

# Work Order Quote



Jurisdiction: WYDOR

Today's Date: 05/29/2009

Acct/Project Manager: Tim Brady/Cindy South

WO #: WYDOR043

Scope: Add option of the Overall Neighborhood Stat report available in RealWare

Cost: 60 hours – Not to exceed \$9,000

Projected Delivery:\* 4.18 – November 16, 2009 – available for testing in beta October 15, 2009

Payment Terms: 50% prior to start of work  
50% upon adherence to specifications stated herein  
5% deducted from the second payment for each week the delivery is late. It has been established that Ken Urich is the primary contact and Marvin Applequist secondary. If there is a delay of more than 24 hours in response then that amount of time will be added to the October 15 deadline and subsequently the November 16 deadline. Payment contingent on State Purchasing process and approval.

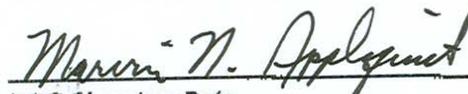
## Specifications:

Due to legislation on the valuation process and supporting values the Reports committee on the SF144 legislation is asking for the Overall Neighborhood Stats report to be added into RealWare like in Mass, and will operate the same in both applications (RW & Mass). Functionality will be added so that the Overall Neighborhood Stat report will be printed by Neighborhood and by Neighborhood grouping. Neighborhood grouping will be added functionality that the user will request a pop up box that lists all neighborhoods included in the Initialization process. The user will be presented with the list of neighborhoods in one column and another column where they can show how which neighborhoods to group. The information in this table that will drive the printing of the Overall Statistics report. This table will stay intact during the same Sales initialization process. This grouping is only available in the Overall STATS NOT in regular sales ratio reports. Confidence interval (95%) will show both upper and lower limits, labels will be provided. Overall NBHD and Overall LEA will be separate reports – One for Residential and LEA for Vacant land sales. (LEA Stat report is a separate Work order). Titles on reports will indicate what the report is reporting on Neighborhoods or Group Neighborhood.

Please sign below to confirm your agreement of the above.

  
Forms Subcommittee Chair SF144

6/1/2009  
Date

  
DOR Signature Date

6/1/2009  
Date

  
CCI Signature

6/1/2009  
Date

\* Projected delivery date may change if not approved by June 1, 2009

# Overall Nbhhd Statistics

Date: Tuesday, May 12, 2009

Neighborhood Property Type	# of Accts Sold % of Accts Sold	Aggregate Value Aggregate Sales	Mean/(Avg) Value Mean/(Avg) Sales Price	Minimum Value Maximum Value	Minimum Sale Maximum Sale	Median Ratio PRD COD	Standard Dev COV 95% Conf Int	High Ratio Low Ratio
15N07001 Residential	47 26.55%	\$5,444,707.00 \$5,492,350.00	\$115,844.83 \$116,859.51	\$41,010.00 \$248,123.00	\$45,000.00 \$235,000.00	0.9944 0.9970 0.9288	0.1260 14.08290756 96.02 - 102.67	1.3304 0.6775
15N07004 Duplex	3 76.00%	\$223,662.00 \$225,000.00	\$74,554.00 \$75,000.00	\$74,554.00 \$74,554.00	\$75,000.00 \$75,000.00	0.9944 1.0000 0.0000	0.0000 0.00000000 96.02 - 102.67	0.9944 0.9941
15NW8901 Residential	14 58 24.14%	\$1,474,402.00 \$1,533,220.00	\$105,314.43 \$109,515.71	\$59,028.00 \$143,356.00	\$61,340.00 \$149,900.00	0.9652 1.0049 3.4930	0.0568 6.30589422 96.02 - 102.67	1.1257 0.8699
15SE8501 Residential	2 15 13.33%	\$93,327.00 \$132,500.00	\$46,663.50 \$88,250.00	\$38,964.00 \$54,373.00	\$59,000.00 \$73,500.00	0.7000 0.8938 5.6857	0.0563 10.37620053 96.02 - 102.67	0.7398 0.6602
15S00101 Residential	19 89 21.35%	\$7,319,652.00 \$1,334,782.00	\$89,471.16 \$70,251.68	\$39,415.00 \$127,417.00	\$43,000.00 \$135,000.00	0.9899 1.0163 6.4733	0.1022 11.1427149 96.02 - 102.67	1.3237 0.9042
15SW8501 Residential	94 319 29.47%	\$10,624,051.00 \$10,418,760.00	\$113,021.82 \$110,837.77	\$43,310.00 \$205,974.00	\$40,000.00 \$200,000.00	0.9938 1.0141 9.5716	0.1971 14.89961380 96.02 - 102.67	1.5853 0.7754
15SW8505 Mobile Home	3 6 50.00%	\$291,318.00 \$330,000.00	\$97,106.00 \$110,000.00	\$97,106.00 \$97,106.00	\$110,000.00 \$110,000.00	0.8828 1.0000 0.0000	0.0000 0.00000000 96.02 - 102.67	0.8828 0.8828

### Overall Nhd Statistics

Date Tuesday, May 12, 2009

Neighborhood	# of Accts Sold	Aggregate Value	Mean(Avg) Value	Minimum Value	Minimum Sale	Median Ratio	Standard Dev	High Ratio
Property Type	% of Accts Sold	Aggregate Sales	Mean(Avg) Sales Price	Maximum Value	Maximum Sale	PRD	COV	Low Ratio
		Aggregate Ratio	Mean(Avg) Ratio			GDD	95% Conf Int	
RO01S701	1	\$222,862.00	\$222,862.00	\$222,862.00	\$275,000.00	0.8104	0.1242	0.9519
Residential	10.00%	\$275,000.00	\$275,000.00	\$222,862.00	\$275,000.00	1.0000	14.33507425	0.8907
		0.8104	0.8104			0.0000	96.02 - 102.67	
RO01S901	5	\$1,289,143.00	\$257,828.80	\$176,118.00	\$255,000.00	0.9259	0.1242	0.9519
Residential	45.45%	\$1,510,000.00	\$302,000.00	\$280,800.00	\$370,000.00	1.0009	14.33507425	0.8907
		0.8537	0.8545			9.9644	96.02 - 102.67	
ROCS0101	3	\$760,664.00	\$253,554.67	\$244,568.00	\$294,800.00	0.8763	0.0264	0.8753
Residential	13.64%	\$984,400.00	\$294,800.00	\$258,048.00	\$294,800.00	1.0000	3.06777486	0.8296
		0.8601	0.8601			1.7404	96.02 - 102.67	

### Total Report Statistics for all Neighborhoods included above

Mobile Home	3	\$223,662.00	\$74,554.00	\$74,554.00	\$75,000.00	0.9732	0.0000	0.9941
		\$225,000.00	\$75,000.00	\$74,554.00	\$75,000.00	1.0000	0.00000000	0.9941
		0.9941	0.9941			2.1476	96.02 - 102.67	
Duplex	27	\$2,667,764.00	\$98,620.89	\$30,134.00	\$25,000.00	0.9732	0.7350	4.6952
		\$2,770,500.00	\$102,611.11	\$21,516.00	\$228,000.00	1.1222	88.15218364	0.6489
		0.8611	1.0785			22.5400	96.02 - 102.67	
Residential	297	\$39,101,322.00	\$131,654.28	\$34,053.00	\$39,500.00	0.9732	0.1443	1.5863
		\$41,137,302.00	\$138,676.77	\$439,657.00	\$446,900.00	1.0270	14.79038885	0.5823
		0.9500	0.9757			10.3398	96.02 - 102.67	

### Overall NGRP Statistics

Date: Tuesday, May 12, 2009

NGRP	# of Accts Sold # of Accts In NGRP % of Accts Sold	Aggregate Value Aggregate Sales Aggregate Ratio	Mean/(Avg) Value Mean/(Avg) Sales Price Mean/(Avg) Ratio	Minimum Value Maximum Value	Minimum Sale Maximum Sale	Median Ratio PRD COD	Standard Dev COV 95% Conf Int	High Ratio Low Ratio
001	1 10 10.00%	\$222,862.00 \$275,000.00 0.8104	\$222,862.00 \$275,000.00 0.8104	\$222,862.00 \$222,862.00	\$275,000.00 \$275,000.00	0.8104 1.0000 0.0000		0.8104 0.8104
002	5 11 45.45%	\$1,259,143.00 \$1,510,000.00 0.8337	\$257,829.60 \$302,000.00 0.8545	\$176,118.00 \$280,800.00	\$255,000.00 \$370,000.00	0.9269 1.0009 9.9844	0.1242 14.33907425 96.02 - 102.67	0.9519 0.6907
003	3 22 13.64%	\$750,664.00 \$894,400.00 0.8601	\$253,554.67 \$294,800.00 0.8601	\$244,568.00 \$258,048.00	\$294,800.00 \$294,800.00	0.8753 1.0000 1.7404	0.0284 3.06777468 96.02 - 102.67	0.8753 0.8296

### Total Report Statistics for all (N)BHD-Groups Included above

001	3	\$228,662.00 \$225,000.00 0.9941	\$74,554.00 \$75,000.00 0.9841	\$74,554.00 \$74,554.00	\$75,000.00 \$75,000.00	0.9732 1.0000 2.1476	0.0000 0.00000000 96.02 - 102.67	0.9941 0.9941
002	27	\$2,862,764.00 \$2,770,500.00 0.8611	\$99,620.89 \$102,611.11 1.0785	\$30,134.00 \$211,516.00	\$25,000.00 \$228,000.00	0.9732 1.1222 22.5400	0.7350 68.15218384 96.02 - 102.67	4.6952 0.6469
003	297	\$39,101,322.00 \$41,157,302.00 0.9500	\$131,654.28 \$139,576.77 0.9767	\$34,053.00 \$439,557.00	\$39,500.00 \$448,900.00	0.9732 1.0270 10.3395	0.1443 14.78038685 96.02 - 102.67	1.5863 0.5623