

**FACTORED VALUES**  
**JAMES CITY COUNTY**  
**REAL ESTATE ASSESSMENTS DIVISION**

STATISTICAL ANALYSIS		0	282700
TOTAL SAMPLE	6	<b>****PROJECTION****</b>	
TOTAL SALES AMOUNT	\$850,500	<b>LAND 101</b>	
TOTAL ASSESSMENT AMOUNT	\$823,862	<b>CURRENT IMP. FACTOR 100</b>	
AVERAGE SALE AMOUNT	\$141,750	<b>PROPOSED IMP. FACTOR 103</b>	
MAX SALE AMOUNT	\$155,000		
MIN SALE AMOUNT	\$135,000	<b>PREDICTIVE VALUES +- 3 STD DEV (99.73%)</b>	
AVERAGE ASSESSMENT	\$137,310	87.73%	TO 106.07%
AGGREGATE RATIO	96.87%	<b>FREQUENCY DISTRIBUTION</b>	
MEAN RATIO	96.90%	<70%	0% 0
MEDIAN RATIO	97.22%	70-79%	0% 0
		80-89%	0% 0
AVERAGE DEVIATION(MED)	2.32%	90-99%	100% 6
COEFFICIENT OF DISPERSION	2.39%	100-109%	0% 0
STANDARD DEVIATION	3.06%	110-120%	0% 0
PRD	1.000	>120%	0% 0
MEDIAN + C.O.D. (100)	99.61%		

AREA	PARCEL	DATE	SALE AMOUNT	WTOTAL	WLAND	WIMPROV	RATIO
282700	3240600021	2/24/2014	\$138,000	\$133,350	\$38,178	\$95,172	96.63%
282700	3240600117	3/13/2014	\$145,000	\$133,350	\$38,178	\$95,172	91.97%
282700	3240600013	5/5/2014	\$155,000	\$151,617	\$36,360	\$115,257	97.82%
282700	3240600067	6/2/2014	\$139,500	\$132,732	\$38,178	\$94,554	95.15%
282700	3240600020	6/5/2014	\$135,000	\$134,895	\$38,178	\$96,717	99.92%
282700	3240600002	8/5/2014	\$138,000	\$137,918	\$36,360	\$101,558	99.94%