Ending	92%	Ending



2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
1	30047687	32440	\$ 45,000	01/01/2022	72	11	1.2452%	13.70%	6,164	51,164	63
2	30101913	84970	\$ 107,000	01/07/2022	79	11	1.2452%	13.70%	14,656	121,656	70
3	31013178	183110	\$ 184,000	01/08/2022	100	11	1.2452%	13.70%	25,203	209,203	88
4	30014717	94640	\$ 170,000	01/13/2022	56	11	1.2452%	13.70%	23,285	193,285	49
5	30110604	71930	\$ 70,000	01/13/2022	103	11	1.2452%	13.70%	9,588	79,588	90
6	31012156	218900	\$ 209,900	01/14/2022	104	11	1.2452%	13.70%	28,751	238,651	92
7	31013019	185720	\$ 158,700	01/17/2022	117	11	1.2452%	13.70%	21,738	180,438	103
8	30978476	107000	\$ 112,000	01/18/2022	96	11	1.2452%	13.70%	15,341	127,341	84
9	31012167	195270	\$ 177,000	01/19/2022	110	11	1.2452%	13.70%	24,244	201,244	97
10	30032385	79360	\$ 90,000	01/21/2022	88	11	1.2452%	13.70%	12,328	102,328	78
11	30075038	74380	\$ 61,000	01/21/2022	122	11	1.2452%	13.70%	8,355	69,355	107
12	31012160	218900	\$ 219,900	01/22/2022	100	11	1.2452%	13.70%	30,120	250,020	88
13	30148765	69850	\$ 56,000	01/24/2022	125	11	1.2452%	13.70%	7,670	63,670	110
14	30134711	91970	\$ 105,000	01/28/2022	88	11	1.2452%	13.70%	14,382	119,382	77
15	31012159	183900	\$ 214,900	01/31/2022	86	11	1.2452%	13.70%	29,436	244,336	75
16	30163695	35930	\$ 40,000	01/31/2022	90	11	1.2452%	13.70%	5,479	45,479	79
17	30155552	45030	\$ 40,000	01/31/2022	113	11	1.2452%	13.70%	5,479	45,479	99
18	30049312	55310	\$ 48,000	01/31/2022	115	11	1.2452%	13.70%	6,575	54,575	101
19	31012889	182950	\$ 158,500	02/01/2022	115	10	1.2452%	12.45%	19,737	178,237	103
20	30141311	52370	\$ 80,000	02/02/2022	65	10	1.2452%	12.45%	9,962	89,962	58
21	31000205	173670	\$ 200,000	02/03/2022	87	10	1.2452%	12.45%	24,904	224,904	77
22	31012915	155310	\$ 132,606	02/03/2022	117	10	1.2452%	12.45%	16,512	149,118	104
23	31003774	108800	\$ 125,000	02/07/2022	87	10	1.2452%	12.45%	15,565	140,565	77
24	30021278	73190	\$ 60,000	02/08/2022	122	10	1.2452%	12.45%	7,471	67,471	108
25	30045601	38830	\$ 55,000	02/09/2022	71	10	1.2452%	12.45%	6,849	61,849	63
26	30052714	112970	\$ 120,000	02/10/2022	94	10	1.2452%	12.45%	14,943	134,943	84
27	31013161	102940	\$ 90,000	02/10/2022	114	10	1.2452%	12.45%	11,207	101,207	102
28	30167940	91530	\$ 99,000	02/14/2022	92	10	1.2452%	12.45%	12,328	111,328	82
29	31013026	125170	\$ 133,200	02/15/2022	94	10	1.2452%	12.45%	16,586	149,786	84
30	30031784	58510	\$ 53,000	02/17/2022	110	10	1.2452%	12.45%	6,600	59,600	98

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
31	31012166	185840	\$ 128,500	02/17/2022	145	10	1.2452%	12.45%	16,001	144,501	129
32	30046745	86770	\$ 73,500	02/18/2022	118	10	1.2452%	12.45%	9,152	82,652	105
33	30018208	44170	\$ 38,000	02/21/2022	116	10	1.2452%	12.45%	4,732	42,732	103
34	30163206	168420	\$ 180,000	02/22/2022	94	10	1.2452%	12.45%	22,414	202,414	83
35	30114779	51580	\$ 43,500	02/22/2022	119	10	1.2452%	12.45%	5,417	48,917	105
36	30061884	125940	\$ 145,000	02/24/2022	87	10	1.2452%	12.45%	18,056	163,056	77
37	31012705	186520	\$ 195,000	02/25/2022	96	10	1.2452%	12.45%	24,282	219,282	85
38	30040686	22480	\$ 19,000	02/25/2022	118	10	1.2452%	12.45%	2,366	21,366	105
39	30141814	75690	\$ 102,500	02/28/2022	74	10	1.2452%	12.45%	12,763	115,263	66
40	30070356	100120	\$ 120,000	02/28/2022	83	10	1.2452%	12.45%	14,943	134,943	74
41	30105437	109960	\$ 125,000	02/28/2022	88	10	1.2452%	12.45%	15,565	140,565	78
42	30157652	120720	\$ 120,000	02/28/2022	101	10	1.2452%	12.45%	14,943	134,943	89
43	31012690	230160	\$ 214,900	02/28/2022	107	10	1.2452%	12.45%	26,760	241,660	95
44	31012997	96910	\$ 74,591	02/28/2022	130	10	1.2452%	12.45%	9,288	83,879	116
45	31013020	165000	\$ 114,197	02/28/2022	144	10	1.2452%	12.45%	14,220	128,417	128
46	30144838	152890	\$ 135,000	03/04/2022	113	9	1.2452%	11.21%	15,129	150,129	102
47	30093987	41840	\$ 62,500	03/07/2022	67	9	1.2452%	11.21%	7,004	69,504	60
48	30126854	43490	\$ 45,000	03/08/2022	97	9	1.2452%	11.21%	5,043	50,043	87
49	30164934	128730	\$ 129,000	03/08/2022	100	9	1.2452%	11.21%	14,457	143,457	90
50	30154614	96340	\$ 128,000	03/10/2022	75	9	1.2452%	11.21%	14,345	142,345	68
51	30022444	67390	\$ 78,000	03/10/2022	86	9	1.2452%	11.21%	8,741	86,741	78
52	31012708	198220	\$ 210,000	03/10/2022	94	9	1.2452%	11.21%	23,534	233,534	85
53	30064020	110090	\$ 99,000	03/11/2022	111	9	1.2452%	11.21%	11,095	110,095	100
54	30009101	24430	\$ 25,000	03/15/2022	98	9	1.2452%	11.21%	2,802	27,802	88
55	30157938	81820	\$ 111,500	03/17/2022	73	9	1.2452%	11.21%	12,496	123,996	66
56	30982588	148100	\$ 155,000	03/17/2022	96	9	1.2452%	11.21%	17,371	172,371	86
57	30152971	107190	\$ 100,000	03/17/2022	107	9	1.2452%	11.21%	11,207	111,207	96
58	31012688	230170	\$ 204,900	03/17/2022	112	9	1.2452%	11.21%	22,963	227,863	101
59	30121167	145560	\$ 156,500	03/18/2022	93	9	1.2452%	11.21%	17,539	174,039	84
60	30143256	100810	\$ 108,000	03/18/2022	93	9	1.2452%	11.21%	12,103	120,103	84

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
61	31013017	75500	\$ 79,200	03/18/2022	95	9	1.2452%	11.21%	8,876	88,076	86
62	30035640	65210	\$ 64,000	03/18/2022	102	9	1.2452%	11.21%	7,172	71,172	92
63	31000121	186200	\$ 150,000	03/18/2022	124	9	1.2452%	11.21%	16,810	166,810	112
64	30985268	128800	\$ 100,000	03/18/2022	129	9	1.2452%	11.21%	11,207	111,207	116
65	30132785	72550	\$ 85,000	03/23/2022	85	9	1.2452%	11.21%	9,526	94,526	77
66	31012376	174980	\$ 195,000	03/23/2022	90	9	1.2452%	11.21%	21,853	216,853	81
67	30975154	131550	\$ 140,000	03/25/2022	94	9	1.2452%	11.21%	15,690	155,690	84
68	30982912	137160	\$ 125,000	03/25/2022	110	9	1.2452%	11.21%	14,009	139,009	99
69	31011967	232990	\$ 170,000	03/26/2022	137	9	1.2452%	11.21%	19,052	189,052	123
70	30099761	43900	\$ 50,000	03/28/2022	88	9	1.2452%	11.21%	5,603	55,603	79
71	30139313	76990	\$ 74,000	03/28/2022	104	9	1.2452%	11.21%	8,293	82,293	94
72	30125355	47190	\$ 64,000	03/29/2022	74	9	1.2452%	11.21%	7,172	71,172	66
73	31012170	145960	\$ 146,658	03/29/2022	100	9	1.2452%	11.21%	16,436	163,094	89
74	30120098	73000	\$ 55,860	03/30/2022	131	9	1.2452%	11.21%	6,260	62,120	118
75	31012686	229270	\$ 224,900	03/31/2022	102	9	1.2452%	11.21%	25,204	250,104	92
76	30160398	116730	\$ 110,000	03/31/2022	106	9	1.2452%	11.21%	12,328	122,328	95
77	30085099	53570	\$ 38,000	03/31/2022	141	9	1.2452%	11.21%	4,259	42,259	127
78	30071741	45770	\$ 66,750	04/01/2022	69	8	1.2452%	9.96%	6,649	73,399	62
79	30135677	138380	\$ 155,000	04/01/2022	89	8	1.2452%	9.96%	15,441	170,441	81
80	30127269	103940	\$ 122,000	04/04/2022	85	8	1.2452%	9.96%	12,153	134,153	77
81	30981488	107590	\$ 118,000	04/04/2022	91	8	1.2452%	9.96%	11,755	129,755	83
82	30111025	95500	\$ 115,000	04/05/2022	83	8	1.2452%	9.96%	11,456	126,456	76
83	30110094	172970	\$ 188,000	04/07/2022	92	8	1.2452%	9.96%	18,728	206,728	84
84	30126708	64990	\$ 79,900	04/08/2022	81	8	1.2452%	9.96%	7,959	87,859	74
85	30024526	84250	\$ 75,000	04/08/2022	112	8	1.2452%	9.96%	7,471	82,471	102
86	30042354	32790	\$ 30,000	04/11/2022	109	8	1.2452%	9.96%	2,989	32,989	99
87	30985754	226840	\$ 210,000	04/14/2022	108	8	1.2452%	9.96%	20,920	230,920	98
88	30049060	39700	\$ 30,000	04/14/2022	132	8	1.2452%	9.96%	2,989	32,989	120
89	30159856	108490	\$ 119,000	04/15/2022	91	8	1.2452%	9.96%	11,854	130,854	83
90	30979686	143750	\$ 149,900	04/15/2022	96	8	1.2452%	9.96%	14,933	164,833	87

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
91	31012918	98750	\$ 79,948	04/15/2022	124	8	1.2452%	9.96%	7,964	87,912	112
92	30014774	96900	\$ 105,000	04/18/2022	92	8	1.2452%	9.96%	10,460	115,460	84
93	31011706	163930	\$ 183,000	04/19/2022	90	8	1.2452%	9.96%	18,230	201,230	81
94	30062507	48960	\$ 45,000	04/19/2022	109	8	1.2452%	9.96%	4,483	49,483	99
95	30151991	88490	\$ 92,000	04/20/2022	96	8	1.2452%	9.96%	9,165	101,165	87
96	30113221	15680	\$ 16,000	04/22/2022	98	8	1.2452%	9.96%	1,594	17,594	89
97	30056378	81280	\$ 65,000	04/22/2022	125	8	1.2452%	9.96%	6,475	71,475	114
98	31012426	174980	\$ 196,400	04/28/2022	89	8	1.2452%	9.96%	19,565	215,965	81
99	31002889	175990	\$ 180,000	04/29/2022	98	8	1.2452%	9.96%	17,931	197,931	89
100	31012689	219870	\$ 199,900	04/30/2022	110	8	1.2452%	9.96%	19,913	219,813	100
101	30048049	136090	\$ 125,000	05/02/2022	109	7	1.2452%	8.72%	10,896	135,896	100
102	31013002	213840	\$ 210,000	05/03/2022	102	7	1.2452%	8.72%	18,305	228,305	94
103	31012687	224430	\$ 204,900	05/03/2022	110	7	1.2452%	8.72%	17,860	222,760	101
104	30174971	89020	\$ 95,000	05/04/2022	94	7	1.2452%	8.72%	8,281	103,281	86
105	31000626	200370	\$ 179,900	05/05/2022	111	7	1.2452%	8.72%	15,681	195,581	102
106	31012452	170560	\$ 196,000	05/06/2022	87	7	1.2452%	8.72%	17,084	213,084	80
107	30115351	119360	\$ 135,000	05/06/2022	88	7	1.2452%	8.72%	11,767	146,767	81
108	30023763	83370	\$ 89,500	05/06/2022	93	7	1.2452%	8.72%	7,801	97,301	86
109	30053208	23240	\$ 45,000	05/09/2022	52	7	1.2452%	8.72%	3,922	48,922	48
110	30112071	76580	\$ 60,000	05/09/2022	128	7	1.2452%	8.72%	5,230	65,230	117
111	30056830	21140	\$ 25,000	05/10/2022	85	7	1.2452%	8.72%	2,179	27,179	78
112	31003880	158780	\$ 150,000	05/10/2022	106	7	1.2452%	8.72%	13,075	163,075	97
113	30069661	66410	\$ 106,000	05/12/2022	63	7	1.2452%	8.72%	9,239	115,239	58
114	30985298	154310	\$ 130,000	05/12/2022	119	7	1.2452%	8.72%	11,331	141,331	109
115	30112137	27510	\$ 22,000	05/12/2022	125	7	1.2452%	8.72%	1,918	23,918	115
116	30062215	84470	\$ 84,000	05/17/2022	101	7	1.2452%	8.72%	7,322	91,322	92
117	30120957	123580	\$ 95,000	05/17/2022	130	7	1.2452%	8.72%	8,281	103,281	120
118	30176444	174970	\$ 128,500	05/17/2022	136	7	1.2452%	8.72%	11,201	139,701	125
119	31013001	209830	\$ 165,833	05/18/2022	127	7	1.2452%	8.72%	14,455	180,288	116
120	31013140	182350	\$ 136,951	05/18/2022	133	7	1.2452%	8.72%	11,937	148,888	122

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
121	31013018	193030	\$ 133,048	05/18/2022	145	7	1.2452%	8.72%	11,597	144,645	133
122	30006941	28130	\$ 30,000	05/19/2022	94	7	1.2452%	8.72%	2,615	32,615	86
123	30115521	90270	\$ 92,000	05/19/2022	98	7	1.2452%	8.72%	8,019	100,019	90
124	30977222	107450	\$ 124,900	05/20/2022	86	7	1.2452%	8.72%	10,887	135,787	79
125	30090291	103370	\$ 105,000	05/20/2022	98	7	1.2452%	8.72%	9,152	114,152	91
126	30063112	84270	\$ 125,000	05/21/2022	67	7	1.2452%	8.72%	10,896	135,896	62
127	30169932	122190	\$ 130,000	05/21/2022	94	7	1.2452%	8.72%	11,331	141,331	86
128	30157725	37830	\$ 50,000	05/23/2022	76	7	1.2452%	8.72%	4,358	54,358	70
129	31013013	197500	\$ 183,515	05/24/2022	108	7	1.2452%	8.72%	15,996	199,511	99
130	30112381	69920	\$ 135,000	05/25/2022	52	7	1.2452%	8.72%	11,767	146,767	48
131	30986795	189870	\$ 185,000	05/25/2022	103	7	1.2452%	8.72%	16,125	201,125	94
132	30123257	108980	\$ 145,000	05/26/2022	75	7	1.2452%	8.72%	12,639	157,639	69
133	30163433	178480	\$ 140,000	05/27/2022	127	7	1.2452%	8.72%	12,203	152,203	117
134	30079593	89740	\$ 125,000	05/31/2022	72	7	1.2452%	8.72%	10,896	135,896	66
135	30005035	81280	\$ 95,000	05/31/2022	86	7	1.2452%	8.72%	8,281	103,281	79
136	30068129	128540	\$ 135,000	05/31/2022	95	7	1.2452%	8.72%	11,767	146,767	88
137	31005444	155470	\$ 155,000	05/31/2022	100	7	1.2452%	8.72%	13,511	168,511	92
138	31013007	224590	\$ 204,900	05/31/2022	110	7	1.2452%	8.72%	17,860	222,760	101
139	30158390	99850	\$ 80,000	05/31/2022	125	7	1.2452%	8.72%	6,973	86,973	115
140	30139208	139630	\$ 225,000	06/01/2022	62	6	1.2452%	7.47%	16,810	241,810	58
141	30085404	66120	\$ 60,000	06/01/2022	110	6	1.2452%	7.47%	4,483	64,483	103
142	31012909	232670	\$ 174,768	06/01/2022	133	6	1.2452%	7.47%	13,057	187,825	124
143	30980891	114510	\$ 157,500	06/02/2022	73	6	1.2452%	7.47%	11,767	169,267	68
144	31001596	183680	\$ 210,000	06/02/2022	87	6	1.2452%	7.47%	15,690	225,690	81
145	30987960	236100	\$ 239,000	06/02/2022	99	6	1.2452%	7.47%	17,856	256,856	92
146	31013005	214730	\$ 215,000	06/02/2022	100	6	1.2452%	7.47%	16,063	231,063	93
147	30035315	87510	\$ 80,000	06/02/2022	109	6	1.2452%	7.47%	5,977	85,977	102
148	30125769	126290	\$ 130,000	06/07/2022	97	6	1.2452%	7.47%	9,713	139,713	90
149	30164560	201860	\$ 155,000	06/09/2022	130	6	1.2452%	7.47%	11,580	166,580	121
150	30022914	52510	\$ 56,400	06/10/2022	93	6	1.2452%	7.47%	4,214	60,614	87

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
151	30000051	78030	\$ 55,000	06/10/2022	142	6	1.2452%	7.47%	4,109	59,109	132
152	30027540	33370	\$ 45,000	06/13/2022	74	6	1.2452%	7.47%	3,362	48,362	69
153	31012964	78720	\$ 67,182	06/13/2022	117	6	1.2452%	7.47%	5,019	72,201	109
154	30136152	110690	\$ 129,000	06/16/2022	86	6	1.2452%	7.47%	9,638	138,638	80
155	31012367	84240	\$ 105,000	06/17/2022	80	6	1.2452%	7.47%	7,845	112,845	75
156	30078994	55570	\$ 60,000	06/17/2022	93	6	1.2452%	7.47%	4,483	64,483	86
157	30150848	58240	\$ 60,000	06/17/2022	97	6	1.2452%	7.47%	4,483	64,483	90
158	30164162	146910	\$ 129,000	06/17/2022	114	6	1.2452%	7.47%	9,638	138,638	106
159	31013164	155330	\$ 160,705	06/20/2022	97	6	1.2452%	7.47%	12,007	172,712	90
160	31012891	218900	\$ 204,900	06/20/2022	107	6	1.2452%	7.47%	15,309	220,209	99
161	31013006	224590	\$ 204,900	06/20/2022	110	6	1.2452%	7.47%	15,309	220,209	102
162	31009240	214410	\$ 180,000	06/20/2022	119	6	1.2452%	7.47%	13,448	193,448	111
163	30055833	62170	\$ 80,000	06/21/2022	78	6	1.2452%	7.47%	5,977	85,977	72
164	31013023	201140	\$ 205,000	06/21/2022	98	6	1.2452%	7.47%	15,316	220,316	91
165	30979860	272220	\$ 262,500	06/21/2022	104	6	1.2452%	7.47%	19,612	282,112	96
166	31012818	214730	\$ 211,500	06/22/2022	102	6	1.2452%	7.47%	15,802	227,302	94
167	30991084	236310	260680	06/23/2022	91	6	1.2452%	7.47%	19,476	280,156	84
168	31012817	214730	\$ 210,000	06/23/2022	102	6	1.2452%	7.47%	15,690	225,690	95
169	31012890	164330	\$ 169,900	06/24/2022	97	6	1.2452%	7.47%	12,694	182,594	90
170	31012894	164330	\$ 169,900	06/24/2022	97	6	1.2452%	7.47%	12,694	182,594	90
171	31012892	218900	\$ 204,900	06/24/2022	107	6	1.2452%	7.47%	15,309	220,209	99
172	30138885	76840	\$ 100,000	06/28/2022	77	6	1.2452%	7.47%	7,471	107,471	71
173	30133861	116910	\$ 134,000	06/28/2022	87	6	1.2452%	7.47%	10,011	144,011	81
174	31001584	181610	\$ 185,000	07/01/2022	98	5	1.2452%	6.23%	11,518	196,518	92
175	30026357	52180	\$ 75,000	07/05/2022	70	5	1.2452%	6.23%	4,670	79,670	65
176	30147535	105910	\$ 125,000	07/05/2022	85	5	1.2452%	6.23%	7,783	132,783	80
177	31012999	186120	\$ 148,160	07/05/2022	126	5	1.2452%	6.23%	9,225	157,385	118
178	31013021	235200	\$ 204,900	07/06/2022	115	5	1.2452%	6.23%	12,757	217,657	108
179	31011795	202670	\$ 215,000	07/07/2022	94	5	1.2452%	6.23%	13,386	228,386	89
180	30080520	42950	\$ 63,500	07/08/2022	68	5	1.2452%	6.23%	3,954	67,454	64

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Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
181	31009228	191870	\$ 160,000	07/08/2022	120	5	1.2452%	6.23%	9,962	169,962	113
182	31008968	209950	\$ 174,900	07/08/2022	120	5	1.2452%	6.23%	10,889	185,789	113
183	30119809	79310	\$ 94,500	07/11/2022	84	5	1.2452%	6.23%	5,884	100,384	79
184	30048641	84130	\$ 99,000	07/11/2022	85	5	1.2452%	6.23%	6,164	105,164	80
185	30982591	156540	\$ 167,500	07/11/2022	93	5	1.2452%	6.23%	10,429	177,929	88
186	30988770	170720	\$ 185,000	07/12/2022	92	5	1.2452%	6.23%	11,518	196,518	87
187	31012702	214320	\$ 206,500	07/15/2022	104	5	1.2452%	6.23%	12,857	219,357	98
188	31013009	224590	\$ 214,900	07/15/2022	105	5	1.2452%	6.23%	13,380	228,280	98
189	30146570	102470	\$ 95,000	07/18/2022	108	5	1.2452%	6.23%	5,915	100,915	102
190	30174257	132690	\$ 119,000	07/20/2022	112	5	1.2452%	6.23%	7,409	126,409	105
191	30082387	98370	\$ 85,000	07/21/2022	116	5	1.2452%	6.23%	5,292	90,292	109
192	30072489	100980	\$ 100,000	07/22/2022	101	5	1.2452%	6.23%	6,226	106,226	95
193	30171641	86760	\$ 62,000	07/22/2022	140	5	1.2452%	6.23%	3,860	65,860	132
194	30010545	34590	\$ 24,500	07/22/2022	141	5	1.2452%	6.23%	1,525	26,025	133
195	30986796	172880	\$ 175,000	07/29/2022	99	5	1.2452%	6.23%	10,896	185,896	93
196	31013004	213870	\$ 215,000	07/29/2022	99	5	1.2452%	6.23%	13,386	228,386	94
197	31013010	224590	\$ 209,900	07/29/2022	107	5	1.2452%	6.23%	13,068	222,968	101
198	31013008	224590	\$ 199,900	07/29/2022	112	5	1.2452%	6.23%	12,446	212,346	106
199	31012916	173160	\$ 225,450	08/01/2022	77	4	1.2452%	4.98%	11,229	236,679	73
200	31001594	205130	\$ 175,000	08/01/2022	117	4	1.2452%	4.98%	8,716	183,716	112
201	30988514	56060	\$ 45,000	08/01/2022	125	4	1.2452%	4.98%	2,241	47,241	119
202	31011714	110250	\$ 93,000	08/03/2022	119	4	1.2452%	4.98%	4,632	97,632	113
203	30981781	142160	\$ 140,000	08/04/2022	102	4	1.2452%	4.98%	6,973	146,973	97
204	30173170	123900	\$ 110,000	08/10/2022	113	4	1.2452%	4.98%	5,479	115,479	107
205	30016700	73080	\$ 90,000	08/12/2022	81	4	1.2452%	4.98%	4,483	94,483	77
206	30124221	155700	\$ 167,500	08/12/2022	93	4	1.2452%	4.98%	8,343	175,843	89
207	30985280	182590	\$ 191,000	08/12/2022	96	4	1.2452%	4.98%	9,513	200,513	91
208	30147446	113340	\$ 118,000	08/12/2022	96	4	1.2452%	4.98%	5,877	123,877	91
209	30126457	117500	\$ 140,000	08/15/2022	84	4	1.2452%	4.98%	6,973	146,973	80
210	30159304	95940	\$ 115,000	08/16/2022	83	4	1.2452%	4.98%	5,728	120,728	79

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Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
211	30148790	95690	\$ 110,000	08/16/2022	87	4	1.2452%	4.98%	5,479	115,479	83
212	30120292	115860	\$ 127,000	08/16/2022	91	4	1.2452%	4.98%	6,326	133,326	87
213	30142057	121460	\$ 121,000	08/16/2022	100	4	1.2452%	4.98%	6,027	127,027	96
214	30004568	51650	\$ 50,000	08/16/2022	103	4	1.2452%	4.98%	2,490	52,490	98
215	31011963	224300	\$ 210,000	08/16/2022	107	4	1.2452%	4.98%	10,460	220,460	102
216	30102247	93990	\$ 100,000	08/17/2022	94	4	1.2452%	4.98%	4,981	104,981	90
217	31011782	191620	\$ 239,000	08/18/2022	80	4	1.2452%	4.98%	11,904	250,904	76
218	31013030	206070	\$ 212,500	08/18/2022	97	4	1.2452%	4.98%	10,584	223,084	92
219	30985306	165800	\$ 190,000	08/19/2022	87	4	1.2452%	4.98%	9,464	199,464	83
220	30073970	35420	\$ 40,000	08/19/2022	89	4	1.2452%	4.98%	1,992	41,992	84
221	30102756	43590	\$ 47,000	08/19/2022	93	4	1.2452%	4.98%	2,341	49,341	88
222	31013160	103340	\$ 75,592	08/20/2022	137	4	1.2452%	4.98%	3,765	79,357	130
223	30118489	111860	\$ 125,000	08/23/2022	89	4	1.2452%	4.98%	6,226	131,226	85
224	30981524	139180	\$ 130,000	08/23/2022	107	4	1.2452%	4.98%	6,475	136,475	102
225	30061568	69940	\$ 80,000	08/25/2022	87	4	1.2452%	4.98%	3,985	83,985	83
226	30996550	213590	\$ 220,000	08/26/2022	97	4	1.2452%	4.98%	10,958	230,958	92
227	31013105	197080	\$ 199,900	08/26/2022	99	4	1.2452%	4.98%	9,957	209,857	94
228	30008626	80800	\$ 77,500	08/26/2022	104	4	1.2452%	4.98%	3,860	81,360	99
229	30125825	71720	\$ 54,500	08/26/2022	132	4	1.2452%	4.98%	2,715	57,215	125
230	30986760	232600	325000	08/30/2022	72	4	1.2452%	4.98%	16,188	341,188	68
231	30044614	80620	\$ 106,250	08/30/2022	76	4	1.2452%	4.98%	5,292	111,542	72
232	31013104	157760	\$ 169,900	08/30/2022	93	4	1.2452%	4.98%	8,462	178,362	88
233	30004098	98860	\$ 100,000	08/30/2022	99	4	1.2452%	4.98%	4,981	104,981	94
234	31013282	241000	\$ 193,930	08/31/2022	124	4	1.2452%	4.98%	9,659	203,589	118
235	30980059	141990	\$ 150,000	09/01/2022	95	3	1.2452%	3.74%	5,603	155,603	91
236	31005443	155940	\$ 152,000	09/01/2022	103	3	1.2452%	3.74%	5,678	157,678	99
237	31007464	168950	\$ 189,800	09/02/2022	89	3	1.2452%	3.74%	7,090	196,890	86
238	30113596	137490	\$ 174,000	09/06/2022	79	3	1.2452%	3.74%	6,500	180,500	76
239	31013022	194630	\$ 215,000	09/06/2022	91	3	1.2452%	3.74%	8,032	223,032	87
240	30054034	32370	\$ 45,450	09/09/2022	71	3	1.2452%	3.74%	1,698	47,148	69

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Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
241	31005461	157590	\$ 120,000	09/09/2022	131	3	1.2452%	3.74%	4,483	124,483	127
242	31013137	181210	\$ 228,650	09/12/2022	79	3	1.2452%	3.74%	8,542	237,192	76
243	30049240	28450	\$ 33,820	09/12/2022	84	3	1.2452%	3.74%	1,263	35,083	81
244	30062783	24640	\$ 30,000	09/13/2022	82	3	1.2452%	3.74%	1,121	31,121	79
245	30072211	42060	\$ 42,000	09/13/2022	100	3	1.2452%	3.74%	1,569	43,569	97
246	31013528	105460	\$ 100,057	09/13/2022	105	3	1.2452%	3.74%	3,738	103,795	102
247	31013159	73100	\$ 67,671	09/15/2022	108	3	1.2452%	3.74%	2,528	70,199	104
248	31001697	195630	\$ 220,000	09/16/2022	89	3	1.2452%	3.74%	8,218	228,218	86
249	30985755	147610	\$ 161,000	09/16/2022	92	3	1.2452%	3.74%	6,014	167,014	88
250	30975860	155600	\$ 158,700	09/16/2022	98	3	1.2452%	3.74%	5,928	164,628	95
251	30978859	273350	\$ 282,500	09/20/2022	97	3	1.2452%	3.74%	10,553	293,053	93
252	30034589	42050	\$ 44,900	09/23/2022	94	3	1.2452%	3.74%	1,677	46,577	90
253	30121361	143070	\$ 164,900	09/26/2022	87	3	1.2452%	3.74%	6,160	171,060	84
254	30135253	61940	\$ 64,500	09/26/2022	96	3	1.2452%	3.74%	2,409	66,909	93
255	31013003	209580	\$ 215,000	09/26/2022	97	3	1.2452%	3.74%	8,032	223,032	94
256	31012998	111090	\$ 189,500	09/27/2022	59	3	1.2452%	3.74%	7,079	196,579	57
257	30977182	143990	\$ 139,900	09/27/2022	103	3	1.2452%	3.74%	5,226	145,126	99
258	30066380	48580	\$ 49,900	09/28/2022	97	3	1.2452%	3.74%	1,864	51,764	94
259	30126157	99850	\$ 135,000	09/29/2022	74	3	1.2452%	3.74%	5,043	140,043	71
260	30111295	106810	\$ 130,000	09/29/2022	82	3	1.2452%	3.74%	4,856	134,856	79
261	30174168	64040	\$ 90,000	09/30/2022	71	3	1.2452%	3.74%	3,362	93,362	69
262	30113067	32140	\$ 40,000	09/30/2022	80	3	1.2452%	3.74%	1,494	41,494	77
263	31001664	134740	\$ 140,000	09/30/2022	96	3	1.2452%	3.74%	5,230	145,230	93
264	30978104	141720	\$ 139,900	09/30/2022	101	3	1.2452%	3.74%	5,226	145,126	98
265	31013098	198490	\$ 210,000	10/07/2022	95	2	1.2452%	2.49%	5,230	215,230	92
266	30042816	93270	\$ 93,621	10/07/2022	100	2	1.2452%	2.49%	2,332	95,952	97
267	31013529	84300	\$ 92,260	10/08/2022	91	2	1.2452%	2.49%	2,298	94,558	89
268	31013223	209780	\$ 168,777	10/10/2022	124	2	1.2452%	2.49%	4,203	172,980	121
269	30160322	133120	\$ 160,000	10/11/2022	83	2	1.2452%	2.49%	3,985	163,985	81
270	31013096	207060	\$ 215,000	10/13/2022	96	2	1.2452%	2.49%	5,354	220,354	94

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271	30045122	52370	\$ 42,000	10/13/2022	125	2	1.2452%	2.49%	1,046	43,046	122
272	31013535	201550	\$ 209,900	10/14/2022	96	2	1.2452%	2.49%	5,227	215,127	94
273	30142471	52840	\$ 48,000	10/14/2022	110	2	1.2452%	2.49%	1,195	49,195	107
274	31011668	133680	\$ 120,000	10/14/2022	111	2	1.2452%	2.49%	2,989	122,989	109
275	30165939	65540	\$ 72,500	10/17/2022	90	2	1.2452%	2.49%	1,806	74,306	88
276	30029046	41760	\$ 57,500	10/18/2022	73	2	1.2452%	2.49%	1,432	58,932	71
277	30154128	67890	\$ 108,000	10/19/2022	63	2	1.2452%	2.49%	2,690	110,690	61
278	30084361	77480	\$ 76,900	10/19/2022	101	2	1.2452%	2.49%	1,915	78,815	98
279	31002249	182030	\$ 243,000	10/20/2022	75	2	1.2452%	2.49%	6,052	249,052	73
280	30049491	70640	\$ 75,000	10/20/2022	94	2	1.2452%	2.49%	1,868	76,868	92
281	30977893	64440	\$ 83,000	10/21/2022	78	2	1.2452%	2.49%	2,067	85,067	76
282	31005442	140180	\$ 160,000	10/25/2022	88	2	1.2452%	2.49%	3,985	163,985	85
283	30982879	165840	\$ 180,000	10/25/2022	92	2	1.2452%	2.49%	4,483	184,483	90
284	30100470	39930	\$ 55,000	10/27/2022	73	2	1.2452%	2.49%	1,370	56,370	71
285	30005221	154990	\$ 160,000	10/27/2022	97	2	1.2452%	2.49%	3,985	163,985	95
286	31013097	173580	\$ 215,000	10/28/2022	81	2	1.2452%	2.49%	5,354	220,354	79
287	30174224	149410	\$ 185,000	10/28/2022	81	2	1.2452%	2.49%	4,607	189,607	79
288	31013281	176710	\$ 218,000	10/28/2022	81	2	1.2452%	2.49%	5,429	223,429	79
289	31013177	211560	\$ 215,000	10/28/2022	98	2	1.2452%	2.49%	5,354	220,354	96
290	30055169	33660	\$ 55,000	10/29/2022	61	2	1.2452%	2.49%	1,370	56,370	60
291	31013540	196790	\$ 229,900	10/31/2022	86	2	1.2452%	2.49%	5,725	235,625	84
292	31013534	196790	\$ 224,900	10/31/2022	88	2	1.2452%	2.49%	5,601	230,501	85
293	31013539	201550	\$ 229,900	10/31/2022	88	2	1.2452%	2.49%	5,725	235,625	86
294	31013538	201550	\$ 216,900	10/31/2022	93	2	1.2452%	2.49%	5,402	222,302	91
295	31013523	135080	\$ 209,390	11/04/2022	65	1	1.2452%	1.25%	2,607	211,997	64
296	30171592	83500	\$ 82,200	11/04/2022	102	1	1.2452%	1.25%	1,024	83,224	100
297	30048576	63410	\$ 57,500	11/04/2022	110	1	1.2452%	1.25%	716	58,216	109
298	30065278	55920	\$ 80,000	11/07/2022	70	1	1.2452%	1.25%	996	80,996	69
299	30013429	64960	\$ 58,535	11/07/2022	111	1	1.2452%	1.25%	729	59,263	110
300	30176817	117460	\$ 100,000	11/07/2022	117	1	1.2452%	1.25%	1,245	101,245	116

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301	30039879	48260	\$ 55,000	11/10/2022	88	1	1.2452%	1.25%	685	55,685	87
302	30003000	17960	\$ 23,500	11/14/2022	76	1	1.2452%	1.25%	293	23,793	75
303	31013532	166710	\$ 208,328	11/17/2022	80	1	1.2452%	1.25%	2,594	210,922	79
304	30168539	101730	\$ 120,500	11/17/2022	84	1	1.2452%	1.25%	1,500	122,000	83
305	30125998	177060	\$ 165,000	11/22/2022	107	1	1.2452%	1.25%	2,055	167,055	106
306	30073515	39860	\$ 30,000	11/22/2022	133	1	1.2452%	1.25%	374	30,374	131
307	30117516	42450	\$ 70,000	11/23/2022	61	1	1.2452%	1.25%	872	70,872	60
308	31013536	196790	\$ 234,900	11/29/2022	84	1	1.2452%	1.25%	2,925	237,825	83
309	31013168	155500	\$ 168,000	11/29/2022	93	1	1.2452%	1.25%	2,092	170,092	91
310	30066558	37370	\$ 68,000	11/30/2022	55	1	1.2452%	1.25%	847	68,847	54
311	31013537	196790	\$ 234,900	11/30/2022	84	1	1.2452%	1.25%	2,925	237,825	83
312	31003816	190240	\$ 182,000	12/01/2022	105	0	1.2452%	0.00%	0	182,000	105
313	30014849	26140	\$ 20,000	12/01/2022	131	0	1.2452%	0.00%	0	20,000	131
314	30980127	160230	\$ 205,000	12/02/2022	78	0	1.2452%	0.00%	0	205,000	78
315	31005453	64860	\$ 67,000	12/05/2022	97	0	1.2452%	0.00%	0	67,000	97
316	30988629	90290	\$ 89,900	12/07/2022	100	0	1.2452%	0.00%	0	89,900	100
317	30012068	31160	\$ 47,000	12/08/2022	66	0	1.2452%	0.00%	0	47,000	66
318	30156478	87230	\$ 88,700	12/08/2022	98	0	1.2452%	0.00%	0	88,700	98
319	30104821	77640	\$ 105,000	12/09/2022	74	0	1.2452%	0.00%	0	105,000	74
320	30103101	74880	\$ 78,000	12/09/2022	96	0	1.2452%	0.00%	0	78,000	96
321	30169111	119600	\$ 115,000	12/09/2022	104	0	1.2452%	0.00%	0	115,000	104
322	31013192	230900	\$ 210,000	12/09/2022	110	0	1.2452%	0.00%	0	210,000	110
323	30983147	234370	\$ 239,000	12/15/2022	98	0	1.2452%	0.00%	0	239,000	98
324	30116510	63590	\$ 67,000	12/16/2022	95	0	1.2452%	0.00%	0	67,000	95
325	30103144	67640	\$ 92,500	12/20/2022	73	0	1.2452%	0.00%	0	92,500	73
326	31013524	179280	\$ 232,054	12/20/2022	77	0	1.2452%	0.00%	0	232,054	77
327	31013545	178680	\$ 215,000	12/20/2022	83	0	1.2452%	0.00%	0	215,000	83
328	30108060	44290	\$ 37,000	12/20/2022	120	0	1.2452%	0.00%	0	37,000	120
329	30115637	139200	\$ 167,500	12/22/2022	83	0	1.2452%	0.00%	0	167,500	83
330	31013527	181160	\$ 215,000	12/23/2022	84	0	1.2452%	0.00%	0	215,000	84

2023 MANUFACTURED HOME TIME TREND

Sale #	Account #	Cert. RMV	Sale Price	Sale	Before Time Adj Ratio	No. of Months to End Year	Monthly Sales Price Adj Factor	Total Monthly Adj Factor	Total Adj	Time Adj. Sales Price	Time Adj Ratio
331	30110775	160440	\$ 165,000	12/28/2022	97	0	1.2452%	0.00%	0	165,000	97
332	31013533	188620	\$ 229,900	12/31/2022	82	0	1.2452%	0.00%	0	229,900	82
333	31013546	201550	\$ 234,900	12/31/2022	86	0	1.2452%	0.00%	0	234,900	86

	Before Ratio
Median	96
Mean	97
Wtd. Mean	96
Total SP	43,137,486
Total Base RM	41,611,450
Total Time Adj	46,012,978

	After Ratio
Median	90
Mean	91
Wtd. Mean	96

Number of months in the year:	12
Amount of change:	13%
Annual change factor:	87%
Annual adjustment factor:	115%
Overall adjustment:	15%
Intermediate adj factor:	1.2452%

Assessment Year		Forecast Linear	
1/1/22	Beginning	104%	Beginning
12/31/22	Ending	91%	Ending

44562
44926

2023 MANUFACTURED HOME TIME TREND

